

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  
Justin Pruitt, City Attorney

## Jersey Village City Council - Regular Meeting Agenda

Notice is hereby given that the Regular Meeting of the City Council of the City of Jersey Village originally scheduled to be held on Monday, February 15, 2021, at 7:00 p.m. has been canceled due to inclement weather. Accordingly, the Regular Meeting of the City Council of the City of Jersey Village has been rescheduled and will be held on Monday, February 22, 2021 at 7:00 p.m. via videoconferencing. 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.

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at this Regular Session of the City Council of the City of Jersey Village, Texas, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number:

**346-248-7799 along with Webinar ID: 865 7870 1740.** If you do not wish to participate actively in the meeting via telephone, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.

Any person interested in speaking during the public comment item on the agenda must submit his/her request via email to the City Secretary at [lcoody@jerseyvillagetx.com](mailto:lcoody@jerseyvillagetx.com). The request must include the speaker's name, address, topic of the comment and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on February 22, 2021.

The following will be observed by the public participating in the meeting:

- Callers will be called upon to speak by the Mayor.
- Once called upon for public comment, speakers should state their name and address before speaking.
- Callers will mute their phone unless called upon to speak (*to eliminate background noise*).
- Callers should use handsets rather than speakerphone whenever possible.

The agenda packet is accessible to the public at the following link: [https://www.jerseyvillagetx.com/page/city.ags\\_mins\\_current\\_year](https://www.jerseyvillagetx.com/page/city.ags_mins_current_year).

After the meeting, a video recording of this meeting will be made available to the public at: [https://www.jerseyvillagetx.com/page/city.ags\\_mins\\_current\\_year](https://www.jerseyvillagetx.com/page/city.ags_mins_current_year).

For more information or questions concerning the teleconference, please contact the City Secretary at 713-466-2102. The agenda items for this meeting are as follows:

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

1. Prayer by: Council Member James Singleton
2. Pledge by: Jane Mitcham

**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 comment is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council.

**D. PRESENTATION**

1. Receive an update from Kyle Scott, Vice Chancellor of Strategic Priorities, Lone Star College, on how the fall semester unfolded and Lone Star's plans for the spring semester.  
*Kyle Scott, Lone Star College*

**E. CITY MANAGER'S REPORT**

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – December 2020, General Fund Budget Projections as of January 2021, and Utility Fund Budget Projections – January 2021.
2. Fire Departmental Report and Communication Division's Monthly Report
3. Police Department Monthly Activity Report, Warrant Report, Staffing/Recruitment Report, and Police Open Records Requests
4. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations within Residential Areas Report, and Court Proceeds Comparison Report
5. Public Works Departmental Status Report
6. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Budget Summary, and Parks and Recreation Departmental Report
7. Code Enforcement Report
8. 2020 Racial Profiling Report

**F. CONSENT AGENDA**

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

1. Consider approval of the Minutes for the Regular Session Meeting held on January 18, 2021 and the Special Session Meeting held on February 8, 2021. *Lorri Coody, City Secretary*



2. Consider Resolution No. 2021-10, receiving the Planning and Zoning Commission's Recommendation confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document. *Lorri Coody, City Secretary*

#### **G. REGULAR SESSION**

1. Conduct a Public Hearing in order to give the public the opportunity to give testimony and present written evidence as to why the City's Comprehensive Plan should not be updated as proposed. *Mayor Mitcham*
2. Consider Ordinance No. 2021-05, adopting a Comprehensive Plan including a Future Land Use Plan; a Transportation and Circulation Plan; and other elements relating thereto; providing for a Comprehensive Plan Update Committee; providing for annual review of the Comprehensive Plan; providing for severability; providing for repeal; providing an effective date; and containing other provisions related to the subject matter. *Austin Bleess, City Manager*
3. Consider Ordinance No. 2021-06, amending the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14. Building and Development, Article II, Division 1, by amending Section 14-23(a) to provide for appointments every five (5) years; providing a severability clause; providing for repeal; and providing an effective date. *Drew Wasson, Council Member*
4. Consider Ordinance No. 2021-07, annexing an area of land into the City of Jersey Village and extending the boundary limits of the City; with said area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529; providing for the correction of the City map to include the annexed area; providing an effective date; providing a savings clause; and, providing for notification to the County. *Austin Bleess, City Manager*
5. Consider Resolution No. 2021-11, receiving petitions from the Property Owners representing more than fifty percent (50%) of the appraised value of an area of the City of Jersey Village requesting the creation of a Tax Increment Reinvestment Zone be created for the area, and calling a public hearing on the creation of said Tax Increment Reinvestment Zone. *Austin Bleess, City Manager*
6. Consider Ordinance 2021-08, providing COVID Leave for City employees, providing for severability; and, providing an effective date. *Austin Bleess, City Manager*
7. Consider Ordinance No. 2021-09, amending the Capital Improvements Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$51,100 by reallocating, \$42,350 from the Capital Improvements Line item 10-91-7086 and \$8,750 from the Capital Improvements Line item 10-91-7054 to Capital Improvements line Item 10-91-7064 (Pool Office Remodel). *Robert Basford, Director of Parks and Recreation*
8. Consider Resolution No. 2021-12, awarding the bid and authorizing the City Manager to execute a contract with SER Construction Partners LLC for the City of Jersey Village Wall Street Neighborhood Drainage Project. *Austin Bleess, City Manager*
9. Consider Resolution No. 2021-13, awarding the bid and authorizing the City Manager to execute a contract with Greenscapes Six LLC for the City of Jersey Village Golf Course Berm Project. *Austin Bleess, City Manager*

10. Consider Resolution No. 2021-14, approving the Parks and Recreation Master Plan as prepared by Burditt Consultants LLC. *Robert Basford, Director of Parks and Recreation*

#### H. MAYOR AND COUNCIL COMMENTS

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

#### I. RECESS THE REGULAR SESSION

**Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 – Economic Development Negotiations.**

#### J. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meetings Act, Section 551.087, conduct deliberations regarding Economic Development Negotiations to locate a Retail Service Center within Jersey Village. *Austin Bleess, City Manager*

#### K. ADJOURN EXECUTIVE SESSION

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

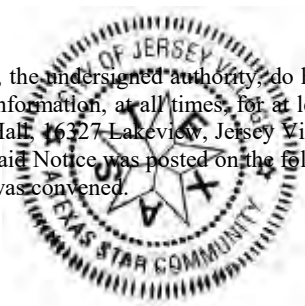
#### L. RECONVENE REGULAR SESSION

1. Consider Resolution No. 2021-15, authorizing the City Manager to enter into the First Amendment to the Chapter 380 Economic Development Agreement with Gordon NW Village, LP. *Austin Bleess, City Manager*

#### M. 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: February 15, 2021 at 5:00 p.m. and remained so posted until said meeting was convened.



\_\_\_\_\_  
Lorri Coody, TRCM  
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](http://www.jerseyvillage.info).

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

1. Prayer by: Council Member James Singleton
2. Pledge by: Jane Mitcham

### **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 comment is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council.



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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** D1

**AGENDA SUBJECT:** Receive an update from Kyle Scott, Vice Chancellor of Strategic Priorities, Lone Star College, on how the fall semester unfolded and Lone Star's plans for the spring semester.

**Dept./Prepared By:** Lorri Coody, City Secretary

**Date Submitted:** February 1, 2021

**EXHIBITS:** [Presentation](#)

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:**

**BACKGROUND INFORMATION:**

This item is to receive an update from Kyle Scott, Vice Chancellor of Strategic Priorities, Lone Star College, on how the fall semester unfolded and Lone Star's plans for the spring semester.

**RECOMMENDED ACTION:**

**MOTION:** N/A



# Lone Star College

## Fall 2020/Spring 2021

Presented by:  
Kyle Scott  
LSC vice chancellor, Strategic Priorities



# LSC Fast Facts

- 87,000+ credit students each semester, total enrollment of more than 93,000+ (credit and non-credit).
- One of the top 3 largest colleges in the nation.
- One of the fastest-growing college systems in U.S.
- Added 16,702 students fall 2010 to fall 2020, a 19% increase.
- 11 school districts, 2,700 square miles, population of 2.4 million.



# LSC Fast Facts

- Seven colleges, eight centers, eight Workforce Centers of Excellence
- Recognized as a Top 10 Degree Producer for minorities.
- Adds nearly \$3 billion in economic impact annually.
- 6,900+ employees (part-time and full-time).



# Jersey Village H.S. Graduates

- 236 Jersey Village High School students attended LSC in fall 2020 representing 9.3% of the graduating class.





# LSC College Academy

The College Academy is a dual credit program providing high school students with the opportunity to earn a high school diploma from Cypress Fairbanks ISD schools including Jersey Village High School while simultaneously receiving an Associate of Science degree from LSC-CyFair.



# LSC Teams Up in the Fight Against COVID-19



LSC loaned ventilators to assist health care workers at Houston Methodist-Baytown, CHI St. Luke's-Woodlands and HCA Houston Health Care-Kingwood.



LSC volunteers and city of Houston Mayor Sylvester Turner handed out face masks, hand soap and other essential supplies.



LSC partnered with Harris County Precinct 4 Commissioner Jack Cagle providing remote testing sites in Tomball.



# LSC Laptop Loaner Program

- LSC used stimulus funds to purchase 6,000 computers for students needing assistance during the fall 2020 semester.
- An anonymous donor provided more than 50 laptops and web cameras for LSC-Kingwood students.
- LSC Foundation reallocated a \$10,000 Wells Fargo grant toward immediate student needs for laptop and Wi-Fi purchases.



# What the fall semester looked like

- Students and instructors were required to undergo a temperature check and wear a mask when entering a LSC building.
- They were also asked to complete a health questionnaire.
- Personal Protection Equipment was provided for those who did not have them.

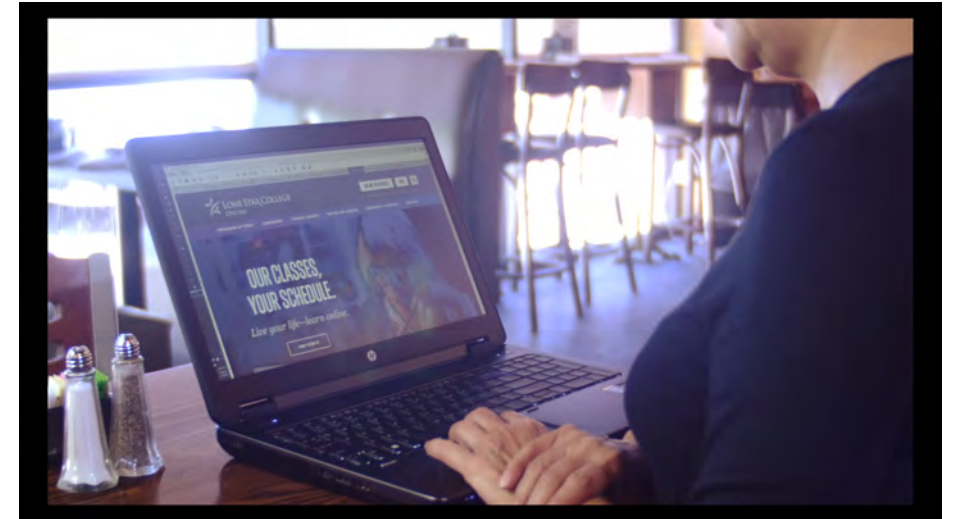




# What the fall semester looked like

The fall 2020 semester consisted of approximately...

- 50% of courses offered online.
- 25% hybrid (a combination of online and face to face).
- 25% face to face with most of those classes focused on workforce training.





# What the fall semester looked like

- LSC offered 4,400 online classes in the 2020 fall semester in 128 different subjects (most were offered in traditional online format).
- Many online classes included weekly face-to-face meetings on the LSC teleconferencing platform.



# LSC BSN Update

Fall 2020 began with full cohort of 30 students

LSC partner hospitals include...

- HCA Houston Healthcare
- Houston Methodist Hospital
- Memorial Hermann Healthcare System
- Texas Children's Hospital
- Texas Children's Pediatrics
- Post Acute Rehab
- St. Luke's – The Woodlands



# What the spring semester will look like

- Students and instructors will be required to wear a mask and undergo a temperature check when entering a LSC building.
- They will also be asked to complete a health questionnaire.
- Personal Protection Equipment will be provided for those who do not have them.



# What the spring semester will look like

- Spring Semester begins Jan. 19, 2021
- Spring 2021 Day 1 Enrollment\*
  - LSC System 80,753 (+2% Spring 2020)
  - LSC-CyFair 21,159 (+4% Spring 2020)
- The LSC Laptop Loaner program will be available to registered LSC students, even if they already have a computer.

\*As of 1.20.2021





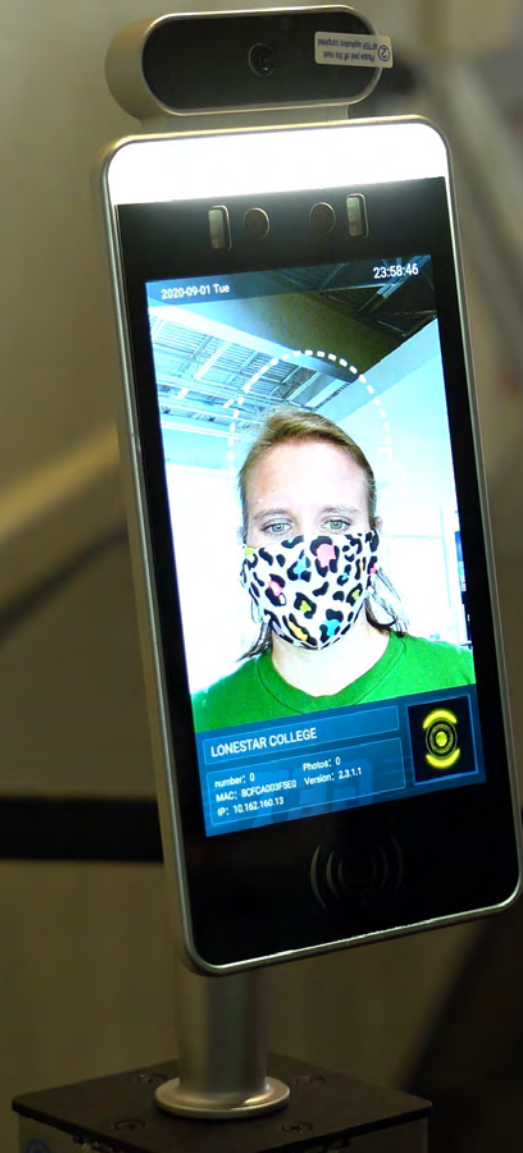
# What the spring semester will look like

- Modality Breakdown
  - 50% of courses offered online.
  - 25% hybrid (a combination of online and face to face).
  - 25% face to face with most of those classes focused on workforce training.









“It is important for students to know their safety is our No. 1 priority”

Stephen C. Head, Ph.D.  
LSC chancellor



Jersey Village, TX

## Fund Balance Report

As Of 01/31/2021

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
01 - GENERAL FUND	1,184,816.96	6,328,278.57	3,303,232.75	4,209,862.78
02 - UTILITY FUND	12,062,174.99	1,505,298.66	779,356.22	12,788,117.43
03 - DEBT SERVICE FUND	325,372.69	733,414.37	0.00	1,058,787.06
04 - IMPACT FEE FUND	431,432.96	13,108.22	0.00	444,541.18
05 - MOTEL TAX FUND	92,851.36	17,125.57	8,800.00	101,176.93
06 - ASSET FORFEITURE FUND	18,237.45	7.45	6,519.00	11,725.90
07 - CAPITAL REPLACEMENT	8,531,787.08	1,505.73	439,711.75	8,093,581.06
10 - CAPITAL IMPROVEMENTS FUND	10,191,355.89	2,518.71	634,044.38	9,559,830.22
11 - GOLF COURSE FUND	-4,610,701.56	713,002.38	512,397.92	-4,410,097.10
12 - COURT RESTRICTED FEE FUND	63,859.34	0.00	7,881.75	55,977.59
13 - CDBG - GRANT	-38,349.58	0.00	0.00	-38,349.58
14 - TIRZ	0.00	0.00	0.00	0.00
50 - JV CRIME CONTROL	4,463,380.18	660,173.86	0.00	5,123,554.04
<b>Report Total:</b>	<b>32,716,217.76</b>	<b>9,974,433.52</b>	<b>5,691,943.77</b>	<b>36,998,707.51</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



Jersey Village, TX

## Income Statement

### Account Summary

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 02 - UTILITY FUND</b>					
<b>Department: 40 - 40</b>					
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE</b>					
<a href="#">02-40-8541</a> WATER SERVICE	3,090,000.00	3,090,000.00	205,494.53	957,068.73	2,132,931.27
<a href="#">02-40-8542</a> SEWER SERVICE	1,545,000.00	1,545,000.00	132,679.36	519,877.82	1,025,122.18
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE Total:</b>	<b>4,635,000.00</b>	<b>4,635,000.00</b>	<b>338,173.89</b>	<b>1,476,946.55</b>	<b>3,158,053.45</b>
<b>Category: 96 - INTEREST EARNED</b>					
<a href="#">02-40-9601</a> INTEREST EARNED	10,000.00	10,000.00	262.28	1,302.04	8,697.96
<b>Category: 96 - INTEREST EARNED Total:</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>262.28</b>	<b>1,302.04</b>	<b>8,697.96</b>
<b>Category: 98 - MISCELLANEOUS REVENUE</b>					
<a href="#">02-40-9802</a> SALE OF ASSETS	67,500.00	67,500.00	0.00	22,910.00	44,590.00
<a href="#">02-40-9840</a> PENALTIES & ADJUSTMENTS	30,000.00	30,000.00	0.00	0.00	30,000.00
<a href="#">02-40-9899</a> MISCELLANEOUS	30,000.00	30,000.00	1,109.33	4,140.07	25,859.93
<b>Category: 98 - MISCELLANEOUS REVENUE Total:</b>	<b>127,500.00</b>	<b>127,500.00</b>	<b>1,109.33</b>	<b>27,050.07</b>	<b>100,449.93</b>
<b>Department: 40 - 40 Total:</b>	<b>4,772,500.00</b>	<b>4,772,500.00</b>	<b>339,545.50</b>	<b>1,505,298.66</b>	<b>3,267,201.34</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 45 - WATER &amp; SEWER</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">02-45-3001</a>	SALARIES	241,054.46	241,054.46	14,075.12	54,127.12	186,927.34
<a href="#">02-45-3003</a>	LONGEVITY	288.08	288.08	25.84	95.51	192.57
<a href="#">02-45-3007</a>	OVERTIME	30,000.00	30,000.00	1,627.57	9,358.50	20,641.50
<a href="#">02-45-3010</a>	INCENTIVES	1,139.84	1,139.84	55.38	215.71	924.13
<a href="#">02-45-3051</a>	FICA/MEDICARE TAXES	19,425.82	19,425.82	1,133.86	4,590.81	14,835.01
<a href="#">02-45-3052</a>	WORKMEN'S COMPENSATION	5,183.00	5,183.00	0.00	3,544.52	1,638.48
<a href="#">02-45-3053</a>	EMPLOYMENT TAXES	864.00	864.00	443.70	664.09	199.91
<a href="#">02-45-3054</a>	RETIREMENT	38,256.52	38,256.52	2,205.00	9,042.02	29,214.50
<a href="#">02-45-3055</a>	HEALTH INSURANCE	88,890.36	88,890.36	4,701.99	18,177.81	70,712.55
<a href="#">02-45-3056</a>	LIFE INS	352.30	352.30	0.00	81.90	270.40
<a href="#">02-45-3057</a>	DENTAL	5,092.10	5,092.10	302.46	1,191.80	3,900.30
<a href="#">02-45-3058</a>	LONG-TERM DISABILITY	1,012.44	1,012.44	194.20	570.77	441.67
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>431,558.92</b>	<b>431,558.92</b>	<b>24,765.12</b>	<b>101,660.56</b>	<b>329,898.36</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">02-45-3502</a>	POSTAGE/FREIGHT/DEL. FEE	11,000.00	11,000.00	879.68	6,826.35	4,173.65
<a href="#">02-45-3503</a>	OFFICE SUPPLIES	2,000.00	2,000.00	175.00	923.43	1,076.57
<a href="#">02-45-3504</a>	WEARING APPAREL	2,000.00	2,000.00	30.00	1,244.07	755.93
<a href="#">02-45-3506</a>	CHEMICALS	20,000.00	20,000.00	1,354.35	11,403.89	8,596.11
<a href="#">02-45-3510</a>	BOOKS & PERIODICALS	600.00	600.00	0.00	0.00	600.00
<a href="#">02-45-3523</a>	TOOLS/EQUIPMENT	4,000.00	4,000.00	0.00	168.36	3,831.64
<a href="#">02-45-3534</a>	PARTS AND MATERIALS	1,200.00	1,200.00	0.00	643.08	556.92
<a href="#">02-45-3535</a>	SHOP SUPPLIES	1,400.00	1,400.00	226.23	226.23	1,173.77
<b>Category: 35 - SUPPLIES Total:</b>		<b>42,200.00</b>	<b>42,200.00</b>	<b>2,665.26</b>	<b>21,435.41</b>	<b>20,764.59</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">02-45-4001</a>	BUILDINGS AND GROUNDS	3,000.00	3,000.00	0.00	0.00	3,000.00
<a href="#">02-45-4041</a>	WATER SYSTEM MAINTENANCE	30,000.00	30,000.00	0.00	17,853.15	12,146.85
<a href="#">02-45-4042</a>	SEWER SYSTEM MAINTENANCE	12,500.00	12,500.00	7,212.26	14,454.53	-1,954.53
<a href="#">02-45-4043</a>	WATER PLANTS MAINTENANCE	18,000.00	18,000.00	11,129.27	19,072.51	-1,072.51
<a href="#">02-45-4044</a>	LIFT STATIONS MAINTENANCE	36,000.00	36,000.00	798.25	9,243.25	26,756.75
<a href="#">02-45-4045</a>	SEWER PLANT MAINTENANCE	45,000.00	45,000.00	5,131.62	19,759.14	25,240.86
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>		<b>144,500.00</b>	<b>144,500.00</b>	<b>24,271.40</b>	<b>80,382.58</b>	<b>64,117.42</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">02-45-4504</a>	COMPUTER SOFTWARE	7,400.00	7,400.00	142.00	710.00	6,690.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>7,400.00</b>	<b>7,400.00</b>	<b>142.00</b>	<b>710.00</b>	<b>6,690.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">02-45-5012</a>	PRINTING	1,800.00	1,800.00	0.00	154.10	1,645.90
<a href="#">02-45-5015</a>	LAB TESTS	25,000.00	25,000.00	2,291.00	7,017.92	17,982.08
<a href="#">02-45-5017</a>	UTILITIES	140,000.00	140,000.00	12,656.17	40,272.49	99,727.51
<a href="#">02-45-5019</a>	W.O.B. DISPOSAL-O&M CONTR	350,000.00	350,000.00	779.69	79,999.16	270,000.84
<a href="#">02-45-5020</a>	COMMUNICATIONS	7,000.00	7,000.00	200.67	889.06	6,110.94
<a href="#">02-45-5022</a>	RENTAL OF EQUIPMENT	1,460.00	1,460.00	0.00	0.00	1,460.00
<a href="#">02-45-5025</a>	PUBLIC NOTICES	800.00	800.00	0.00	0.00	800.00
<a href="#">02-45-5027</a>	MEMBERSHIPS	1,000.00	1,000.00	0.00	40.00	960.00
<a href="#">02-45-5029</a>	TRAVEL/TRAINING	13,000.00	13,000.00	0.00	414.93	12,585.07
<b>Category: 50 - SERVICES Total:</b>		<b>540,060.00</b>	<b>540,060.00</b>	<b>15,927.53</b>	<b>128,787.66</b>	<b>411,272.34</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">02-45-5405</a>	PERMITS, FEES, CREDIT CD FEES	30,000.00	30,000.00	7,598.59	26,186.56	3,813.44
<a href="#">02-45-5411</a>	WATER-PURCHASED	1,678,900.00	1,678,900.00	75,795.00	398,863.77	1,280,036.23
<a href="#">02-45-5412</a>	WATER AUTHORITY FEES	40,000.00	40,000.00	0.00	0.00	40,000.00
<b>Category: 54 - SUNDRY Total:</b>		<b>1,748,900.00</b>	<b>1,748,900.00</b>	<b>83,393.59</b>	<b>425,050.33</b>	<b>1,323,849.67</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">02-45-5501</a>	AUDITS/CONTRACTS/STUDIES	10,000.00	10,000.00	0.00	0.00	10,000.00
<a href="#">02-45-5510</a>	ENGINEERING SERVICES	150,000.00	150,000.00	0.00	235.00	149,765.00
<a href="#">02-45-5515</a>	CONSULTANT SERVICES	50,000.00	50,000.00	0.00	0.00	50,000.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>210,000.00</b>	<b>210,000.00</b>	<b>0.00</b>	<b>235.00</b>	<b>209,765.00</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Category: 60 - OTHER SERVICES</b>						
<a href="#">02-45-6001</a>	INSURANCE-VEHICLES	11,500.00	11,500.00	0.00	13,183.94	-1,683.94
<a href="#">02-45-6003</a>	LIABILITY-FIRE & CASUALTY	10,000.00	10,000.00	0.00	7,910.74	2,089.26
<b>Category: 60 - OTHER SERVICES Total:</b>		<b>21,500.00</b>	<b>21,500.00</b>	<b>0.00</b>	<b>21,094.68</b>	<b>405.32</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">02-45-9751</a>	TRANSFER TO GENERAL FUND	590,000.00	590,000.00	0.00	0.00	590,000.00
<a href="#">02-45-9753</a>	TRANSFER TO DEBT SERVICE FUND	88,418.00	88,418.00	0.00	0.00	88,418.00
<a href="#">02-45-9772</a>	TECHNOLOGY USER FEE	875.00	875.00	0.00	0.00	875.00
<a href="#">02-45-9781</a>	EQUIPMENT PURCHASE CONTRIBUTIO	83,120.00	83,120.00	0.00	0.00	83,120.00
<a href="#">02-45-9791</a>	EQUIPMENT USER FEE	37,000.00	37,000.00	0.00	0.00	37,000.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>799,413.00</b>	<b>799,413.00</b>	<b>0.00</b>	<b>0.00</b>	<b>799,413.00</b>
<b>Department: 45 - WATER &amp; SEWER Total:</b>		<b>3,945,531.92</b>	<b>3,945,531.92</b>	<b>151,164.90</b>	<b>779,356.22</b>	<b>3,166,175.70</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 46 - UTILITY CAPITAL PROJECT</b>						
<b>Category: 70 - CAPITAL IMPROVEMENTS</b>						
<a href="#">02-46-7060</a>	WEST WATER PLANT - POWER PANEL RETROF...	200,000.00	200,000.00	0.00	0.00	200,000.00
<a href="#">02-46-7080</a>	AUTOCNTRL-SCADA	50,000.00	50,000.00	0.00	0.00	50,000.00
<a href="#">02-46-7091</a>	WHITEOAK BAYOU REHABILITATION	650,000.00	650,000.00	0.00	0.00	650,000.00
<a href="#">02-46-7111</a>	SEATTLE - WELL REPAIR	50,000.00	50,000.00	0.00	0.00	50,000.00
<a href="#">02-46-7129</a>	CONGO ELEVATED STORAGE TANK - REHAB	500,000.00	500,000.00	0.00	0.00	500,000.00
<b>Category: 70 - CAPITAL IMPROVEMENTS Total:</b>		<b>1,450,000.00</b>	<b>1,450,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,450,000.00</b>
<b>Department: 46 - UTILITY CAPITAL PROJECT Total:</b>		<b>1,450,000.00</b>	<b>1,450,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,450,000.00</b>
<b>Fund: 02 - UTILITY FUND Surplus (Deficit):</b>		<b>-623,031.92</b>	<b>-623,031.92</b>	<b>188,380.60</b>	<b>725,942.44</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 04 - IMPACT FEE FUND</b>					
<b>Department: 43 - 43</b>					
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE</b>					
<a href="#">04-43-8547</a> WATER DISTRIBUTION	50,000.00	50,000.00	8,253.00	8,253.00	41,747.00
<a href="#">04-43-8548</a> SEWER PLANT CAPACITY	25,000.00	25,000.00	4,494.00	4,494.00	20,506.00
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE Total:</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>12,747.00</b>	<b>12,747.00</b>	<b>62,253.00</b>
<b>Category: 96 - INTEREST EARNED</b>					
<a href="#">04-43-9601</a> INTEREST EARNED	3,000.00	3,000.00	67.76	361.22	2,638.78
<b>Category: 96 - INTEREST EARNED Total:</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>67.76</b>	<b>361.22</b>	<b>2,638.78</b>
<b>Department: 43 - 43 Total:</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>12,814.76</b>	<b>13,108.22</b>	<b>64,891.78</b>
<b>Fund: 04 - IMPACT FEE FUND Total:</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>12,814.76</b>	<b>13,108.22</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 11 - GOLF COURSE FUND</b>						
<b>Department: 80 - 80</b>						
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE</b>						
<a href="#">11-80-8551</a>	GREEN FEES	1,100,000.00	1,100,000.00	105,154.04	478,105.86	621,894.14
<a href="#">11-80-8553</a>	RANGE FEES/CLUB RENTALS	108,000.00	108,000.00	15,033.71	60,631.01	47,368.99
<a href="#">11-80-8554</a>	CLUB RENTALS	5,800.00	5,800.00	225.00	1,490.00	4,310.00
<a href="#">11-80-8555</a>	TOURNAMENT GREENS FEES	110,000.00	110,000.00	10,179.60	45,205.84	64,794.16
<a href="#">11-80-8560</a>	MISCELLANEOUS FEES	19,000.00	19,000.00	4,914.50	13,507.75	5,492.25
<a href="#">11-80-8567</a>	MERCHANDISE	140,000.00	140,000.00	10,448.15	63,956.93	76,043.07
<a href="#">11-80-8568</a>	SPECIAL ORDER MERCHANDISE	40,000.00	40,000.00	3,037.49	10,688.33	29,311.67
<a href="#">11-80-8572</a>	CONCESSION FEES	45,000.00	45,000.00	3,944.58	20,688.44	24,311.56
<a href="#">11-80-8575</a>	MEMBERSHIPS	42,000.00	42,000.00	7,521.62	18,590.17	23,409.83
<a href="#">11-80-8579</a>	CASH OVER/UNDER	0.00	0.00	33.17	115.25	-115.25
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE Total:</b>		<b>1,609,800.00</b>	<b>1,609,800.00</b>	<b>160,491.86</b>	<b>712,979.58</b>	<b>896,820.42</b>
<b>Category: 96 - INTEREST EARNED</b>						
<a href="#">11-80-9601</a>	INTEREST EARNED	1,000.00	1,000.00	8.58	22.80	977.20
<b>Category: 96 - INTEREST EARNED Total:</b>		<b>1,000.00</b>	<b>1,000.00</b>	<b>8.58</b>	<b>22.80</b>	<b>977.20</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">11-80-9751</a>	TRANSFER FROM GENERAL FUND	345,891.14	345,891.14	0.00	0.00	345,891.14
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>345,891.14</b>	<b>345,891.14</b>	<b>0.00</b>	<b>0.00</b>	<b>345,891.14</b>
<b>Category: 98 - MISCELLANEOUS REVENUE</b>						
<a href="#">11-80-9802</a>	SALES OF FIXED ASSETS	25,000.00	25,000.00	0.00	0.00	25,000.00
<b>Category: 98 - MISCELLANEOUS REVENUE Total:</b>		<b>25,000.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Department: 80 - 80 Total:</b>		<b>1,981,691.14</b>	<b>1,981,691.14</b>	<b>160,500.44</b>	<b>713,002.38</b>	<b>1,268,688.76</b>

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 81 - CLUB HOUSE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">11-81-3001</a>	SALARIES AND WAGES	248,340.39	248,340.39	18,604.03	72,428.33	175,912.06
<a href="#">11-81-3002</a>	WAGES	114,940.00	114,940.00	9,915.00	39,460.36	75,479.64
<a href="#">11-81-3003</a>	LONGEVITY	911.82	911.82	81.24	305.72	606.10
<a href="#">11-81-3007</a>	OVERTIME	1,000.00	1,000.00	31.07	519.90	480.10
<a href="#">11-81-3051</a>	FICA/MEDICARE TAXES	27,137.68	27,137.68	2,148.55	8,459.94	18,677.74
<a href="#">11-81-3052</a>	WORKMAN'S COMP	5,913.00	5,913.00	0.00	4,043.75	1,869.25
<a href="#">11-81-3053</a>	UNEMPLOYMENT TAXES	880.00	880.00	1,034.97	2,150.92	-1,270.92
<a href="#">11-81-3054</a>	RETIREMENT	35,135.42	35,135.42	2,614.16	10,378.81	24,756.61
<a href="#">11-81-3055</a>	INSURANCE	56,976.14	56,976.14	3,401.93	13,005.54	43,970.60
<a href="#">11-81-3056</a>	LIFE INS	352.30	352.30	0.00	87.75	264.55
<a href="#">11-81-3057</a>	DENTAL INSURANCE	3,675.10	3,675.10	228.20	888.84	2,786.26
<a href="#">11-81-3058</a>	LONG-TERM DISABILITY	1,043.03	1,043.03	262.57	737.73	305.30
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>496,304.88</b>	<b>496,304.88</b>	<b>38,321.72</b>	<b>152,467.59</b>	<b>343,837.29</b>
<b>Category: 34 - COST OF SALES</b>						
<a href="#">11-81-3401</a>	MERCHANDISE	120,000.00	120,000.00	4,221.01	21,044.74	98,955.26
<a href="#">11-81-3415</a>	RANGE BALLS	8,000.00	8,000.00	3,250.00	6,768.13	1,231.87
<a href="#">11-81-3416</a>	RENTAL CLUBS	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">11-81-3419</a>	SPECIAL ORDER MERCHANDISE	25,000.00	25,000.00	4,065.31	9,570.78	15,429.22
<b>Category: 34 - COST OF SALES Total:</b>		<b>155,000.00</b>	<b>155,000.00</b>	<b>11,536.32</b>	<b>37,383.65</b>	<b>117,616.35</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">11-81-3502</a>	POSTAGE/FREIGHT/DEL.FEE	400.00	400.00	0.00	88.85	311.15
<a href="#">11-81-3503</a>	OFFICE SUPPLIES	6,000.00	6,000.00	114.39	1,670.73	4,329.27
<a href="#">11-81-3504</a>	WEARING APPAREL	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">11-81-3510</a>	BOOKS & PERIODICALS	500.00	500.00	0.00	0.00	500.00
<a href="#">11-81-3523</a>	TOOLS/EQUIPMENT	1,000.00	1,000.00	0.00	528.72	471.28
<a href="#">11-81-3529</a>	REPAIR PARTS	250.00	250.00	0.00	0.00	250.00
<a href="#">11-81-3605</a>	MISCELLANEOUS SERVICE FEES	7,000.00	7,000.00	147.00	147.00	6,853.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>17,150.00</b>	<b>17,150.00</b>	<b>261.39</b>	<b>2,435.30</b>	<b>14,714.70</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">11-81-4501</a>	FURN, FIXTURE/EPT MAINTENANCE	750.00	750.00	0.00	471.32	278.68
<a href="#">11-81-4504</a>	COMPUTER SOFTWARE	750.00	750.00	0.00	0.00	750.00
<a href="#">11-81-4506</a>	CART MAINTENANCE	1,000.00	1,000.00	165.70	304.37	695.63
<a href="#">11-81-4520</a>	EQUIPMENT MAINTENANCE/OUTSOURC	750.00	750.00	0.00	0.00	750.00
<a href="#">11-81-4599</a>	MISCELLANEOUS EQUIPMENT	1,200.00	1,200.00	0.00	0.00	1,200.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>4,450.00</b>	<b>4,450.00</b>	<b>165.70</b>	<b>775.69</b>	<b>3,674.31</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">11-81-5012</a>	PRINTING	3,500.00	3,500.00	820.00	871.10	2,628.90
<a href="#">11-81-5020</a>	COMMUNICATIONS	6,500.00	6,500.00	0.00	654.34	5,845.66
<a href="#">11-81-5023</a>	LEASE EQUIPMENT	1,600.00	1,600.00	-500.00	0.00	1,600.00
<a href="#">11-81-5027</a>	MEMBERSHIPS/SUBSCRIPTIONS	1,000.00	1,000.00	150.00	269.00	731.00
<a href="#">11-81-5029</a>	TRAVEL/TRAINING	2,000.00	2,000.00	0.00	470.00	1,530.00
<a href="#">11-81-5043</a>	ADVERTISING/PROMOTION	27,000.00	27,000.00	1,149.50	4,659.62	22,340.38
<b>Category: 50 - SERVICES Total:</b>		<b>41,600.00</b>	<b>41,600.00</b>	<b>1,619.50</b>	<b>6,924.06</b>	<b>34,675.94</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">11-81-5405</a>	CREDIT CARD CHARGES	40,000.00	40,000.00	7,069.39	30,183.74	9,816.26
<a href="#">11-81-5410</a>	SECURITY	2,600.00	2,600.00	0.00	793.86	1,806.14
<a href="#">11-81-5413</a>	TOURNAMENT FEES EXPENSE	1,800.00	1,800.00	0.00	0.00	1,800.00
<a href="#">11-81-5421</a>	EQUIPMENT LEASE DEBT	3,000.00	3,000.00	0.00	675.00	2,325.00
<a href="#">11-81-5498</a>	MISCELLANEOUS EXPENSE	4,000.00	4,000.00	679.28	1,009.91	2,990.09
<b>Category: 54 - SUNDRY Total:</b>		<b>51,400.00</b>	<b>51,400.00</b>	<b>7,748.67</b>	<b>32,662.51</b>	<b>18,737.49</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">11-81-5515</a>	CONSULTANT FEES	3,500.00	3,500.00	0.00	0.00	3,500.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,500.00</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Category: 60 - OTHER SERVICES</b>						
<a href="#">11-81-6003</a>	LIABILITY-FIRE & CASUALTY INSR	20,000.00	20,000.00	0.00	19,337.38	662.62
<b>Category: 60 - OTHER SERVICES Total:</b>		<b>20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>19,337.38</b>	<b>662.62</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">11-81-9772</a>	TECHNOLOGY USER FEE	4,000.00	4,000.00	0.00	0.00	4,000.00
<a href="#">11-81-9791</a>	EQUIP USER FEE	67,025.00	67,025.00	0.00	0.00	67,025.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>71,025.00</b>	<b>71,025.00</b>	<b>0.00</b>	<b>0.00</b>	<b>71,025.00</b>
<b>Department: 81 - CLUB HOUSE Total:</b>		<b>860,429.88</b>	<b>860,429.88</b>	<b>59,653.30</b>	<b>251,986.18</b>	<b>608,443.70</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 82 - COURSE MAINTENANCE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">11-82-3001</a>	SALARIES AND	334,375.41	334,375.41	22,146.62	91,651.83	242,723.58
<a href="#">11-82-3002</a>	WAGES	29,450.00	29,450.00	852.00	1,122.66	28,327.34
<a href="#">11-82-3003</a>	LONGEVITY	3,024.32	3,024.32	221.52	845.21	2,179.11
<a href="#">11-82-3007</a>	OVERTIME	5,000.00	5,000.00	367.71	816.04	4,183.96
<a href="#">11-82-3051</a>	FICA/MEDICARE TAXES	26,541.61	26,541.61	1,674.15	6,669.85	19,871.76
<a href="#">11-82-3052</a>	WORKMAN'S COMP	6,947.00	6,947.00	0.00	4,750.88	2,196.12
<a href="#">11-82-3053</a>	UNEMPLOYMENT TAXES	1,376.00	1,376.00	476.91	622.77	753.23
<a href="#">11-82-3054</a>	RETIREMENT	48,072.92	48,072.92	3,176.19	13,226.35	34,846.57
<a href="#">11-82-3055</a>	INSURANCE	110,608.16	110,608.16	8,527.50	32,561.63	78,046.53
<a href="#">11-82-3056</a>	LIFE INS	563.68	563.68	0.00	146.25	417.43
<a href="#">11-82-3057</a>	DENTAL	6,703.84	6,703.84	515.68	2,008.57	4,695.27
<a href="#">11-82-3058</a>	LONG-TERM DISABILITY	1,404.37	1,404.37	314.14	974.40	429.97
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>574,067.31</b>	<b>574,067.31</b>	<b>38,272.42</b>	<b>155,396.44</b>	<b>418,670.87</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">11-82-3503</a>	OFFICE SUPPLIES	500.00	500.00	0.00	0.00	500.00
<a href="#">11-82-3504</a>	WEARING APPAREL	2,700.00	2,700.00	0.00	-141.59	2,841.59
<a href="#">11-82-3506</a>	CHEMICALS	6,000.00	6,000.00	0.00	0.00	6,000.00
<a href="#">11-82-3514</a>	FUEL & OIL	17,000.00	17,000.00	1,188.98	2,096.42	14,903.58
<a href="#">11-82-3520</a>	FOOD/WATER	750.00	750.00	0.00	0.00	750.00
<a href="#">11-82-3523</a>	TOOLS/EQUIPMENT	4,500.00	4,500.00	0.00	3,535.07	964.93
<a href="#">11-82-3526</a>	MINOR EQUIPMENT	3,500.00	3,500.00	355.00	355.00	3,145.00
<a href="#">11-82-3527</a>	AGGREGATES	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">11-82-3529</a>	REPAIR PARTS	0.00	0.00	0.00	250.00	-250.00
<a href="#">11-82-3530</a>	PESTICIDES	10,000.00	10,000.00	351.26	13,845.84	-3,845.84
<a href="#">11-82-3533</a>	FERTILIZERS	28,000.00	28,000.00	1,490.00	3,989.30	24,010.70
<a href="#">11-82-3535</a>	GROUND/SHOP SUPPLIES	5,000.00	5,000.00	0.00	1,254.43	3,745.57
<a href="#">11-82-3536</a>	LANDSCAPING MATERIALS	5,000.00	5,000.00	1,116.80	12,106.68	-7,106.68
<a href="#">11-82-3538</a>	COURSE SUPPLIES	5,000.00	5,000.00	0.00	73.62	4,926.38
<a href="#">11-82-3539</a>	GOLF COURSE ACCESSORIES	5,000.00	5,000.00	0.00	860.49	4,139.51
<a href="#">11-82-3542</a>	FIRST AID	750.00	750.00	0.00	0.00	750.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>98,700.00</b>	<b>98,700.00</b>	<b>4,502.04</b>	<b>38,225.26</b>	<b>60,474.74</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">11-82-4041</a>	WATER WELL MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00
<a href="#">11-82-4046</a>	PARKING LOT MAINTENANCE	2,000.00	2,000.00	0.00	0.00	2,000.00
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>		<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">11-82-4505</a>	IRRIGATION EQUIPMENT	17,000.00	17,000.00	0.00	4,238.54	12,761.46
<a href="#">11-82-4599</a>	MISCELLANEOUS EQUIPMENT	2,000.00	2,000.00	0.00	0.00	2,000.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>19,000.00</b>	<b>19,000.00</b>	<b>0.00</b>	<b>4,238.54</b>	<b>14,761.46</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">11-82-5022</a>	RENTAL EQUIPMENT	4,500.00	4,500.00	258.00	1,032.00	3,468.00
<a href="#">11-82-5027</a>	MEMBERSHIPS/SUBSCRIPTIONS	1,000.00	1,000.00	0.00	76.94	923.06
<a href="#">11-82-5029</a>	TRAVEL/TRAINING	2,500.00	2,500.00	0.00	789.45	1,710.55
<b>Category: 50 - SERVICES Total:</b>		<b>8,000.00</b>	<b>8,000.00</b>	<b>258.00</b>	<b>1,898.39</b>	<b>6,101.61</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">11-82-5405</a>	PERMITS & FEES	500.00	500.00	0.00	0.00	500.00
<a href="#">11-82-5412</a>	WATER AUTHORITY FEES	90,000.00	90,000.00	0.00	0.00	90,000.00
<b>Category: 54 - SUNDRY Total:</b>		<b>90,500.00</b>	<b>90,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>90,500.00</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">11-82-5508</a>	SANITARY/TRASH SERVICES	3,000.00	3,000.00	0.00	285.60	2,714.40
<a href="#">11-82-5530</a>	PROFESSIONAL SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>285.60</b>	<b>3,714.40</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">11-82-9773</a>	COMP. EQUIPMENT USER FEE	375.00	375.00	0.00	0.00	375.00

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<a href="#">11-82-9791</a> EQUIPMENT USER FEE	93,579.00	93,579.00	0.00	0.00	93,579.00
Category: 97 - INTERFUND ACTIVITY Total:	93,954.00	93,954.00	0.00	0.00	93,954.00
Department: 82 - COURSE MAINTENANCE Total:	893,221.31	893,221.31	43,032.46	200,044.23	693,177.08

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 83 - BUILDING MAINTENANCE</b>						
<b>Category: 35 - SUPPLIES</b>						
<a href="#">11-83-3517</a>	JANITORIAL SUPPLIES	4,200.00	4,200.00	431.61	2,741.41	1,458.59
<a href="#">11-83-3523</a>	TOOLS/EQUIPMENT	600.00	600.00	0.00	0.00	600.00
	<b>Category: 35 - SUPPLIES Total:</b>	<b>4,800.00</b>	<b>4,800.00</b>	<b>431.61</b>	<b>2,741.41</b>	<b>2,058.59</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">11-83-4001</a>	BUILDINGS & GROUNDS	16,000.00	16,000.00	2,282.86	11,737.20	4,262.80
	<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>2,282.86</b>	<b>11,737.20</b>	<b>4,262.80</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">11-83-4501</a>	FURN.FIXTURES, OFF EQUIP	3,000.00	3,000.00	0.00	0.00	3,000.00
	<b>Category: 45 - MAINTENANCE Total:</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">11-83-5017</a>	UTILITIES	26,000.00	26,000.00	1,811.58	5,727.02	20,272.98
	<b>Category: 50 - SERVICES Total:</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>1,811.58</b>	<b>5,727.02</b>	<b>20,272.98</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">11-83-5531</a>	PEST CONTROL SERVICES	800.00	800.00	0.00	54.69	745.31
	<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>	<b>800.00</b>	<b>800.00</b>	<b>0.00</b>	<b>54.69</b>	<b>745.31</b>
	<b>Department: 83 - BUILDING MAINTENANCE Total:</b>	<b>50,600.00</b>	<b>50,600.00</b>	<b>4,526.05</b>	<b>20,260.32</b>	<b>30,339.68</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Department: 87 - GC CAPITAL IMPROVEMENT					
Category: 70 - CAPITAL IMPROVEMENTS					
<a href="#">11-87-7010</a> CAPITAL IMPROVEMENT	26,000.00	26,000.00	0.00	15,984.69	10,015.31
Category: 70 - CAPITAL IMPROVEMENTS Total:	26,000.00	26,000.00	0.00	15,984.69	10,015.31
Department: 87 - GC CAPITAL IMPROVEMENT Total:	26,000.00	26,000.00	0.00	15,984.69	10,015.31

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 88 - EQUIPMENT MAINTENANCE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">11-88-3001</a>	SALARIES AND WAGES	51,803.23	51,803.23	3,364.81	13,105.91	38,697.32
<a href="#">11-88-3003</a>	LONGEVITY	912.00	912.00	29.54	115.06	796.94
<a href="#">11-88-3007</a>	OVERTIME	500.00	500.00	95.47	387.44	112.56
<a href="#">11-88-3051</a>	FICA/MEDICARE TAXES	3,681.76	3,681.76	262.10	1,022.08	2,659.68
<a href="#">11-88-3052</a>	WORKER'S COMP	975.00	975.00	0.00	666.79	308.21
<a href="#">11-88-3053</a>	UNEMPLOYMENT TAXES	144.00	144.00	56.46	58.30	85.70
<a href="#">11-88-3054</a>	RETIREMENT	7,343.37	7,343.37	487.53	1,928.43	5,414.94
<a href="#">11-88-3055</a>	HEALTH INSURANCE	20,360.34	20,360.34	575.74	2,200.01	18,160.33
<a href="#">11-88-3056</a>	LIFE INS	70.46	70.46	0.00	17.55	52.91
<a href="#">11-88-3057</a>	DENTAL	1,160.12	1,160.12	34.74	135.31	1,024.81
<a href="#">11-88-3058</a>	LONG TERM DISABILITY	219.67	219.67	41.84	124.33	95.34
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>87,169.95</b>	<b>87,169.95</b>	<b>4,948.23</b>	<b>19,761.21</b>	<b>67,408.74</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">11-88-3504</a>	WEARING APPAREL	500.00	500.00	0.00	0.00	500.00
<a href="#">11-88-3514</a>	FUEL & OIL	1,700.00	1,700.00	0.00	0.00	1,700.00
<a href="#">11-88-3523</a>	TOOLS/EQUIPMENT	4,500.00	4,500.00	0.00	0.00	4,500.00
<a href="#">11-88-3526</a>	MINOR EQUIPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">11-88-3529</a>	REPAIR PARTS	20,000.00	20,000.00	724.14	4,176.59	15,823.41
<a href="#">11-88-3535</a>	GROUND/SHOP SUPPLIES	2,500.00	2,500.00	0.00	164.70	2,335.30
<a href="#">11-88-3542</a>	FIRST AID	250.00	250.00	0.00	0.00	250.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>30,450.00</b>	<b>30,450.00</b>	<b>724.14</b>	<b>4,341.29</b>	<b>26,108.71</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">11-88-4520</a>	AUTO REPAIR/OUTSOURCED	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">11-88-4599</a>	MISC EQUIPMENT MAINT.	5,000.00	5,000.00	0.00	0.00	5,000.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>6,000.00</b>	<b>6,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,000.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">11-88-5029</a>	TRAVEL/TRAINING	500.00	500.00	0.00	20.00	480.00
<b>Category: 50 - SERVICES Total:</b>		<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>20.00</b>	<b>480.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">11-88-9781</a>	TRANSFER TO EQUIP PURCH CONT	27,320.00	27,320.00	0.00	0.00	27,320.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>27,320.00</b>	<b>27,320.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,320.00</b>
<b>Department: 88 - EQUIPMENT MAINTENANCE Total:</b>		<b>151,439.95</b>	<b>151,439.95</b>	<b>5,672.37</b>	<b>24,122.50</b>	<b>127,317.45</b>
<b>Fund: 11 - GOLF COURSE FUND Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>47,616.26</b>	<b>200,604.46</b>	
<b>Total Surplus (Deficit):</b>		<b>-545,031.92</b>	<b>-545,031.92</b>	<b>248,811.62</b>	<b>939,655.12</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

## Group Summary

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 02 - UTILITY FUND</b>					
<b>Department: 40 - 40</b>					
85 - FEE & CHARGES FOR SERVICE	4,635,000.00	4,635,000.00	338,173.89	1,476,946.55	3,158,053.45
96 - INTEREST EARNED	10,000.00	10,000.00	262.28	1,302.04	8,697.96
98 - MISCELLANEOUS REVENUE	127,500.00	127,500.00	1,109.33	27,050.07	100,449.93
<b>Department: 40 - 40 Total:</b>	<b>4,772,500.00</b>	<b>4,772,500.00</b>	<b>339,545.50</b>	<b>1,505,298.66</b>	<b>3,267,201.34</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 45 - WATER &amp; SEWER</b>					
30 - SALARIES, WAGES, & BENEFITS	431,558.92	431,558.92	24,765.12	101,660.56	329,898.36
35 - SUPPLIES	42,200.00	42,200.00	2,665.26	21,435.41	20,764.59
40 - MAINTENANCE--BLDGS, STRUC	144,500.00	144,500.00	24,271.40	80,382.58	64,117.42
45 - MAINTENANCE	7,400.00	7,400.00	142.00	710.00	6,690.00
50 - SERVICES	540,060.00	540,060.00	15,927.53	128,787.66	411,272.34
54 - SUNDRY	1,748,900.00	1,748,900.00	83,393.59	425,050.33	1,323,849.67
55 - PROFESSIONAL SERVICES	210,000.00	210,000.00	0.00	235.00	209,765.00
60 - OTHER SERVICES	21,500.00	21,500.00	0.00	21,094.68	405.32
97 - INTERFUND ACTIVITY	799,413.00	799,413.00	0.00	0.00	799,413.00
<b>Department: 45 - WATER &amp; SEWER Total:</b>	<b>3,945,531.92</b>	<b>3,945,531.92</b>	<b>151,164.90</b>	<b>779,356.22</b>	<b>3,166,175.70</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 46 - UTILITY CAPITAL PROJECT</b>					
70 - CAPITAL IMPROVEMENTS	1,450,000.00	1,450,000.00	0.00	0.00	1,450,000.00
<b>Department: 46 - UTILITY CAPITAL PROJECT Total:</b>	<b>1,450,000.00</b>	<b>1,450,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,450,000.00</b>
<b>Fund: 02 - UTILITY FUND Surplus (Deficit):</b>	<b>-623,031.92</b>	<b>-623,031.92</b>	<b>188,380.60</b>	<b>725,942.44</b>	<b>-1,348,974.36</b>
<b>Fund: 04 - IMPACT FEE FUND</b>					
<b>Department: 43 - 43</b>					
85 - FEE & CHARGES FOR SERVICE	75,000.00	75,000.00	12,747.00	12,747.00	62,253.00
96 - INTEREST EARNED	3,000.00	3,000.00	67.76	361.22	2,638.78
<b>Department: 43 - 43 Total:</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>12,814.76</b>	<b>13,108.22</b>	<b>64,891.78</b>
<b>Fund: 04 - IMPACT FEE FUND Total:</b>	<b>78,000.00</b>	<b>78,000.00</b>	<b>12,814.76</b>	<b>13,108.22</b>	<b>64,891.78</b>
<b>Fund: 11 - GOLF COURSE FUND</b>					
<b>Department: 80 - 80</b>					
85 - FEE & CHARGES FOR SERVICE	1,609,800.00	1,609,800.00	160,491.86	712,979.58	896,820.42
96 - INTEREST EARNED	1,000.00	1,000.00	8.58	22.80	977.20
97 - INTERFUND ACTIVITY	345,891.14	345,891.14	0.00	0.00	345,891.14
98 - MISCELLANEOUS REVENUE	25,000.00	25,000.00	0.00	0.00	25,000.00
<b>Department: 80 - 80 Total:</b>	<b>1,981,691.14</b>	<b>1,981,691.14</b>	<b>160,500.44</b>	<b>713,002.38</b>	<b>1,268,688.76</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 81 - CLUB HOUSE</b>					
30 - SALARIES, WAGES, & BENEFITS	496,304.88	496,304.88	38,321.72	152,467.59	343,837.29
34 - COST OF SALES	155,000.00	155,000.00	11,536.32	37,383.65	117,616.35
35 - SUPPLIES	17,150.00	17,150.00	261.39	2,435.30	14,714.70
45 - MAINTENANCE	4,450.00	4,450.00	165.70	775.69	3,674.31
50 - SERVICES	41,600.00	41,600.00	1,619.50	6,924.06	34,675.94
54 - SUNDRY	51,400.00	51,400.00	7,748.67	32,662.51	18,737.49
55 - PROFESSIONAL SERVICES	3,500.00	3,500.00	0.00	0.00	3,500.00
60 - OTHER SERVICES	20,000.00	20,000.00	0.00	19,337.38	662.62
97 - INTERFUND ACTIVITY	71,025.00	71,025.00	0.00	0.00	71,025.00
<b>Department: 81 - CLUB HOUSE Total:</b>	<b>860,429.88</b>	<b>860,429.88</b>	<b>59,653.30</b>	<b>251,986.18</b>	<b>608,443.70</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 82 - COURSE MAINTENANCE</b>					
30 - SALARIES, WAGES, & BENEFITS	574,067.31	574,067.31	38,272.42	155,396.44	418,670.87
35 - SUPPLIES	98,700.00	98,700.00	4,502.04	38,225.26	60,474.74
40 - MAINTENANCE--BLDGS, STRUC	5,000.00	5,000.00	0.00	0.00	5,000.00
45 - MAINTENANCE	19,000.00	19,000.00	0.00	4,238.54	14,761.46
50 - SERVICES	8,000.00	8,000.00	258.00	1,898.39	6,101.61
54 - SUNDRY	90,500.00	90,500.00	0.00	0.00	90,500.00
55 - PROFESSIONAL SERVICES	4,000.00	4,000.00	0.00	285.60	3,714.40
97 - INTERFUND ACTIVITY	93,954.00	93,954.00	0.00	0.00	93,954.00
<b>Department: 82 - COURSE MAINTENANCE Total:</b>	<b>893,221.31</b>	<b>893,221.31</b>	<b>43,032.46</b>	<b>200,044.23</b>	<b>693,177.08</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 83 - BUILDING MAINTENANCE</b>					
35 - SUPPLIES	4,800.00	4,800.00	431.61	2,741.41	2,058.59
40 - MAINTENANCE--BLDGS, STRUC	16,000.00	16,000.00	2,282.86	11,737.20	4,262.80
45 - MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00
50 - SERVICES	26,000.00	26,000.00	1,811.58	5,727.02	20,272.98
55 - PROFESSIONAL SERVICES	800.00	800.00	0.00	54.69	745.31
<b>Department: 83 - BUILDING MAINTENANCE Total:</b>	<b>50,600.00</b>	<b>50,600.00</b>	<b>4,526.05</b>	<b>20,260.32</b>	<b>30,339.68</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 87 - GC CAPITAL IMPROVEMENT</b>					
70 - CAPITAL IMPROVEMENTS	26,000.00	26,000.00	0.00	15,984.69	10,015.31
<b>Department: 87 - GC CAPITAL IMPROVEMENT Total:</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>0.00</b>	<b>15,984.69</b>	<b>10,015.31</b>



# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 88 - EQUIPMENT MAINTENANCE</b>					
30 - SALARIES, WAGES, & BENEFITS	87,169.95	87,169.95	4,948.23	19,761.21	67,408.74
35 - SUPPLIES	30,450.00	30,450.00	724.14	4,341.29	26,108.71
45 - MAINTENANCE	6,000.00	6,000.00	0.00	0.00	6,000.00
50 - SERVICES	500.00	500.00	0.00	20.00	480.00
97 - INTERFUND ACTIVITY	27,320.00	27,320.00	0.00	0.00	27,320.00
<b>Department: 88 - EQUIPMENT MAINTENANCE Total:</b>	<b>151,439.95</b>	<b>151,439.95</b>	<b>5,672.37</b>	<b>24,122.50</b>	<b>127,317.45</b>
<b>Fund: 11 - GOLF COURSE FUND Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>47,616.26</b>	<b>200,604.46</b>	<b>-200,604.46</b>
<b>Total Surplus (Deficit):</b>	<b>-545,031.92</b>	<b>-545,031.92</b>	<b>248,811.62</b>	<b>939,655.12</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
02 - UTILITY FUND	-623,031.92	-623,031.92	188,380.60	725,942.44	-1,348,974.36
04 - IMPACT FEE FUND	78,000.00	78,000.00	12,814.76	13,108.22	64,891.78
11 - GOLF COURSE FUND	0.00	0.00	47,616.26	200,604.46	-200,604.46
<b>Total Surplus (Deficit):</b>	<b>-545,031.92</b>	<b>-545,031.92</b>	<b>248,811.62</b>	<b>939,655.12</b>	



Jersey Village, TX

## Income Statement

## Account Summary

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 01 - GENERAL FUND</b>						
<b>Department: 10 - 10</b>						
<b>Category: 72 - PROPERTY TAXES</b>						
<a href="#">01-10-7201</a>	CURRENT PROPERTY TAXES	6,509,473.76	6,509,473.76	2,369,853.08	3,245,485.26	3,263,988.50
<a href="#">01-10-7202</a>	DELINQUENT PROPERTY TAXES	30,000.00	30,000.00	-874.54	35,081.09	-5,081.09
<a href="#">01-10-7203</a>	PENALTY, INTEREST & COSTS	25,000.00	25,000.00	78.33	14,510.20	10,489.80
<b>Category: 72 - PROPERTY TAXES Total:</b>		<b>6,564,473.76</b>	<b>6,564,473.76</b>	<b>2,369,056.87</b>	<b>3,295,076.55</b>	<b>3,269,397.21</b>
<b>Category: 75 - OTHER TAXES</b>						
<a href="#">01-10-7511</a>	ELECTRIC FRANCHISE	360,000.00	360,000.00	30,870.47	121,459.36	238,540.64
<a href="#">01-10-7512</a>	TELEPHONE FRANCHISE	90,000.00	90,000.00	1,905.96	7,859.04	82,140.96
<a href="#">01-10-7513</a>	GAS FRANCHISE	40,000.00	40,000.00	0.00	5,965.90	34,034.10
<a href="#">01-10-7514</a>	CABLE TV FRANCHISE	75,000.00	75,000.00	0.00	19,189.48	55,810.52
<a href="#">01-10-7515</a>	TELECOMMUNICATION	15,000.00	15,000.00	64.74	3,175.08	11,824.92
<a href="#">01-10-7621</a>	CITY SALES TAX	3,810,000.00	3,810,000.00	320,201.64	1,330,797.09	2,479,202.91
<a href="#">01-10-7622</a>	SALES TX-RED. PROPERTY TX	1,905,000.00	1,905,000.00	160,100.82	665,398.56	1,239,601.44
<a href="#">01-10-7631</a>	MIXED DRINK TAX	30,000.00	30,000.00	5,969.62	10,095.84	19,904.16
<b>Category: 75 - OTHER TAXES Total:</b>		<b>6,325,000.00</b>	<b>6,325,000.00</b>	<b>519,113.25</b>	<b>2,163,940.35</b>	<b>4,161,059.65</b>
<b>Category: 80 - FINES WARRANTS &amp; BONDS</b>						
<a href="#">01-10-8001</a>	FINES	1,000,000.00	1,000,000.00	46,530.63	190,461.79	809,538.21
<a href="#">01-10-8002</a>	TIME PAYMENT FEE-GENERAL	10,000.00	10,000.00	225.00	1,287.44	8,712.56
<a href="#">01-10-8003</a>	TIME PAYMENT FEE-COURT	0.00	0.00	47.50	201.99	-201.99
<a href="#">01-10-8004</a>	COURT TECHNOLOGY FEES	0.00	0.00	955.89	4,260.74	-4,260.74
<a href="#">01-10-8005</a>	COURT SECURITY FEE	0.00	0.00	972.17	4,501.73	-4,501.73
<a href="#">01-10-8006</a>	OMNI FEE	8,000.00	8,000.00	449.07	1,541.31	6,458.69
<a href="#">01-10-8007</a>	CHILD SAFETY FEE	0.00	0.00	0.00	200.00	-200.00
<a href="#">01-10-8008</a>	JUDICIAL FEE	0.00	0.00	71.17	292.20	-292.20
<b>Category: 80 - FINES WARRANTS &amp; BONDS Total:</b>		<b>1,018,000.00</b>	<b>1,018,000.00</b>	<b>49,251.43</b>	<b>202,747.20</b>	<b>815,252.80</b>
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE</b>						
<a href="#">01-10-8501</a>	GARBAGE FEES/RESIDENTIAL	500.00	500.00	0.00	0.00	500.00
<a href="#">01-10-8503</a>	POOL MEMBERSHIP FEES	20,000.00	20,000.00	0.00	0.00	20,000.00
<a href="#">01-10-8504</a>	SWIM LESSON	3,500.00	3,500.00	0.00	0.00	3,500.00
<a href="#">01-10-8505</a>	POOL RENTALS	1,000.00	1,000.00	0.00	480.00	520.00
<a href="#">01-10-8506</a>	REC PROGRAMS	2,000.00	2,000.00	210.00	1,421.00	579.00
<a href="#">01-10-8507</a>	AMBULANCE SERVICE FEES	250,000.00	250,000.00	22,162.26	79,323.66	170,676.34
<a href="#">01-10-8509</a>	PET TAGS	800.00	800.00	110.00	185.00	615.00
<a href="#">01-10-8511</a>	JERSEY VILLAGE STICKERS	0.00	0.00	5.00	27.00	-27.00
<a href="#">01-10-8512</a>	RENTAL FEE	40,000.00	40,000.00	75.00	525.00	39,475.00
<a href="#">01-10-8513</a>	CHILD SAFETY FEE-COUNTY	9,000.00	9,000.00	743.55	2,934.33	6,065.67
<a href="#">01-10-8514</a>	FOOD & BEVERAGE FEES	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-10-8516</a>	FARMER'S MARKET FEES	7,200.00	7,200.00	880.00	3,162.00	4,038.00
<a href="#">01-10-8517</a>	PARK RENTALS	750.00	750.00	1,680.00	5,680.00	-4,930.00
<a href="#">01-10-8999</a>	PLAN CHECKING AND PLAT REVIEW	30,000.00	30,000.00	3,126.96	5,846.62	24,153.38
<b>Category: 85 - FEE &amp; CHARGES FOR SERVICE Total:</b>		<b>365,750.00</b>	<b>365,750.00</b>	<b>28,992.77</b>	<b>99,584.61</b>	<b>266,165.39</b>
<b>Category: 90 - LICENSES &amp; PERMITS</b>						
<a href="#">01-10-9001</a>	BUILDING PERMITS	80,000.00	80,000.00	7,245.77	16,810.55	63,189.45
<a href="#">01-10-9002</a>	PLUMBING PERMITS	10,000.00	10,000.00	245.00	2,465.00	7,535.00
<a href="#">01-10-9003</a>	ELECTRICAL PERMITS	16,000.00	16,000.00	923.00	3,243.00	12,757.00
<a href="#">01-10-9004</a>	MECHANICAL PERMITS	8,000.00	8,000.00	115.00	2,143.50	5,856.50
<a href="#">01-10-9006</a>	SIGN PERMITS	12,000.00	12,000.00	1,769.29	10,065.26	1,934.74
<a href="#">01-10-9007</a>	LIQUOR LICENSES	8,000.00	8,000.00	0.00	370.00	7,630.00
<a href="#">01-10-9010</a>	ANTENNA ANNUAL FEES	5,000.00	5,000.00	4,305.92	4,305.92	694.08
<a href="#">01-10-9012</a>	BURGLAR/FIRE ALARM PERMIT	8,500.00	8,500.00	488.81	1,070.16	7,429.84

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<a href="#">01-10-9013</a>	FIRE MARSHAL PERM FEES	1,100.00	1,100.00	0.00	0.00	1,100.00
<a href="#">01-10-9015</a>	OPERATIONAL HARZADOUS PERM	100.00	100.00	0.00	0.00	100.00
<a href="#">01-10-9016</a>	HOTEL/MOTEL LICENSE PERMITS	1,000.00	1,000.00	0.00	0.00	1,000.00
<b>Category: 90 - LICENSES &amp; PERMITS Total:</b>		<b>149,700.00</b>	<b>149,700.00</b>	<b>15,092.79</b>	<b>40,473.39</b>	<b>109,226.61</b>
<b>Category: 96 - INTEREST EARNED</b>						
<a href="#">01-10-9601</a>	INTEREST EARNED	100,000.00	100,000.00	830.28	4,091.93	95,908.07
<b>Category: 96 - INTEREST EARNED Total:</b>		<b>100,000.00</b>	<b>100,000.00</b>	<b>830.28</b>	<b>4,091.93</b>	<b>95,908.07</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-10-9750</a>	CRIME CONTROL DISTRICT REIMB.	1,834,230.70	1,834,230.70	0.00	0.00	1,834,230.70
<a href="#">01-10-9752</a>	TRANSFER FROM UTLY FUND	590,000.00	590,000.00	0.00	0.00	590,000.00
<a href="#">01-10-9753</a>	COURT SECURITY & TECH REIMB.	48,830.00	48,830.00	0.00	0.00	48,830.00
<a href="#">01-10-9754</a>	TRANFER FROM MOTEL TAX FUND	19,000.00	19,000.00	0.00	0.00	19,000.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>2,492,060.70</b>	<b>2,492,060.70</b>	<b>0.00</b>	<b>0.00</b>	<b>2,492,060.70</b>
<b>Category: 98 - MISCELLANEOUS REVENUE</b>						
<a href="#">01-10-9802</a>	SALE OF ASSETS	281,100.00	281,100.00	11,477.00	49,887.00	231,213.00
<a href="#">01-10-9805</a>	DONATIONS--PARK	0.00	0.00	250.00	250.00	-250.00
<a href="#">01-10-9807</a>	DONATIONS - POLICE DEPT.	0.00	0.00	0.00	150.00	-150.00
<a href="#">01-10-9815</a>	INSURANCE SETTLEMENT	0.00	0.00	0.00	10.00	-10.00
<a href="#">01-10-9899</a>	MISCELLANEOUS	50,000.00	50,000.00	8,275.43	10,955.80	39,044.20
<b>Category: 98 - MISCELLANEOUS REVENUE Total:</b>		<b>331,100.00</b>	<b>331,100.00</b>	<b>20,002.43</b>	<b>61,252.80</b>	<b>269,847.20</b>
<b>Category: 99 - OTHER AGENCY REVENUES</b>						
<a href="#">01-10-9901</a>	GRANTS/CONTRACTS-COPS	0.00	0.00	0.00	438,830.98	-438,830.98
<a href="#">01-10-9903</a>	FEMA EMS GRANTS	0.00	0.00	0.00	22,280.76	-22,280.76
<a href="#">01-10-9905</a>	AMBULANCE FEES STATE GRANT	90,000.00	90,000.00	0.00	0.00	90,000.00
<b>Category: 99 - OTHER AGENCY REVENUES Total:</b>		<b>90,000.00</b>	<b>90,000.00</b>	<b>0.00</b>	<b>461,111.74</b>	<b>-371,111.74</b>
<b>Department: 10 - 10 Total:</b>		<b>17,436,084.46</b>	<b>17,436,084.46</b>	<b>3,002,339.82</b>	<b>6,328,278.57</b>	<b>11,107,805.89</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 11 - ADMINISTRATIVE SERVICE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-11-3001</a>	SALARIES	393,190.17	393,190.17	30,476.22	118,704.88	274,485.29
<a href="#">01-11-3002</a>	WAGES	27,040.00	27,040.00	0.00	334.00	26,706.00
<a href="#">01-11-3003</a>	LONGEVITY	815.88	815.88	66.46	258.86	557.02
<a href="#">01-11-3010</a>	INCENTIVES	11,950.04	11,950.04	138.46	539.30	11,410.74
<a href="#">01-11-3020</a>	EMPLOYEE AWARDS/BONUS	6,700.00	6,700.00	0.00	481.20	6,218.80
<a href="#">01-11-3051</a>	FICA/MEDICARE TAXES	29,211.31	29,211.31	2,279.70	6,261.44	22,949.87
<a href="#">01-11-3052</a>	WORKMEN'S COMPENSATION	11,627.00	11,627.00	0.00	7,943.20	3,683.80
<a href="#">01-11-3053</a>	UNEMPLOYMENT COMPENSATION	720.00	720.00	392.02	413.64	306.36
<a href="#">01-11-3054</a>	RETIREMENT	57,908.83	57,908.83	4,356.02	17,210.34	40,698.49
<a href="#">01-11-3055</a>	HEALTH INSURANCE	42,078.14	42,078.14	3,251.48	12,438.26	29,639.88
<a href="#">01-11-3056</a>	LIFE INS	211.38	211.38	0.00	52.65	158.73
<a href="#">01-11-3057</a>	DENTAL INSURANCE	2,771.86	2,771.86	213.62	832.05	1,939.81
<a href="#">01-11-3058</a>	LONG-TERM DISABILITY	1,678.70	1,678.70	347.48	1,050.19	628.51
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>585,903.31</b>	<b>585,903.31</b>	<b>41,521.46</b>	<b>166,520.01</b>	<b>419,383.30</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-11-3502</a>	POSTAGE/FREIGHT/DEL. FEE	150.00	150.00	0.00	0.00	150.00
<a href="#">01-11-3503</a>	OFFICE SUPPLIES	4,000.00	4,000.00	176.13	580.82	3,419.18
<a href="#">01-11-3510</a>	BOOKS & PERIODICALS	200.00	200.00	0.00	58.50	141.50
<a href="#">01-11-3520</a>	FOOD	10,000.00	10,000.00	0.00	4,101.81	5,898.19
<a href="#">01-11-3524</a>	FEMA SUPPLIES - MARCOS/LAURA	0.00	0.00	0.00	42.86	-42.86
<b>Category: 35 - SUPPLIES Total:</b>		<b>14,350.00</b>	<b>14,350.00</b>	<b>176.13</b>	<b>4,783.99</b>	<b>9,566.01</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-11-4501</a>	FURN.,FIXT.,& OFF. MACH.	2,000.00	2,000.00	0.00	0.00	2,000.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-11-5001</a>	MAYOR & COUNCIL EXPENDITURES	4,000.00	4,000.00	0.00	172.00	3,828.00
<a href="#">01-11-5007</a>	RECORDS MANAGEMENT	7,500.00	7,500.00	0.00	577.44	6,922.56
<a href="#">01-11-5012</a>	PRINTING	250.00	250.00	0.00	0.00	250.00
<a href="#">01-11-5014</a>	MEDICAL EXPENSES	10,000.00	10,000.00	1,803.50	2,959.50	7,040.50
<a href="#">01-11-5020</a>	COMMUNICATIONS	3,600.00	3,600.00	69.55	632.40	2,967.60
<a href="#">01-11-5025</a>	NEWSPAPER NOTICES	6,500.00	6,500.00	0.00	1,917.96	4,582.04
<a href="#">01-11-5026</a>	CODIFICATIONS	7,400.00	7,400.00	0.00	275.00	7,125.00
<a href="#">01-11-5027</a>	MEMBERSHIPS/SUBSCRIPTIONS	6,000.00	6,000.00	1,989.00	3,132.26	2,867.74
<a href="#">01-11-5028</a>	TEXAS LEGISLATIVE SERVICES	1.00	1.00	0.00	0.00	1.00
<a href="#">01-11-5029</a>	TRAVEL/TRAINING	14,000.00	14,000.00	0.00	129.00	13,871.00
<a href="#">01-11-5030</a>	CAR ALLOWANCE	6,500.00	6,500.00	500.00	1,947.50	4,552.50
<a href="#">01-11-5041</a>	NEWSLETTER	9,500.00	9,500.00	0.00	1,395.00	8,105.00
<b>Category: 50 - SERVICES Total:</b>		<b>75,251.00</b>	<b>75,251.00</b>	<b>4,362.05</b>	<b>13,138.06</b>	<b>62,112.94</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-11-5401</a>	ELECTION EXPENSE	16,000.00	16,000.00	0.00	0.00	16,000.00
<b>Category: 54 - SUNDRY Total:</b>		<b>16,000.00</b>	<b>16,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,000.00</b>
<b>Category: 60 - OTHER SERVICES</b>						
<a href="#">01-11-6005</a>	NOTARY SURETY BONDS	300.00	300.00	0.00	0.00	300.00
<b>Category: 60 - OTHER SERVICES Total:</b>		<b>300.00</b>	<b>300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-11-9772</a>	TECHNOLOGY USER FEE	4,500.00	4,500.00	0.00	0.00	4,500.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>4,500.00</b>	<b>4,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,500.00</b>
<b>Department: 11 - ADMINISTRATIVE SERVICE Total:</b>		<b>698,304.31</b>	<b>698,304.31</b>	<b>46,059.64</b>	<b>184,442.06</b>	<b>513,862.25</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 12 - LEGAL/OTHER SERVICES</b>					
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>					
<a href="#">01-12-5052</a> WORKMEN'S COMPENSATION	250.00	250.00	0.00	205.16	44.84
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>	<b>250.00</b>	<b>250.00</b>	<b>0.00</b>	<b>205.16</b>	<b>44.84</b>
<b>Category: 50 - SERVICES</b>					
<a href="#">01-12-5023</a> GRANTS AND INCENTIVES	2,172,000.00	2,172,000.00	0.00	0.00	2,172,000.00
<b>Category: 50 - SERVICES Total:</b>	<b>2,172,000.00</b>	<b>2,172,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,172,000.00</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>					
<a href="#">01-12-5502</a> LEGAL FEES	125,000.00	125,000.00	5,993.50	18,550.04	106,449.96
<a href="#">01-12-5515</a> CONSULTANT SERVICES	10,000.00	10,000.00	2,000.00	2,000.00	8,000.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>	<b>135,000.00</b>	<b>135,000.00</b>	<b>7,993.50</b>	<b>20,550.04</b>	<b>114,449.96</b>
<b>Category: 60 - OTHER SERVICES</b>					
<a href="#">01-12-6001</a> AUTOMOBILE LIABILITY	45,350.00	45,350.00	0.00	52,735.76	-7,385.76
<a href="#">01-12-6003</a> LIABILITY-FIRE & CASUALTY INSR	69,140.00	69,140.00	29.40	66,908.31	2,231.69
<a href="#">01-12-6005</a> SURETY BONDS	500.00	500.00	0.00	565.46	-65.46
<b>Category: 60 - OTHER SERVICES Total:</b>	<b>114,990.00</b>	<b>114,990.00</b>	<b>29.40</b>	<b>120,209.53</b>	<b>-5,219.53</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>					
<a href="#">01-12-9760</a> TRFR TO CAPITAL IMPROVEMENTS	1,080,000.00	1,080,000.00	0.00	0.00	1,080,000.00
<a href="#">01-12-9761</a> TRANSFER TO GOLF FUND	345,891.14	345,891.14	0.00	0.00	345,891.14
<a href="#">01-12-9772</a> TECHNOLOGY USER FEES	375.00	375.00	0.00	0.00	375.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>1,426,266.14</b>	<b>1,426,266.14</b>	<b>0.00</b>	<b>0.00</b>	<b>1,426,266.14</b>
<b>Department: 12 - LEGAL/OTHER SERVICES Total:</b>	<b>3,848,506.14</b>	<b>3,848,506.14</b>	<b>8,022.90</b>	<b>140,964.73</b>	<b>3,707,541.41</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 13 - INFO TECHNOLOGY</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-13-3001</a>	SALARIES	240,349.76	240,349.76	18,026.58	69,566.55	170,783.21
<a href="#">01-13-3002</a>	WAGES	10,230.00	10,230.00	0.00	352.00	9,878.00
<a href="#">01-13-3003</a>	LONGEVITY	1,055.86	1,055.86	84.90	330.13	725.73
<a href="#">01-13-3007</a>	OVERTIME	0.00	0.00	0.00	127.90	-127.90
<a href="#">01-13-3010</a>	INCENTIVES	1,200.00	1,200.00	0.00	0.00	1,200.00
<a href="#">01-13-3051</a>	FICA/MEDICARE TAXES	18,565.20	18,565.20	1,332.85	5,180.38	13,384.82
<a href="#">01-13-3052</a>	WORKMEN'S COMPENSATION	449.00	449.00	0.00	307.06	141.94
<a href="#">01-13-3053</a>	EMPLOYMENT TAXES	576.00	576.00	295.27	318.41	257.59
<a href="#">01-13-3054</a>	RETIREMENT	33,893.34	33,893.34	2,530.16	9,922.60	23,970.74
<a href="#">01-13-3055</a>	HEALTH INSURANCE	29,166.80	29,166.80	2,251.82	8,526.90	20,639.90
<a href="#">01-13-3056</a>	LIFE INS	211.38	211.38	0.00	52.65	158.73
<a href="#">01-13-3057</a>	DENTAL INSURANCE	2,771.86	2,771.86	213.22	823.80	1,948.06
<a href="#">01-13-3058</a>	LONG-TERM DISABILITY	1,009.47	1,009.47	236.37	693.80	315.67
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>339,478.67</b>	<b>339,478.67</b>	<b>24,971.17</b>	<b>96,202.18</b>	<b>243,276.49</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-13-3502</a>	POSTAGE/FREIGHT	500.00	500.00	0.00	35.58	464.42
<a href="#">01-13-3503</a>	OFFICE SUPPLIES	250.00	250.00	0.00	0.00	250.00
<a href="#">01-13-3509</a>	COMPUTER SUPPLIES	2,200.00	2,200.00	0.00	211.24	1,988.76
<a href="#">01-13-3510</a>	BOOKS & PERIODICALS	100.00	100.00	0.00	0.00	100.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>3,050.00</b>	<b>3,050.00</b>	<b>0.00</b>	<b>246.82</b>	<b>2,803.18</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-13-4501</a>	FURN. FIXTURES. OFF EQUIPMENT	6,314.00	6,314.00	253.24	1,600.78	4,713.22
<a href="#">01-13-4502</a>	COMPUTER EQUIPMENT	9,500.00	9,500.00	79.99	1,076.72	8,423.28
<a href="#">01-13-4504</a>	SOFTWARE MAINTENANCE	203,464.00	203,464.00	26,542.00	52,169.02	151,294.98
<b>Category: 45 - MAINTENANCE Total:</b>		<b>219,278.00</b>	<b>219,278.00</b>	<b>26,875.23</b>	<b>54,846.52</b>	<b>164,431.48</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-13-5020</a>	COMMUNICATIONS	28,020.00	28,020.00	2,229.31	7,102.58	20,917.42
<a href="#">01-13-5027</a>	MEMBERSHIPS/SUBSCRIPT	1,450.00	1,450.00	0.00	565.50	884.50
<a href="#">01-13-5029</a>	TRAVEL/TRAINING	7,600.00	7,600.00	0.00	0.00	7,600.00
<b>Category: 50 - SERVICES Total:</b>		<b>37,070.00</b>	<b>37,070.00</b>	<b>2,229.31</b>	<b>7,668.08</b>	<b>29,401.92</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-13-5515</a>	CONSULTANT SERVICES	45,000.00	45,000.00	1,647.00	3,294.00	41,706.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>45,000.00</b>	<b>45,000.00</b>	<b>1,647.00</b>	<b>3,294.00</b>	<b>41,706.00</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-13-6573</a>	COMPUTER EQUIPMENT	9,000.00	9,000.00	0.00	0.00	9,000.00
<a href="#">01-13-6574</a>	COMPUTER SOFTWARE	50,000.00	50,000.00	0.00	451.00	49,549.00
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>59,000.00</b>	<b>59,000.00</b>	<b>0.00</b>	<b>451.00</b>	<b>58,549.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-13-9772</a>	TECHNOLOGY USER FEE	48,775.00	48,775.00	0.00	0.00	48,775.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>48,775.00</b>	<b>48,775.00</b>	<b>0.00</b>	<b>0.00</b>	<b>48,775.00</b>
<b>Department: 13 - INFO TECHNOLOGY Total:</b>		<b>751,651.67</b>	<b>751,651.67</b>	<b>55,722.71</b>	<b>162,708.60</b>	<b>588,943.07</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 14 - PURCHASING</b>						
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-14-3502</a>	POSTAGE/FREIGHT	17,000.00	17,000.00	520.41	4,434.63	12,565.37
<a href="#">01-14-3503</a>	OFFICE SUPPLIES	3,000.00	3,000.00	0.00	531.86	2,468.14
	<b>Category: 35 - SUPPLIES Total:</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>520.41</b>	<b>4,966.49</b>	<b>15,033.51</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-14-5012</a>	PRINTING	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-14-5022</a>	RENTAL OF EQUIPMENT	2,000.00	2,000.00	0.00	668.25	1,331.75
	<b>Category: 50 - SERVICES Total:</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>668.25</b>	<b>2,331.75</b>
	<b>Department: 14 - PURCHASING Total:</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>520.41</b>	<b>5,634.74</b>	<b>17,365.26</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 15 - ACCOUNTING SERVICES</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-15-3001</a>	SALARIES	239,252.14	239,252.14	18,032.24	66,716.73	172,535.41
<a href="#">01-15-3003</a>	LONGEVITY	1,440.14	1,440.14	107.08	404.93	1,035.21
<a href="#">01-15-3007</a>	OVERTIME	2,900.00	2,900.00	0.00	203.99	2,696.01
<a href="#">01-15-3010</a>	INCENTIVES	600.08	600.08	0.00	0.00	600.08
<a href="#">01-15-3051</a>	FICA/MEDICARE TAXES	18,139.75	18,139.75	1,313.30	4,938.68	13,201.07
<a href="#">01-15-3052</a>	WORKMEN'S COMPENSATION	446.00	446.00	0.00	305.01	140.99
<a href="#">01-15-3053</a>	EMPLOYMENT TAXES	478.40	478.40	402.01	530.65	-52.25
<a href="#">01-15-3054</a>	RETIREMENT	34,284.60	34,284.60	2,534.06	9,538.21	24,746.39
<a href="#">01-15-3055</a>	HEALTH INSURANCE	34,513.70	34,513.70	3,245.00	11,005.23	23,508.47
<a href="#">01-15-3056</a>	LIFE INS	211.38	211.38	0.00	58.50	152.88
<a href="#">01-15-3057</a>	DENTAL INSURANCE	2,771.86	2,771.86	213.22	750.62	2,021.24
<a href="#">01-15-3058</a>	LONG-TERM DISABILITY	1,004.86	1,004.86	239.42	650.32	354.54
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>336,042.91</b>	<b>336,042.91</b>	<b>26,086.33</b>	<b>95,102.87</b>	<b>240,940.04</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-15-3502</a>	POSTAGE/FREIGHT/DEL.FEE	200.00	200.00	0.00	0.00	200.00
<a href="#">01-15-3503</a>	OFFICE SUPPLIES	700.00	700.00	44.56	548.86	151.14
<a href="#">01-15-3510</a>	BOOKS & PERIODICALS	50.00	50.00	0.00	0.00	50.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>950.00</b>	<b>950.00</b>	<b>44.56</b>	<b>548.86</b>	<b>401.14</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-15-4501</a>	FURN.FIXT. & OFF.MACH.	150.00	150.00	0.00	0.00	150.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>150.00</b>	<b>150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>150.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-15-5012</a>	PRINTING	1,200.00	1,200.00	0.00	177.23	1,022.77
<a href="#">01-15-5020</a>	COMMUNICATIONS	2,000.00	2,000.00	69.55	309.90	1,690.10
<a href="#">01-15-5027</a>	MEMBERSHIPS	400.00	400.00	0.00	95.00	305.00
<a href="#">01-15-5029</a>	TRAVEL/TRAINING	3,500.00	3,500.00	0.00	31.44	3,468.56
<b>Category: 50 - SERVICES Total:</b>		<b>7,100.00</b>	<b>7,100.00</b>	<b>69.55</b>	<b>613.57</b>	<b>6,486.43</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-15-5405</a>	PERMITS & FEES	550.00	550.00	0.00	0.00	550.00
<b>Category: 54 - SUNDRY Total:</b>		<b>550.00</b>	<b>550.00</b>	<b>0.00</b>	<b>0.00</b>	<b>550.00</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-15-5501</a>	AUDITS/CONTRACTS/STUDIES	27,000.00	27,000.00	1,721.97	5,766.29	21,233.71
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>27,000.00</b>	<b>27,000.00</b>	<b>1,721.97</b>	<b>5,766.29</b>	<b>21,233.71</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-15-9772</a>	TECHNOLOGY USER FEE	1,575.00	1,575.00	0.00	0.00	1,575.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>1,575.00</b>	<b>1,575.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,575.00</b>
<b>Department: 15 - ACCOUNTING SERVICES Total:</b>		<b>373,367.91</b>	<b>373,367.91</b>	<b>27,922.41</b>	<b>102,031.59</b>	<b>271,336.32</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 16 - CUSTOMER SERVICE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-16-3001</a>	SALARIES	38,520.35	38,520.35	2,876.80	11,205.14	27,315.21
<a href="#">01-16-3003</a>	LONGEVITY	528.06	528.06	40.62	158.21	369.85
<a href="#">01-16-3007</a>	OVERTIME	100.00	100.00	0.00	0.00	100.00
<a href="#">01-16-3010</a>	INCENTIVES	479.96	479.96	83.08	323.60	156.36
<a href="#">01-16-3051</a>	FICA/MEDICARE TAXES	2,736.84	2,736.84	205.10	804.02	1,932.82
<a href="#">01-16-3052</a>	WORKMEN'S COMPENSATION	75.00	75.00	0.00	51.29	23.71
<a href="#">01-16-3053</a>	EMPLOYMENT TAXES	144.00	144.00	48.54	50.10	93.90
<a href="#">01-16-3054</a>	RETIREMENT	5,563.82	5,563.82	419.16	1,656.14	3,907.68
<a href="#">01-16-3055</a>	HEALTH INSURANCE	14,268.80	14,268.80	1,100.34	4,209.18	10,059.62
<a href="#">01-16-3056</a>	LIFE INS	70.46	70.46	0.00	17.55	52.91
<a href="#">01-16-3057</a>	DENTAL INSURANCE	1,160.12	1,160.12	89.24	347.59	812.53
<a href="#">01-16-3058</a>	LONG-TERM DISABILITY	162.21	162.21	41.38	120.30	41.91
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>63,809.62</b>	<b>63,809.62</b>	<b>4,904.26</b>	<b>18,943.12</b>	<b>44,866.50</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-16-3503</a>	OFFICE SUPPLIES	500.00	500.00	15.49	15.49	484.51
<b>Category: 35 - SUPPLIES Total:</b>		<b>500.00</b>	<b>500.00</b>	<b>15.49</b>	<b>15.49</b>	<b>484.51</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-16-4501</a>	FURN., FIX, & OFF MACH EQ	400.00	400.00	0.00	0.00	400.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>400.00</b>	<b>400.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-16-5020</a>	COMMUNICATIONS	3,000.00	3,000.00	69.54	309.86	2,690.14
<b>Category: 50 - SERVICES Total:</b>		<b>3,000.00</b>	<b>3,000.00</b>	<b>69.54</b>	<b>309.86</b>	<b>2,690.14</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-16-5516</a>	COLLECTION AGENCY	0.00	0.00	0.00	2,008.94	-2,008.94
<a href="#">01-16-5527</a>	HARRIS CTY APPRAISAL DIST	61,000.00	61,000.00	0.00	14,504.00	46,496.00
<a href="#">01-16-5528</a>	HARRIS CTY TAX OFFICE	7,000.00	7,000.00	0.00	3,545.11	3,454.89
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>68,000.00</b>	<b>68,000.00</b>	<b>0.00</b>	<b>20,058.05</b>	<b>47,941.95</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-16-9772</a>	TECHNOLOGY USER FEE	375.00	375.00	0.00	0.00	375.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>375.00</b>	<b>375.00</b>	<b>0.00</b>	<b>0.00</b>	<b>375.00</b>
<b>Department: 16 - CUSTOMER SERVICE Total:</b>		<b>136,084.62</b>	<b>136,084.62</b>	<b>4,989.29</b>	<b>39,326.52</b>	<b>96,758.10</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 19 - MUNICIPAL COURT</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-19-3001</a>	SALARIES	212,823.34	212,823.34	10,897.00	42,268.32	170,555.02
<a href="#">01-19-3003</a>	LONGEVITY	864.24	864.24	73.86	281.07	583.17
<a href="#">01-19-3007</a>	OVERTIME	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">01-19-3010</a>	INCENTIVES	1,080.04	1,080.04	129.24	503.39	576.65
<a href="#">01-19-3051</a>	FICA/MEDICARE TAXES	16,154.37	16,154.37	909.10	3,537.03	12,617.34
<a href="#">01-19-3052</a>	WORKMEN'S COMPENSATION	469.00	469.00	0.00	320.74	148.26
<a href="#">01-19-3053</a>	EMPLOYMENT TAXES	656.00	656.00	199.84	204.52	451.48
<a href="#">01-19-3054</a>	RETIREMENT	30,855.38	30,855.38	1,725.30	6,809.34	24,046.04
<a href="#">01-19-3055</a>	HEALTH INSURANCE	47,425.04	47,425.04	2,560.07	9,788.65	37,636.39
<a href="#">01-19-3056</a>	LIFE INS	281.84	281.84	0.00	52.65	229.19
<a href="#">01-19-3057</a>	DENTAL INSURANCE	2,771.86	2,771.86	178.48	695.18	2,076.68
<a href="#">01-19-3058</a>	LONG-TERM DISABILITY	893.86	893.86	173.58	504.94	388.92
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>319,274.97</b>	<b>319,274.97</b>	<b>16,846.47</b>	<b>64,965.83</b>	<b>254,309.14</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-19-3503</a>	OFFICE SUPPLIES	2,000.00	2,000.00	0.00	307.39	1,692.61
<a href="#">01-19-3510</a>	BOOKS & PERIODICALS	200.00	200.00	0.00	0.00	200.00
<a href="#">01-19-3523</a>	TOOLS/EQUIPMENT	100.00	100.00	0.00	0.00	100.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>307.39</b>	<b>1,992.61</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-19-4501</a>	FURN., FIXT. & OFF. MACH.	500.00	500.00	0.00	0.00	500.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-19-5012</a>	PRINTING	2,000.00	2,000.00	0.00	140.00	1,860.00
<a href="#">01-19-5020</a>	COMMUNICATIONS	2,000.00	2,000.00	69.54	309.86	1,690.14
<a href="#">01-19-5027</a>	MEMBERSHIPS	300.00	300.00	0.00	0.00	300.00
<a href="#">01-19-5029</a>	TRAVEL/TRAINING	3,500.00	3,500.00	0.00	0.00	3,500.00
<b>Category: 50 - SERVICES Total:</b>		<b>7,800.00</b>	<b>7,800.00</b>	<b>69.54</b>	<b>449.86</b>	<b>7,350.14</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-19-5404</a>	JURY EXPENSE	800.00	800.00	0.00	0.00	800.00
<b>Category: 54 - SUNDRY Total:</b>		<b>800.00</b>	<b>800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>800.00</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-19-5505</a>	JUDGES	55,000.00	55,000.00	2,600.00	7,900.00	47,100.00
<a href="#">01-19-5506</a>	PROSECUTORS	35,000.00	35,000.00	2,700.00	6,200.00	28,800.00
<a href="#">01-19-5516</a>	COLLECTION AGENCY FEES	2,950.00	2,950.00	0.00	1,156.50	1,793.50
<a href="#">01-19-5518</a>	INTERPRETERS	500.00	500.00	0.00	0.00	500.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>93,450.00</b>	<b>93,450.00</b>	<b>5,300.00</b>	<b>15,256.50</b>	<b>78,193.50</b>
<b>Department: 19 - MUNICIPAL COURT Total:</b>		<b>424,124.97</b>	<b>424,124.97</b>	<b>22,216.01</b>	<b>80,979.58</b>	<b>343,145.39</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 21 - POLICE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-21-3001</a>	SALARIES	2,136,626.84	2,136,626.84	156,723.42	602,610.95	1,534,015.89
<a href="#">01-21-3003</a>	LONGEVITY	5,855.98	5,855.98	452.35	1,776.02	4,079.96
<a href="#">01-21-3007</a>	OVERTIME	82,000.00	82,000.00	12,902.92	34,692.26	47,307.74
<a href="#">01-21-3010</a>	INCENTIVES	23,158.72	23,158.72	2,806.04	10,714.26	12,444.46
<a href="#">01-21-3014</a>	S.T.E.P. PROGRAM	100,000.00	100,000.00	333.75	16,458.84	83,541.16
<a href="#">01-21-3051</a>	FICA/MEDICARE TAXES	171,725.71	171,725.71	12,755.14	48,928.38	122,797.33
<a href="#">01-21-3052</a>	WORKMEN'S COMPENSATION	44,631.00	44,631.00	0.00	28,356.85	16,274.15
<a href="#">01-21-3053</a>	EMPLOYMENT TAXES	4,752.00	4,752.00	3,129.00	3,530.37	1,221.63
<a href="#">01-21-3054</a>	RETIREMENT	312,367.72	312,367.72	24,057.30	93,890.86	218,476.86
<a href="#">01-21-3055</a>	HEALTH INSURANCE	380,790.80	380,790.80	26,183.45	98,349.79	282,441.01
<a href="#">01-21-3056</a>	LIFE INS	2,113.80	2,113.80	0.00	450.45	1,663.35
<a href="#">01-21-3057</a>	DENTAL INSURANCE	23,724.48	23,724.48	1,700.98	6,442.17	17,282.31
<a href="#">01-21-3058</a>	LONG-TERM DISABILITY	8,878.04	8,878.04	1,983.02	5,772.47	3,105.57
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>3,296,625.09</b>	<b>3,296,625.09</b>	<b>243,027.37</b>	<b>951,973.67</b>	<b>2,344,651.42</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-21-3502</a>	POSTAGE/FREIGHT/DEL. FEE	300.00	300.00	0.00	31.43	268.57
<a href="#">01-21-3503</a>	OFFICE SUPPLIES	7,900.00	7,900.00	0.00	1,032.65	6,867.35
<a href="#">01-21-3504</a>	WEARING APPAREL	29,474.00	29,474.00	7,274.58	13,281.05	16,192.95
<a href="#">01-21-3505</a>	CRIME PREVENTION SUPPLIES	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">01-21-3510</a>	BOOKS AND PERIODICALS	3,850.00	3,850.00	0.00	2,507.00	1,343.00
<a href="#">01-21-3515</a>	MEDICAL SUPPLIES	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">01-21-3519</a>	AMMUNITION AND TARGETS	10,000.00	10,000.00	0.00	35.61	9,964.39
<a href="#">01-21-3520</a>	FOOD	2,400.00	2,400.00	0.00	106.33	2,293.67
<a href="#">01-21-3523</a>	TOOLS/EQUIPMENT	69,100.00	69,100.00	17,244.77	19,781.61	49,318.39
<a href="#">01-21-3534</a>	PARTS AND MATERIALS	500.00	500.00	0.00	21.64	478.36
<b>Category: 35 - SUPPLIES Total:</b>		<b>127,524.00</b>	<b>127,524.00</b>	<b>24,519.35</b>	<b>36,797.32</b>	<b>90,726.68</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-21-4501</a>	FURN. FIXT. & OFF. MACH.	5,597.00	5,597.00	178.99	1,691.98	3,905.02
<a href="#">01-21-4503</a>	RADIO AND RADAR EQUIPMENT	2,500.00	2,500.00	0.00	25.00	2,475.00
<a href="#">01-21-4510</a>	VEHICLE CLEANING	2,000.00	2,000.00	9.00	133.98	1,866.02
<a href="#">01-21-4599</a>	MISCELLANEOUS EQUIPMENT	15,400.00	15,400.00	55.00	274.07	15,125.93
<b>Category: 45 - MAINTENANCE Total:</b>		<b>25,497.00</b>	<b>25,497.00</b>	<b>242.99</b>	<b>2,125.03</b>	<b>23,371.97</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-21-5012</a>	PRINTING	2,000.00	2,000.00	17.55	412.09	1,587.91
<a href="#">01-21-5015</a>	LAB TESTS	2,400.00	2,400.00	0.00	0.00	2,400.00
<a href="#">01-21-5020</a>	COMMUNICATIONS	1,199.90	1,199.90	161.84	954.70	245.20
<a href="#">01-21-5022</a>	RENTAL OF EQUIPMENT	10,000.00	10,000.00	765.25	3,056.25	6,943.75
<a href="#">01-21-5025</a>	PUBLIC NOTICES	250.00	250.00	0.00	0.00	250.00
<a href="#">01-21-5027</a>	MEMBERSHIPS	1,400.00	1,400.00	0.00	90.00	1,310.00
<a href="#">01-21-5029</a>	TRAVEL/TRAINING	24,000.00	24,000.00	0.00	7,649.33	16,350.67
<b>Category: 50 - SERVICES Total:</b>		<b>41,249.90</b>	<b>41,249.90</b>	<b>944.64</b>	<b>12,162.37</b>	<b>29,087.53</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-21-5402</a>	JAIL EXPENSE	3,000.00	3,000.00	0.00	343.43	2,656.57
<b>Category: 54 - SUNDRY Total:</b>		<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>343.43</b>	<b>2,656.57</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-21-5515</a>	CONSULTANT SERVICES	1,800.00	1,800.00	0.00	1,533.00	267.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>1,800.00</b>	<b>1,800.00</b>	<b>0.00</b>	<b>1,533.00</b>	<b>267.00</b>
<b>Category: 60 - OTHER SERVICES</b>						
<a href="#">01-21-6003</a>	LIABILITY-FIRE & CASUALTY INSR	21,400.00	21,400.00	0.00	16,890.30	4,509.70
<a href="#">01-21-6005</a>	NOTARY SURETY BONDS	340.00	340.00	0.00	0.00	340.00
<b>Category: 60 - OTHER SERVICES Total:</b>		<b>21,740.00</b>	<b>21,740.00</b>	<b>0.00</b>	<b>16,890.30</b>	<b>4,849.70</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-21-6572</a>	SPECIAL EQUIPMENT-	13,000.00	13,000.00	0.00	8,000.00	5,000.00
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>13,000.00</b>	<b>13,000.00</b>	<b>0.00</b>	<b>8,000.00</b>	<b>5,000.00</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Category: 97 - INTERFUND ACTIVITY</b>					
<a href="#">01-21-9772</a> TECHNOLOGY USER FEE	16,025.00	16,025.00	0.00	0.00	16,025.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>16,025.00</b>	<b>16,025.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,025.00</b>
<b>Department: 21 - POLICE Total:</b>	<b>3,546,460.99</b>	<b>3,546,460.99</b>	<b>268,734.35</b>	<b>1,029,825.12</b>	<b>2,516,635.87</b>

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 23 - COMMUNICATIONS</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-23-3001</a>	SALARIES	423,207.50	423,207.50	34,319.86	128,117.61	295,089.89
<a href="#">01-23-3002</a>	WAGES	12,900.00	12,900.00	180.00	334.80	12,565.20
<a href="#">01-23-3003</a>	LONGEVITY	1,343.94	1,343.94	114.46	428.14	915.80
<a href="#">01-23-3007</a>	OVERTIME	77,000.00	77,000.00	4,958.63	16,516.76	60,483.24
<a href="#">01-23-3010</a>	INCENTIVES	13,500.00	13,500.00	858.40	3,343.47	10,156.53
<a href="#">01-23-3051</a>	FICA/MEDICARE TAXES	38,632.56	38,632.56	2,950.57	10,824.38	27,808.18
<a href="#">01-23-3052</a>	WORKMEN'S COMPENSATION	982.00	982.00	0.00	671.56	310.44
<a href="#">01-23-3053</a>	EMPLOYMENT TAXES	1,584.00	1,584.00	680.38	812.42	771.58
<a href="#">01-23-3054</a>	RETIREMENT	58,865.07	58,865.07	5,648.28	21,049.52	37,815.55
<a href="#">01-23-3055</a>	HEALTH INSURANCE	88,774.92	88,774.92	7,492.34	28,686.62	60,088.30
<a href="#">01-23-3056</a>	LIFE INS	563.68	563.68	0.00	146.25	417.43
<a href="#">01-23-3057</a>	DENTAL INSURANCE	5,543.72	5,543.72	457.32	1,780.40	3,763.32
<a href="#">01-23-3058</a>	LONG-TERM DISABILITY	1,588.60	1,588.60	463.04	1,321.77	266.83
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>724,485.99</b>	<b>724,485.99</b>	<b>58,123.28</b>	<b>214,033.70</b>	<b>510,452.29</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-23-3502</a>	POSTAGE	100.00	100.00	0.00	0.00	100.00
<a href="#">01-23-3503</a>	OFFICE SUPPLIES	6,390.00	6,390.00	56.65	554.20	5,835.80
<a href="#">01-23-3504</a>	WEARING APPAREL	3,475.00	3,475.00	0.00	682.36	2,792.64
<a href="#">01-23-3510</a>	BOOKS AND PERIODICALS	400.00	400.00	0.00	0.00	400.00
<a href="#">01-23-3523</a>	TOOLS/EQUIPMENT	3,000.00	3,000.00	140.00	1,331.55	1,668.45
<b>Category: 35 - SUPPLIES Total:</b>		<b>13,365.00</b>	<b>13,365.00</b>	<b>196.65</b>	<b>2,568.11</b>	<b>10,796.89</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-23-4501</a>	FURN.FIXT. & OFF.MACH.	6,800.00	6,800.00	26.54	76.53	6,723.47
<a href="#">01-23-4503</a>	RADIO AND RADAR EQUIPMENT	1,250.00	1,250.00	0.00	1,122.54	127.46
<a href="#">01-23-4505</a>	TELEPHONE MAINTENANCE	13,400.00	13,400.00	0.00	0.00	13,400.00
<a href="#">01-23-4599</a>	MISCELLANEOUS EQUIPMENT	600.00	600.00	0.00	403.27	196.73
<b>Category: 45 - MAINTENANCE Total:</b>		<b>22,050.00</b>	<b>22,050.00</b>	<b>26.54</b>	<b>1,602.34</b>	<b>20,447.66</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-23-5012</a>	PRINTING	100.00	100.00	0.00	0.00	100.00
<a href="#">01-23-5020</a>	COMMUNICATIONS	3,000.00	3,000.00	69.54	1,534.82	1,465.18
<a href="#">01-23-5024</a>	RADIO USAGE FEES	2,000.00	2,000.00	89.00	267.00	1,733.00
<a href="#">01-23-5027</a>	MEMBERSHIPS	1,200.00	1,200.00	0.00	527.00	673.00
<a href="#">01-23-5029</a>	TRAVEL/TRAINING	6,000.00	6,000.00	0.00	1,017.00	4,983.00
<b>Category: 50 - SERVICES Total:</b>		<b>12,300.00</b>	<b>12,300.00</b>	<b>158.54</b>	<b>3,345.82</b>	<b>8,954.18</b>
<b>Category: 60 - OTHER SERVICES</b>						
<a href="#">01-23-6005</a>	SURETY BONDS	600.00	600.00	0.00	0.00	600.00
<b>Category: 60 - OTHER SERVICES Total:</b>		<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>600.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-23-9772</a>	TECHNOLOGY USER FEE	54,825.00	54,825.00	0.00	0.00	54,825.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>54,825.00</b>	<b>54,825.00</b>	<b>0.00</b>	<b>0.00</b>	<b>54,825.00</b>
<b>Department: 23 - COMMUNICATIONS Total:</b>		<b>827,625.99</b>	<b>827,625.99</b>	<b>58,505.01</b>	<b>221,549.97</b>	<b>606,076.02</b>



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 25 - FIRE DEPARTMENT</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-25-3001</a>	SALARIES	613,680.70	830,100.96	67,464.75	213,762.72	616,338.24
<a href="#">01-25-3002</a>	WAGES	57,751.00	57,751.00	2,353.98	12,265.13	45,485.87
<a href="#">01-25-3003</a>	LONGEVITY	2,880.02	2,880.02	206.78	817.08	2,062.94
<a href="#">01-25-3007</a>	OVERTIME	87,666.68	133,000.00	19,402.16	47,954.51	85,045.49
<a href="#">01-25-3009</a>	VOLUNTEERS STIPEND	44,000.00	44,000.00	2,127.00	9,757.17	34,242.83
<a href="#">01-25-3010</a>	INCENTIVES	21,000.00	21,000.00	830.72	3,235.65	17,764.35
<a href="#">01-25-3051</a>	FICA/MEDICARE TAXES	64,498.67	79,777.15	6,902.15	21,438.34	58,338.81
<a href="#">01-25-3052</a>	WORKMEN'S COMPENSATION	29,010.00	29,010.00	0.00	19,839.20	9,170.80
<a href="#">01-25-3053</a>	EMPLOYMENT TAXES	1,584.00	2,160.00	1,740.32	2,569.14	-409.14
<a href="#">01-25-3054</a>	RETIREMENT	89,513.53	119,899.05	12,280.25	37,608.23	82,290.82
<a href="#">01-25-3055</a>	HEALTH INSURANCE	123,404.06	204,845.42	11,194.01	36,123.69	168,721.73
<a href="#">01-25-3056</a>	LIFE INS	563.68	845.52	0.00	134.55	710.97
<a href="#">01-25-3057</a>	DENTAL INSURANCE	7,863.96	12,504.44	757.62	2,452.36	10,052.08
<a href="#">01-25-3058</a>	LONG-TERM DISABILITY	2,577.45	3,486.41	794.70	2,017.21	1,469.20
<a href="#">01-25-3059</a>	FIREFIGHTERS' RETIREMENT	26,000.00	26,000.00	0.00	18,518.00	7,482.00
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>1,171,993.75</b>	<b>1,567,259.97</b>	<b>126,054.44</b>	<b>428,492.98</b>	<b>1,138,766.99</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-25-3502</a>	SHIPPING/FREIGHT CHARGES	500.00	500.00	0.00	12.76	487.24
<a href="#">01-25-3503</a>	OFFICE SUPPLIES	6,999.00	6,999.00	0.00	561.25	6,437.75
<a href="#">01-25-3504</a>	WEARING APPAREL	46,350.00	46,350.00	1,714.61	8,142.56	38,207.44
<a href="#">01-25-3505</a>	FIRE PREVENTION MATERIALS	2,900.00	2,900.00	0.00	0.00	2,900.00
<a href="#">01-25-3508</a>	FILM AND CAMERA SUPPLIES	50.00	50.00	0.00	0.00	50.00
<a href="#">01-25-3510</a>	BOOKS AND PERIODICALS	1,150.00	1,150.00	0.00	318.91	831.09
<a href="#">01-25-3515</a>	MEDICAL SUPPLIES	24,000.00	24,000.00	374.27	6,203.82	17,796.18
<a href="#">01-25-3517</a>	JANITORIAL SUPPLIES	1,400.00	1,400.00	0.00	231.40	1,168.60
<a href="#">01-25-3520</a>	FOOD	8,999.00	8,999.00	0.00	398.51	8,600.49
<a href="#">01-25-3523</a>	TOOLS/EQUIPMENT	61,000.00	61,000.00	1,521.82	19,236.47	41,763.53
<a href="#">01-25-3524</a>	FEMA SUPPLIES	5,000.00	5,000.00	265.30	1,753.46	3,246.54
<a href="#">01-25-3525</a>	FEMA EQUIPMENT	5,000.00	5,000.00	0.00	9,157.00	-4,157.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>163,348.00</b>	<b>163,348.00</b>	<b>3,876.00</b>	<b>46,016.14</b>	<b>117,331.86</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-25-4501</a>	FURN, FIXT, & OFFICE EQPT.	4,700.00	4,700.00	159.94	2,548.12	2,151.88
<a href="#">01-25-4503</a>	RADIO AND RADAR EQUIPMENT	2,500.00	2,500.00	0.00	0.00	2,500.00
<a href="#">01-25-4599</a>	MAINTENANCE-MISC EQUIPMENT	34,749.00	34,749.00	-8,657.81	-3,855.36	38,604.36
<b>Category: 45 - MAINTENANCE Total:</b>		<b>41,949.00</b>	<b>41,949.00</b>	<b>-8,497.87</b>	<b>-1,307.24</b>	<b>43,256.24</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-25-5012</a>	PRINTING	750.00	750.00	0.00	0.00	750.00
<a href="#">01-25-5014</a>	MEDICAL EXPENSES	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-25-5020</a>	COMMUNICATIONS	5,000.00	5,000.00	93.63	379.07	4,620.93
<a href="#">01-25-5024</a>	RADIO USAGE FEES	15,000.00	15,000.00	1,062.50	4,300.00	10,700.00
<a href="#">01-25-5027</a>	MEMBERSHIPS	3,115.00	3,115.00	0.00	894.00	2,221.00
<a href="#">01-25-5029</a>	TRAVEL/TRAINING	20,000.00	20,000.00	0.00	2,624.75	17,375.25
<b>Category: 50 - SERVICES Total:</b>		<b>44,865.00</b>	<b>44,865.00</b>	<b>1,156.13</b>	<b>8,197.82</b>	<b>36,667.18</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-25-5405</a>	LICENSES/PERMITS	1,299.00	1,299.00	0.00	0.00	1,299.00
<b>Category: 54 - SUNDRY Total:</b>		<b>1,299.00</b>	<b>1,299.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,299.00</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-25-5508</a>	MEDICAL AND OTHER WASTE-DISP	1,300.00	1,300.00	113.30	332.22	967.78
<a href="#">01-25-5512</a>	ACCIDENT INSURANCE	5,300.00	5,300.00	0.00	0.00	5,300.00
<a href="#">01-25-5516</a>	COLLECTION AGENCY FEES	48,000.00	48,000.00	3,444.50	16,091.62	31,908.38
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>54,600.00</b>	<b>54,600.00</b>	<b>3,557.80</b>	<b>16,423.84</b>	<b>38,176.16</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-25-6581</a>	RADIO/RADER EQUIPMENT	0.00	0.00	3.49	3.49	-3.49
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>3.49</b>	<b>3.49</b>	<b>-3.49</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-25-9772</a>	TECHNOLOGY USER FEE	96,373.00	96,373.00	0.00	0.00	96,373.00
<a href="#">01-25-9781</a>	EQUIP. PURCHASE CONTRIBUTION	49,575.00	49,575.00	0.00	0.00	49,575.00
<a href="#">01-25-9791</a>	EQUIPMENT USER FEE	378,581.00	378,581.00	0.00	0.00	378,581.00
	<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>524,529.00</b>	<b>524,529.00</b>	<b>0.00</b>	<b>0.00</b>	<b>524,529.00</b>
	<b>Department: 25 - FIRE DEPARTMENT Total:</b>	<b>2,002,583.75</b>	<b>2,397,849.97</b>	<b>126,149.99</b>	<b>497,827.03</b>	<b>1,900,022.94</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 30 - PUBLIC WORKS</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-30-3001</a>	SALARIES	168,975.53	168,975.53	12,622.26	49,163.70	119,811.83
<a href="#">01-30-3003</a>	LONGEVITY	239.98	239.98	24.01	88.16	151.82
<a href="#">01-30-3007</a>	OVERTIME	1,000.00	1,000.00	0.00	49.92	950.08
<a href="#">01-30-3051</a>	FICA/MEDICARE TAXES	12,726.58	12,726.58	950.64	3,706.16	9,020.42
<a href="#">01-30-3052</a>	WORKMEN'S COMPENSATION	2,807.00	2,807.00	0.00	1,919.64	887.36
<a href="#">01-30-3053</a>	EMPLOYMENT TAXES	288.00	288.00	203.09	204.95	83.05
<a href="#">01-30-3054</a>	RETIREMENT	23,757.85	23,757.85	1,766.68	6,986.46	16,771.39
<a href="#">01-30-3055</a>	HEALTH INSURANCE	14,898.00	14,898.00	1,151.48	4,400.04	10,497.96
<a href="#">01-30-3056</a>	LIFE INS	140.92	140.92	0.00	35.10	105.82
<a href="#">01-30-3057</a>	DENTAL INSURANCE	903.24	903.24	69.48	270.62	632.62
<a href="#">01-30-3058</a>	LONG-TERM DISABILITY	709.70	709.70	167.32	492.26	217.44
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>226,446.80</b>	<b>226,446.80</b>	<b>16,954.96</b>	<b>67,317.01</b>	<b>159,129.79</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-30-3502</a>	POSTAGE/FREIGHT/DEL. FEE	100.00	100.00	0.00	16.50	83.50
<a href="#">01-30-3503</a>	OFFICE SUPPLIES	1,500.00	1,500.00	137.18	1,317.21	182.79
<a href="#">01-30-3504</a>	WEARING APPAREL	500.00	500.00	0.00	226.75	273.25
<a href="#">01-30-3510</a>	BOOKS AND PERIODICALS	100.00	100.00	0.00	0.00	100.00
<a href="#">01-30-3520</a>	FOOD	2,500.00	2,500.00	0.00	542.31	1,957.69
<b>Category: 35 - SUPPLIES Total:</b>		<b>4,700.00</b>	<b>4,700.00</b>	<b>137.18</b>	<b>2,102.77</b>	<b>2,597.23</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-30-4501</a>	FURNITURE AND EQUIPMENT	100.00	100.00	0.00	0.00	100.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-30-5012</a>	PRINTING	300.00	300.00	0.00	0.00	300.00
<a href="#">01-30-5020</a>	COMMUNICATIONS	2,000.00	2,000.00	69.54	309.86	1,690.14
<a href="#">01-30-5027</a>	MEMBERSHIPS	350.00	350.00	0.00	0.00	350.00
<a href="#">01-30-5029</a>	TRAVEL/TRAINING	2,000.00	2,000.00	0.00	444.40	1,555.60
<b>Category: 50 - SERVICES Total:</b>		<b>4,650.00</b>	<b>4,650.00</b>	<b>69.54</b>	<b>754.26</b>	<b>3,895.74</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-30-5510</a>	ENGINEERING SERVICES	10,000.00	10,000.00	0.00	0.00	10,000.00
<a href="#">01-30-5515</a>	CONSULTANT SERVICES	10,000.00	10,000.00	2,152.00	6,260.00	3,740.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>20,000.00</b>	<b>20,000.00</b>	<b>2,152.00</b>	<b>6,260.00</b>	<b>13,740.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-30-9772</a>	TECHNOLOGY USER FEE	1,875.00	1,875.00	0.00	0.00	1,875.00
<a href="#">01-30-9781</a>	EQUIPMENT PURCHASE CONTRIBUTIO	39,250.00	39,250.00	0.00	0.00	39,250.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>41,125.00</b>	<b>41,125.00</b>	<b>0.00</b>	<b>0.00</b>	<b>41,125.00</b>
<b>Department: 30 - PUBLIC WORKS Total:</b>		<b>297,021.80</b>	<b>297,021.80</b>	<b>19,313.68</b>	<b>76,434.04</b>	<b>220,587.76</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 31 - COMMUNITY DEVELOPMENT</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-31-3001</a>	SALARIES	251,248.13	251,248.13	19,522.52	71,876.10	179,372.03
<a href="#">01-31-3003</a>	LONGEVITY	1,775.80	1,775.80	125.54	504.02	1,271.78
<a href="#">01-31-3007</a>	OVERTIME	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-31-3010</a>	INCENTIVES	479.96	479.96	73.84	287.61	192.35
<a href="#">01-31-3051</a>	FICA/MEDICARE TAXES	18,367.48	18,367.48	1,429.97	5,298.24	13,069.24
<a href="#">01-31-3052</a>	WORKMEN'S COMPENSATION	1,100.00	1,100.00	0.00	752.26	347.74
<a href="#">01-31-3053</a>	EMPLOYMENT TAXES	576.00	576.00	354.30	401.98	174.02
<a href="#">01-31-3054</a>	RETIREMENT	35,732.35	35,732.35	2,755.14	10,294.64	25,437.71
<a href="#">01-31-3055</a>	HEALTH INSURANCE	55,618.68	55,618.68	3,820.74	12,055.73	43,562.95
<a href="#">01-31-3056</a>	LIFE INS	281.84	281.84	0.00	70.20	211.64
<a href="#">01-31-3057</a>	DENTAL INSURANCE	3,223.48	3,223.48	247.96	752.07	2,471.41
<a href="#">01-31-3058</a>	LONG-TERM DISABILITY	1,059.44	1,059.44	212.04	707.25	352.19
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>370,463.16</b>	<b>370,463.16</b>	<b>28,542.05</b>	<b>103,000.10</b>	<b>267,463.06</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-31-3503</a>	OFFICE SUPPLIES	3,500.00	3,500.00	77.45	731.91	2,768.09
<a href="#">01-31-3504</a>	WEARING APPAREL	900.00	900.00	10.00	44.99	855.01
<a href="#">01-31-3510</a>	BOOKS AND PERIODICALS	700.00	700.00	0.00	0.00	700.00
<a href="#">01-31-3521</a>	ANIMAL SHELTER	3,000.00	3,000.00	0.00	725.00	2,275.00
<a href="#">01-31-3523</a>	TOOLS/EQUIPMENT	300.00	300.00	0.00	0.00	300.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>8,400.00</b>	<b>8,400.00</b>	<b>87.45</b>	<b>1,501.90</b>	<b>6,898.10</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-31-5008</a>	ABATEMENT/SUBSTANDARD PROPERTY	100.00	100.00	0.00	0.00	100.00
<a href="#">01-31-5012</a>	PRINTING	600.00	600.00	0.00	205.10	394.90
<a href="#">01-31-5020</a>	COMMUNICATIONS	4,500.00	4,500.00	69.54	309.86	4,190.14
<a href="#">01-31-5027</a>	MEMBERSHIPS	900.00	900.00	0.00	0.00	900.00
<a href="#">01-31-5029</a>	TRAVEL/TRAINING	7,500.00	7,500.00	0.00	0.00	7,500.00
<b>Category: 50 - SERVICES Total:</b>		<b>13,600.00</b>	<b>13,600.00</b>	<b>69.54</b>	<b>514.96</b>	<b>13,085.04</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-31-5515</a>	CONSULTANT	50,000.00	50,000.00	4,013.00	10,370.00	39,630.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>50,000.00</b>	<b>50,000.00</b>	<b>4,013.00</b>	<b>10,370.00</b>	<b>39,630.00</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-31-6571</a>	OFFICE FURNITURE & EQUIPMENT	600.00	600.00	0.00	376.29	223.71
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>376.29</b>	<b>223.71</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-31-9771</a>	TECHNOLOGY PURCHASE CONTRIBUTI	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-31-9772</a>	TECHNOLOGY USER FEE	4,750.00	4,750.00	0.00	0.00	4,750.00
<a href="#">01-31-9781</a>	EQUIP. PURCHASE CONTRIBUTION	55,080.00	55,080.00	0.00	0.00	55,080.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>60,830.00</b>	<b>60,830.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60,830.00</b>
<b>Department: 31 - COMMUNITY DEVELOPMENT Total:</b>		<b>503,893.16</b>	<b>503,893.16</b>	<b>32,712.04</b>	<b>115,763.25</b>	<b>388,129.91</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 32 - STREETS</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-32-3001</a>	SALARIES	158,734.88	158,734.88	7,751.76	38,482.75	120,252.13
<a href="#">01-32-3003</a>	LONGEVITY	1,343.94	1,343.94	7.38	68.13	1,275.81
<a href="#">01-32-3007</a>	OVERTIME	20,000.00	20,000.00	441.13	3,567.83	16,432.17
<a href="#">01-32-3010</a>	INCENTIVES	0.01	0.01	0.00	0.00	0.01
<a href="#">01-32-3051</a>	FICA/MEDICARE TAXES	12,856.20	12,856.20	592.57	3,082.20	9,774.00
<a href="#">01-32-3052</a>	WORKMEN'S COMPENSATION	5,658.00	5,658.00	0.00	3,869.36	1,788.64
<a href="#">01-32-3053</a>	EMPLOYMENT TAXES	576.00	576.00	263.11	398.83	177.17
<a href="#">01-32-3054</a>	RETIREMENT	25,283.07	25,283.07	1,145.59	5,975.59	19,307.48
<a href="#">01-32-3055</a>	HEALTH INSURANCE	54,989.48	54,989.48	2,202.05	8,645.01	46,344.47
<a href="#">01-32-3056</a>	LIFE INS	211.38	211.38	0.00	29.25	182.13
<a href="#">01-32-3057</a>	DENTAL	3,480.36	3,480.36	178.48	695.18	2,785.18
<a href="#">01-32-3058</a>	LONG-TERM DISABILITY	666.69	666.69	111.02	333.82	332.87
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>283,800.01</b>	<b>283,800.01</b>	<b>12,693.09</b>	<b>65,147.95</b>	<b>218,652.06</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-32-3504</a>	WEARING APPAREL	1,600.00	1,600.00	30.00	458.64	1,141.36
<a href="#">01-32-3523</a>	TOOLS/EQUIPMENT	3,000.00	3,000.00	0.00	0.00	3,000.00
<a href="#">01-32-3534</a>	PARTS AND MATERIALS	90,000.00	90,000.00	7,781.67	19,724.17	70,275.83
<b>Category: 35 - SUPPLIES Total:</b>		<b>94,600.00</b>	<b>94,600.00</b>	<b>7,811.67</b>	<b>20,182.81</b>	<b>74,417.19</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">01-32-4002</a>	STREET SIGNS	10,000.00	10,000.00	0.00	0.00	10,000.00
<a href="#">01-32-4003</a>	STREET MAINTENANCE MAT'L	25,000.00	25,000.00	0.00	132.23	24,867.77
<a href="#">01-32-4004</a>	SIDEWALK REPLACEMENT	25,000.00	25,000.00	0.00	0.00	25,000.00
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>		<b>60,000.00</b>	<b>60,000.00</b>	<b>0.00</b>	<b>132.23</b>	<b>59,867.77</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-32-4598</a>	ORNMENTAL STREET LIGHT MAIN	1,000.00	1,000.00	0.00	0.00	1,000.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-32-5016</a>	STREET LIGHTING	195,000.00	195,000.00	11,723.06	39,756.32	155,243.68
<a href="#">01-32-5020</a>	COMMUNICATIONS	3,000.00	3,000.00	69.54	395.58	2,604.42
<a href="#">01-32-5022</a>	RENTAL OF EQUIPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-32-5029</a>	TRAVEL/TRAINING	5,000.00	5,000.00	0.00	555.00	4,445.00
<b>Category: 50 - SERVICES Total:</b>		<b>204,000.00</b>	<b>204,000.00</b>	<b>11,792.60</b>	<b>40,706.90</b>	<b>163,293.10</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-32-5507</a>	MOSQUITO SPRAYING	16,000.00	16,000.00	0.00	1,425.00	14,575.00
<a href="#">01-32-5515</a>	CONSULTANT SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>21,000.00</b>	<b>21,000.00</b>	<b>0.00</b>	<b>1,425.00</b>	<b>19,575.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-32-9772</a>	TECHNOLOGY USER FEE	500.00	500.00	0.00	0.00	500.00
<a href="#">01-32-9781</a>	EQUIPMENT PURCHASE CONTRIBUTIO	84,335.00	84,335.00	0.00	0.00	84,335.00
<a href="#">01-32-9791</a>	EQUIPMENT USER FEE	30,000.00	30,000.00	0.00	0.00	30,000.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>114,835.00</b>	<b>114,835.00</b>	<b>0.00</b>	<b>0.00</b>	<b>114,835.00</b>
<b>Department: 32 - STREETS Total:</b>		<b>779,235.01</b>	<b>779,235.01</b>	<b>32,297.36</b>	<b>127,594.89</b>	<b>651,640.12</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 33 - BUILDING MAINTENANCE</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-33-3001</a>	SALARIES	56,752.12	56,752.12	4,239.74	16,513.79	40,238.33
<a href="#">01-33-3002</a>	WAGES	24,000.00	24,000.00	756.00	2,575.44	21,424.56
<a href="#">01-33-3003</a>	LONGEVITY	48.10	48.10	7.38	28.75	19.35
<a href="#">01-33-3007</a>	OVERTIME	5,000.00	5,000.00	0.00	157.54	4,842.46
<a href="#">01-33-3051</a>	FICA/MEDICARE TAXES	6,445.33	6,445.33	373.63	1,439.09	5,006.24
<a href="#">01-33-3052</a>	WORKMEN'S COMPENSATION	1,382.00	1,382.00	0.00	949.22	432.78
<a href="#">01-33-3053</a>	EMPLOYMENT TAXES	288.00	288.00	80.22	118.67	169.33
<a href="#">01-33-3054</a>	RETIREMENT	8,676.75	8,676.75	593.32	2,366.60	6,310.15
<a href="#">01-33-3055</a>	HEALTH INSURANCE	7,449.00	7,449.00	575.74	2,200.01	5,248.99
<a href="#">01-33-3056</a>	LIFE INS	70.46	70.46	0.00	17.55	52.91
<a href="#">01-33-3057</a>	DENTAL	1,160.12	1,160.12	89.24	347.59	812.53
<a href="#">01-33-3058</a>	LONG-TERM DISABILITY	259.36	259.36	59.26	172.98	86.38
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>111,531.24</b>	<b>111,531.24</b>	<b>6,774.53</b>	<b>26,887.23</b>	<b>84,644.01</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-33-3504</a>	WEARING APPAREL	1,000.00	1,000.00	0.00	141.87	858.13
<a href="#">01-33-3517</a>	JANITORIAL SUPPLIES	7,500.00	7,500.00	209.68	969.36	6,530.64
<a href="#">01-33-3523</a>	TOOLS/EQUIPMENT	750.00	750.00	258.00	430.86	319.14
<a href="#">01-33-3540</a>	POWERED EQUIPMENT	1,200.00	1,200.00	0.00	0.00	1,200.00
<a href="#">01-33-3541</a>	SAFETY PRODUCTS	750.00	750.00	257.68	527.68	222.32
<a href="#">01-33-3542</a>	FIRST AID	250.00	250.00	0.00	0.00	250.00
<a href="#">01-33-3543</a>	SECURITY SUPPLIES	4,000.00	4,000.00	0.00	0.00	4,000.00
<b>Category: 35 - SUPPLIES Total:</b>		<b>15,450.00</b>	<b>15,450.00</b>	<b>725.36</b>	<b>2,069.77</b>	<b>13,380.23</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">01-33-4001</a>	MAINTENANCE-BLDG & GROUNDS	2,000.00	2,000.00	950.03	1,153.63	846.37
<a href="#">01-33-4011</a>	CITY HALL/CIVIC CENTER BUILDING MAINTEN...	7,000.00	7,000.00	0.00	620.00	6,380.00
<a href="#">01-33-4021</a>	POLICE DEPARTMENT BUILDING MAINTENAN...	10,000.00	10,000.00	2,451.00	5,477.43	4,522.57
<a href="#">01-33-4025</a>	FIRE DEPARTMENT BUILDING MAINTENANCE	10,000.00	10,000.00	0.00	0.00	10,000.00
<a href="#">01-33-4030</a>	PUBLIC WORKS BULDING MAINTENANCE	1,500.00	1,500.00	0.00	363.20	1,136.80
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>		<b>30,500.00</b>	<b>30,500.00</b>	<b>3,401.03</b>	<b>7,614.26</b>	<b>22,885.74</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-33-4501</a>	FURN.,FIXT.,& OFF. MACH.	1,000.00	1,000.00	0.00	0.00	1,000.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-33-5017</a>	UTILITIES	103,000.00	103,000.00	6,056.80	19,920.78	83,079.22
<a href="#">01-33-5029</a>	TRAVEL AND TRAINING	1,000.00	1,000.00	0.00	33.45	966.55
<b>Category: 50 - SERVICES Total:</b>		<b>104,000.00</b>	<b>104,000.00</b>	<b>6,056.80</b>	<b>19,954.23</b>	<b>84,045.77</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-33-5521</a>	PEST CONTROL SERVICES	5,000.00	5,000.00	0.00	414.38	4,585.62
<a href="#">01-33-5529</a>	CONTRACTUAL SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">01-33-5530</a>	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>15,000.00</b>	<b>15,000.00</b>	<b>0.00</b>	<b>414.38</b>	<b>14,585.62</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-33-6580</a>	BLDG & GROUND IMPROVEMENT	65,500.00	65,500.00	7,977.56	16,701.14	48,798.86
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>65,500.00</b>	<b>65,500.00</b>	<b>7,977.56</b>	<b>16,701.14</b>	<b>48,798.86</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-33-9781</a>	EQUIPMENT PURCHASE CONTRIBUTIO	27,320.00	27,320.00	0.00	0.00	27,320.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>27,320.00</b>	<b>27,320.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,320.00</b>
<b>Department: 33 - BUILDING MAINTENANCE Total:</b>		<b>370,301.24</b>	<b>370,301.24</b>	<b>24,935.28</b>	<b>73,641.01</b>	<b>296,660.23</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 35 - SOLID WASTE</b>						
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-35-5508</a>	SOLID WASTECOLLECTION SERVICES	364,324.00	364,324.00	28,084.12	84,679.25	279,644.75
<a href="#">01-35-5509</a>	STORM CLEAN-UP-DEBRIS REMOVAL	2,900.00	2,900.00	0.00	0.00	2,900.00
<a href="#">01-35-5519</a>	RECYCLING PROGRAM	99,702.00	99,702.00	7,869.54	23,608.62	76,093.38
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>466,926.00</b>	<b>466,926.00</b>	<b>35,953.66</b>	<b>108,287.87</b>	<b>358,638.13</b>
<b>Department: 35 - SOLID WASTE Total:</b>		<b>466,926.00</b>	<b>466,926.00</b>	<b>35,953.66</b>	<b>108,287.87</b>	<b>358,638.13</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 36 - FLEET SERVICES</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-36-3001</a>	SALARIES	123,466.72	123,466.72	9,274.96	35,854.30	87,612.42
<a href="#">01-36-3003</a>	LONGEVITY	335.92	335.92	33.22	127.11	208.81
<a href="#">01-36-3007</a>	OVERTIME	8,000.00	8,000.00	818.87	3,598.56	4,401.44
<a href="#">01-36-3010</a>	INCENTIVES	600.08	600.08	46.16	179.79	420.29
<a href="#">01-36-3051</a>	FICA/MEDICARE TAXES	9,801.41	9,801.41	753.06	2,943.89	6,857.52
<a href="#">01-36-3052</a>	WORKMEN'S COMPENSATION	2,246.00	2,246.00	0.00	1,535.98	710.02
<a href="#">01-36-3053</a>	EMPLOYMENT TAXES	416.00	416.00	163.87	169.22	246.78
<a href="#">01-36-3054</a>	RETIREMENT	18,665.16	18,665.16	1,427.00	5,656.82	13,008.34
<a href="#">01-36-3055</a>	HEALTH INSURANCE	20,244.90	20,244.90	1,562.78	5,932.30	14,312.60
<a href="#">01-36-3056</a>	LIFE INS	140.92	140.92	0.00	35.10	105.82
<a href="#">01-36-3057</a>	DENTAL	1,611.74	1,611.74	123.98	480.30	1,131.44
<a href="#">01-36-3058</a>	LONG-TERM DISABILITY	520.82	520.82	130.94	380.77	140.05
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>186,049.67</b>	<b>186,049.67</b>	<b>14,334.84</b>	<b>56,894.14</b>	<b>129,155.53</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-36-3503</a>	OFFICE SUPPLIES	500.00	500.00	0.00	157.57	342.43
<a href="#">01-36-3504</a>	WEARING APPAREL	800.00	800.00	80.00	175.66	624.34
<a href="#">01-36-3510</a>	MANUALS AND PERIODICALS	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-36-3514</a>	FUEL AND OIL	135,000.00	135,000.00	1,022.64	23,613.09	111,386.91
<a href="#">01-36-3523</a>	TOOLS/EQUIPMENT	12,500.00	12,500.00	12,274.00	12,281.49	218.51
<a href="#">01-36-3529</a>	VEHICLE REPAIR PARTS	40,000.00	40,000.00	4,428.78	10,420.47	29,579.53
<a href="#">01-36-3535</a>	SHOP SUPPLIES	5,000.00	5,000.00	235.35	1,293.40	3,706.60
<b>Category: 35 - SUPPLIES Total:</b>		<b>194,800.00</b>	<b>194,800.00</b>	<b>18,040.77</b>	<b>47,941.68</b>	<b>146,858.32</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-36-4520</a>	AUTO REPAIR/OUTSOURCED	55,000.00	55,000.00	19,554.92	8,859.65	46,140.35
<b>Category: 45 - MAINTENANCE Total:</b>		<b>55,000.00</b>	<b>55,000.00</b>	<b>19,554.92</b>	<b>8,859.65</b>	<b>46,140.35</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-36-5020</a>	COMMUNICATIONS	1,500.00	1,500.00	41.54	244.38	1,255.62
<a href="#">01-36-5022</a>	RENTAL EQUIPMENT	360.00	360.00	0.00	0.00	360.00
<a href="#">01-36-5027</a>	MEMBERSHIP	750.00	750.00	0.00	0.00	750.00
<a href="#">01-36-5029</a>	TRAVEL/TRAINING	7,800.00	7,800.00	0.00	1,540.78	6,259.22
<b>Category: 50 - SERVICES Total:</b>		<b>10,410.00</b>	<b>10,410.00</b>	<b>41.54</b>	<b>1,785.16</b>	<b>8,624.84</b>
<b>Category: 54 - SUNDRY</b>						
<a href="#">01-36-5405</a>	LICENSES/PERMITS	850.00	850.00	16.75	46.75	803.25
<b>Category: 54 - SUNDRY Total:</b>		<b>850.00</b>	<b>850.00</b>	<b>16.75</b>	<b>46.75</b>	<b>803.25</b>
<b>Category: 65 - CAPITAL OUTLAY</b>						
<a href="#">01-36-6572</a>	SPECIAL EQUIPMENT	5,000.00	5,000.00	6.49	235.38	4,764.62
<a href="#">01-36-6574</a>	COMPUTER SOFTWARE	3,500.00	3,500.00	0.00	3,370.75	129.25
<b>Category: 65 - CAPITAL OUTLAY Total:</b>		<b>8,500.00</b>	<b>8,500.00</b>	<b>6.49</b>	<b>3,606.13</b>	<b>4,893.87</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">01-36-9757</a>	VEH/EQUIP PURCHASE CONTRIB	54,640.00	54,640.00	0.00	0.00	54,640.00
<a href="#">01-36-9772</a>	TECHNOLOGY USER FEE	1,000.00	1,000.00	0.00	0.00	1,000.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>55,640.00</b>	<b>55,640.00</b>	<b>0.00</b>	<b>0.00</b>	<b>55,640.00</b>
<b>Department: 36 - FLEET SERVICES Total:</b>		<b>511,249.67</b>	<b>511,249.67</b>	<b>51,995.31</b>	<b>119,133.51</b>	<b>392,116.16</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 38 - RECREATION</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-38-3001</a>	SALARIES	58,349.60	58,349.60	4,534.60	17,876.92	40,472.68
<a href="#">01-38-3002</a>	WAGES	59,000.00	59,000.00	375.69	2,163.89	56,836.11
<a href="#">01-38-3003</a>	LONGEVITY	48.10	48.10	7.38	24.00	24.10
<a href="#">01-38-3051</a>	FICA/MEDICARE TAXES	8,661.49	8,661.49	348.10	1,422.58	7,238.91
<a href="#">01-38-3053</a>	EMPLOYMENT TAXES	288.00	288.00	109.44	585.16	-297.16
<a href="#">01-38-3054</a>	RETIREMENT	8,283.29	8,283.29	634.52	2,536.84	5,746.45
<a href="#">01-38-3055</a>	HEALTH INSURANCE	20,360.34	20,360.34	1,566.18	6,162.78	14,197.56
<a href="#">01-38-3056</a>	LIFE INS	70.46	70.46	0.00	17.55	52.91
<a href="#">01-38-3057</a>	DENTAL	1,160.12	1,160.12	89.24	356.96	803.16
<a href="#">01-38-3058</a>	LONG-TERM DISABILITY	247.59	247.59	19.04	75.08	172.51
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>156,468.99</b>	<b>156,468.99</b>	<b>7,684.19</b>	<b>31,221.76</b>	<b>125,247.23</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-38-3503</a>	OFFICE SUPPLIES	500.00	500.00	0.00	0.00	500.00
<a href="#">01-38-3504</a>	WEARING APPAREL	1,000.00	1,000.00	0.00	1,357.17	-357.17
<a href="#">01-38-3506</a>	CHEMICALS	500.00	500.00	0.00	0.00	500.00
<a href="#">01-38-3517</a>	JANITORIAL SUPPLIES	300.00	300.00	0.00	0.00	300.00
<a href="#">01-38-3523</a>	TOOLS/EQUIPMENT	250.00	250.00	0.00	998.75	-748.75
<a href="#">01-38-3526</a>	MINOR EQUIPMENT	250.00	250.00	0.00	0.00	250.00
<a href="#">01-38-3531</a>	RECREATION & EVENTS	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-38-3532</a>	RECREATION AWARDS/PRIZES	1,000.00	1,000.00	0.00	51.48	948.52
<a href="#">01-38-3542</a>	FIRST AID	250.00	250.00	0.00	0.00	250.00
<a href="#">01-38-3547</a>	POOL SUPPLIES	2,500.00	2,500.00	0.00	1,159.12	1,340.88
<b>Category: 35 - SUPPLIES Total:</b>		<b>7,550.00</b>	<b>7,550.00</b>	<b>0.00</b>	<b>3,566.52</b>	<b>3,983.48</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-38-4512</a>	EQUIPMENT MAINTENANCE	500.00	500.00	0.00	0.00	500.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-38-5012</a>	PRINTING	3,500.00	3,500.00	0.00	200.00	3,300.00
<a href="#">01-38-5020</a>	COMMUNICATIONS	600.08	600.08	0.00	0.00	600.08
<a href="#">01-38-5022</a>	EQUIPMENT RENTAL	750.00	750.00	0.00	0.00	750.00
<a href="#">01-38-5027</a>	MEMBERSHIPS/SUBSCRIPTIONS	500.00	500.00	0.00	509.34	-9.34
<a href="#">01-38-5029</a>	TRAVEL/TRAINING	1,000.00	1,000.00	0.00	350.00	650.00
<a href="#">01-38-5043</a>	GENERAL ADVERTISING	2,000.00	2,000.00	0.00	570.53	1,429.47
<a href="#">01-38-5046</a>	SPRING FLING	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">01-38-5047</a>	EGG HUNTS	2,500.00	2,500.00	0.00	0.00	2,500.00
<a href="#">01-38-5048</a>	FOURTH OF JULY	2,500.00	2,500.00	0.00	0.00	2,500.00
<a href="#">01-38-5049</a>	FALL FROLIC	2,500.00	2,500.00	0.00	0.00	2,500.00
<a href="#">01-38-5050</a>	HOLIDAY IN THE VILLAGE	5,000.00	5,000.00	0.00	2,409.21	2,590.79
<a href="#">01-38-5051</a>	FOOD TRUCK RALLY	3,000.00	3,000.00	0.00	0.00	3,000.00
<a href="#">01-38-5052</a>	CONCERT SERIES	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">01-38-5053</a>	MOVIE SERIES	1,800.00	1,800.00	0.00	1,067.87	732.13
<a href="#">01-38-5054</a>	POOL EVENTS	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-38-5055</a>	RECREATIONAL ACTIVITIES	1,750.00	1,750.00	0.00	1,301.27	448.73
<b>Category: 50 - SERVICES Total:</b>		<b>35,400.08</b>	<b>35,400.08</b>	<b>0.00</b>	<b>6,408.22</b>	<b>28,991.86</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-38-5530</a>	PROFESSIONAL SERVICES	1,500.00	1,500.00	0.00	400.00	1,100.00
<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>		<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>400.00</b>	<b>1,100.00</b>
<b>Department: 38 - RECREATION Total:</b>		<b>201,419.07</b>	<b>201,419.07</b>	<b>7,684.19</b>	<b>41,596.50</b>	<b>159,822.57</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 39 - PARKS</b>						
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS</b>						
<a href="#">01-39-3001</a>	SALARIES	421,417.19	421,417.19	27,148.98	108,016.67	313,400.52
<a href="#">01-39-3002</a>	WAGES	0.00	0.00	0.00	-74.76	74.76
<a href="#">01-39-3003</a>	LONGEVITY	2,688.14	2,688.14	238.16	923.77	1,764.37
<a href="#">01-39-3007</a>	OVERTIME	1,800.00	1,800.00	315.53	2,535.86	-735.86
<a href="#">01-39-3010</a>	INCENTIVES	0.00	0.00	46.16	179.79	-179.79
<a href="#">01-39-3051</a>	FICA/MEDICARE TAXES	30,840.41	30,840.41	2,031.18	8,151.89	22,688.52
<a href="#">01-39-3052</a>	WORKMEN'S COMPENSATION	8,326.00	8,326.00	0.00	5,693.94	2,632.06
<a href="#">01-39-3053</a>	EMPLOYMENT TAXES	1,180.80	1,180.80	447.74	796.83	383.97
<a href="#">01-39-3054</a>	RETIREMENT	44,612.85	44,612.85	3,876.51	15,824.96	28,787.89
<a href="#">01-39-3055</a>	HEALTH INSURANCE	103,159.16	103,159.16	6,377.07	25,633.24	77,525.92
<a href="#">01-39-3056</a>	LIFE INS	493.22	493.22	0.00	116.43	376.79
<a href="#">01-39-3057</a>	DENTAL	6,252.22	6,252.22	426.04	1,729.93	4,522.29
<a href="#">01-39-3058</a>	LONG-TERM DISABILITY	1,315.72	1,315.72	424.32	1,251.92	63.80
<b>Category: 30 - SALARIES, WAGES, &amp; BENEFITS Total:</b>		<b>622,085.71</b>	<b>622,085.71</b>	<b>41,331.69</b>	<b>170,780.47</b>	<b>451,305.24</b>
<b>Category: 35 - SUPPLIES</b>						
<a href="#">01-39-3503</a>	OFFICE SUPPLIES	250.00	250.00	0.00	0.00	250.00
<a href="#">01-39-3504</a>	WEARING APPAREL	3,000.00	3,000.00	0.00	1,065.76	1,934.24
<a href="#">01-39-3506</a>	CHEMICALS	6,500.00	6,500.00	0.00	0.00	6,500.00
<a href="#">01-39-3517</a>	JANITORIAL SUPPLIES	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-39-3523</a>	TOOLS/EQUIPMENT	1,500.00	1,500.00	0.00	457.22	1,042.78
<a href="#">01-39-3526</a>	MINOR EQUIPMENT	3,000.00	3,000.00	198.26	198.26	2,801.74
<a href="#">01-39-3534</a>	EQUIP REPAIR PARTS	5,000.00	5,000.00	288.22	355.36	4,644.64
<a href="#">01-39-3536</a>	LANDSCAPING MATERIALS	9,500.00	9,500.00	173.11	481.22	9,018.78
<a href="#">01-39-3542</a>	FIRST AID	500.00	500.00	0.00	0.00	500.00
<a href="#">01-39-3544</a>	IRRIGATION SUPPLIES	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">01-39-3545</a>	POOL JANITORIAL SUPPLIES	750.00	750.00	0.00	0.00	750.00
<a href="#">01-39-3546</a>	SPLASH PAD CHEMICALS	2,000.00	2,000.00	0.00	0.00	2,000.00
<a href="#">01-39-3547</a>	POOL CHEMICALS	13,000.00	13,000.00	0.00	4,181.10	8,818.90
<b>Category: 35 - SUPPLIES Total:</b>		<b>48,000.00</b>	<b>48,000.00</b>	<b>659.59</b>	<b>6,738.92</b>	<b>41,261.08</b>
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC</b>						
<a href="#">01-39-4007</a>	POOL MAINTENANCE	3,000.00	3,000.00	184.75	184.75	2,815.25
<a href="#">01-39-4008</a>	PARK MAINTENANCE	0.00	0.00	1,421.36	1,736.88	-1,736.88
<a href="#">01-39-4031</a>	SPLASH PAD MAINTENANCE	1,500.00	1,500.00	0.00	600.00	900.00
<a href="#">01-39-4032</a>	CAROL FOX PARK	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">01-39-4033</a>	CLARK HENRY PARK	5,000.00	5,000.00	0.00	672.73	4,327.27
<a href="#">01-39-4034</a>	PHILLIPINE PARK	1,500.00	1,500.00	0.00	0.00	1,500.00
<a href="#">01-39-4035</a>	DOG PARK	2,500.00	2,500.00	0.00	240.00	2,260.00
<a href="#">01-39-4036</a>	OPEN GREEN SPACE/POCKET PARKS	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-39-4037</a>	HIKE AND BIKE TRAILS	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-39-4038</a>	TREE MAINTENANCE AND TREE CITY USA	1,500.00	1,500.00	0.00	0.00	1,500.00
<b>Category: 40 - MAINTENANCE--BLDGS, STRUC Total:</b>		<b>22,000.00</b>	<b>22,000.00</b>	<b>1,606.11</b>	<b>3,434.36</b>	<b>18,565.64</b>
<b>Category: 45 - MAINTENANCE</b>						
<a href="#">01-39-4511</a>	VEHICLE MAINTENANCE	1,000.00	1,000.00	78.28	78.28	921.72
<a href="#">01-39-4512</a>	EQUIPMENT MAINTENANCE	2,500.00	2,500.00	0.00	0.00	2,500.00
<b>Category: 45 - MAINTENANCE Total:</b>		<b>3,500.00</b>	<b>3,500.00</b>	<b>78.28</b>	<b>78.28</b>	<b>3,421.72</b>
<b>Category: 50 - SERVICES</b>						
<a href="#">01-39-5012</a>	PRINTING	1,000.00	1,000.00	0.00	26.05	973.95
<a href="#">01-39-5020</a>	COMMUNICATIONS	1,800.00	1,800.00	69.54	309.86	1,490.14
<a href="#">01-39-5022</a>	EQUIPMENT RENTAL	1,000.00	1,000.00	0.00	0.00	1,000.00
<a href="#">01-39-5027</a>	MEMBERSHIPS/SUBSCRIPTIONS	500.00	500.00	0.00	40.00	460.00
<a href="#">01-39-5029</a>	TRAVEL/TRAINING	2,500.00	2,500.00	120.00	745.55	1,754.45
<b>Category: 50 - SERVICES Total:</b>		<b>6,800.00</b>	<b>6,800.00</b>	<b>189.54</b>	<b>1,121.46</b>	<b>5,678.54</b>
<b>Category: 55 - PROFESSIONAL SERVICES</b>						
<a href="#">01-39-5529</a>	CONTRACTUAL SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<a href="#">01-39-5530</a>	PROFESSIONAL SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00
	<b>Category: 55 - PROFESSIONAL SERVICES Total:</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>
	<b>Category: 65 - CAPITAL OUTLAY</b>					
<a href="#">01-39-6516</a>	PARKS & LANDSCAPING PROJS	30,000.00	30,000.00	0.00	646.25	29,353.75
<a href="#">01-39-6598</a>	MISCELLANEOUS EQUIPMENT	10,000.00	10,000.00	-7,308.00	-7,308.00	17,308.00
	<b>Category: 65 - CAPITAL OUTLAY Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>-7,308.00</b>	<b>-6,661.75</b>	<b>46,661.75</b>
	<b>Category: 97 - INTERFUND ACTIVITY</b>					
<a href="#">01-39-9772</a>	TECHNOLOGY USER FEE	750.00	750.00	0.00	0.00	750.00
<a href="#">01-39-9781</a>	EQUIP. PURCHASE CONTRIBUTION	30,900.00	30,900.00	0.00	0.00	30,900.00
<a href="#">01-39-9791</a>	EQUIPMENT USER FEE	11,800.00	11,800.00	0.00	0.00	11,800.00
	<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>43,450.00</b>	<b>43,450.00</b>	<b>0.00</b>	<b>0.00</b>	<b>43,450.00</b>
	<b>Department: 39 - PARKS Total:</b>	<b>787,835.71</b>	<b>787,835.71</b>	<b>36,557.21</b>	<b>175,491.74</b>	<b>612,343.97</b>
	<b>Fund: 01 - GENERAL FUND Surplus (Deficit):</b>	<b>886,492.45</b>	<b>491,226.23</b>	<b>2,142,048.37</b>	<b>3,025,045.82</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 03 - DEBT SERVICE FUND</b>						
<b>Department: 50 - 50</b>						
<b>Category: 72 - PROPERTY TAXES</b>						
<a href="#">03-50-7201</a>	CURRENT PROPERTY TAXES	1,453,727.00	1,453,727.00	527,952.83	723,487.07	730,239.93
<a href="#">03-50-7202</a>	DELINQUENT PROPERTY TAX	30,000.00	30,000.00	-137.37	6,528.54	23,471.46
<a href="#">03-50-7203</a>	PENALTY, INTEREST, COSTS	15,000.00	15,000.00	25.78	3,307.09	11,692.91
<b>Category: 72 - PROPERTY TAXES Total:</b>		<b>1,498,727.00</b>	<b>1,498,727.00</b>	<b>527,841.24</b>	<b>733,322.70</b>	<b>765,404.30</b>
<b>Category: 96 - INTEREST EARNED</b>						
<a href="#">03-50-9601</a>	INTEREST EARNED	10,000.00	10,000.00	32.09	91.67	9,908.33
<b>Category: 96 - INTEREST EARNED Total:</b>		<b>10,000.00</b>	<b>10,000.00</b>	<b>32.09</b>	<b>91.67</b>	<b>9,908.33</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">03-50-9752</a>	TRANSFER FROM UTILITY FUND	88,418.00	88,418.00	0.00	0.00	88,418.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>		<b>88,418.00</b>	<b>88,418.00</b>	<b>0.00</b>	<b>0.00</b>	<b>88,418.00</b>
<b>Department: 50 - 50 Total:</b>		<b>1,597,145.00</b>	<b>1,597,145.00</b>	<b>527,873.33</b>	<b>733,414.37</b>	<b>863,730.63</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 51 - DEBT SERVICE</b>						
<b>Category: 61 - DEBT SERVICE</b>						
<a href="#">03-51-6121</a>	PRINCIPAL/DEBT SERVICE	1,245,000.00	1,245,000.00	0.00	0.00	1,245,000.00
<a href="#">03-51-6122</a>	INTEREST/DEBT SERVICE	273,325.00	273,325.00	0.00	0.00	273,325.00
<a href="#">03-51-6123</a>	MAINTENANCE FEE/DEBT SERVICE	9,000.00	9,000.00	0.00	0.00	9,000.00
<b>Category: 61 - DEBT SERVICE Total:</b>		<b>1,527,325.00</b>	<b>1,527,325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,527,325.00</b>
<b>Department: 51 - DEBT SERVICE Total:</b>		<b>1,527,325.00</b>	<b>1,527,325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,527,325.00</b>
<b>Fund: 03 - DEBT SERVICE FUND Surplus (Deficit):</b>		<b>69,820.00</b>	<b>69,820.00</b>	<b>527,873.33</b>	<b>733,414.37</b>	

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## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 05 - MOTEL TAX FUND</b>					
<b>Department: 55 - 55</b>					
<b>Category: 75 - OTHER TAXES</b>					
<a href="#">05-55-7635</a> MOTEL OCCUPANCY TAX	70,000.00	70,000.00	7,237.01	17,044.59	52,955.41
<b>Category: 75 - OTHER TAXES Total:</b>	<b>70,000.00</b>	<b>70,000.00</b>	<b>7,237.01</b>	<b>17,044.59</b>	<b>52,955.41</b>
<b>Category: 96 - INTEREST EARNED</b>					
<a href="#">05-55-9601</a> INTEREST EARNED	1,200.00	1,200.00	16.01	80.98	1,119.02
<b>Category: 96 - INTEREST EARNED Total:</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>16.01</b>	<b>80.98</b>	<b>1,119.02</b>
<b>Department: 55 - 55 Total:</b>	<b>71,200.00</b>	<b>71,200.00</b>	<b>7,253.02</b>	<b>17,125.57</b>	<b>54,074.43</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 56 - MOTEL TAX</b>						
<b>Category: 50 - SERVICES</b>						
<a href="#">05-56-5043</a>	GENERAL ADVERTISING	7,000.00	7,000.00	0.00	0.00	7,000.00
<a href="#">05-56-5044</a>	ADVERTISING	34,900.00	34,900.00	1,900.00	8,800.00	26,100.00
	<b>Category: 50 - SERVICES Total:</b>	<b>41,900.00</b>	<b>41,900.00</b>	<b>1,900.00</b>	<b>8,800.00</b>	<b>33,100.00</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>						
<a href="#">05-56-9751</a>	TRANSFER TO GENERAL FUND	19,000.00	19,000.00	0.00	0.00	19,000.00
	<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>19,000.00</b>	<b>19,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,000.00</b>
	<b>Department: 56 - MOTEL TAX Total:</b>	<b>60,900.00</b>	<b>60,900.00</b>	<b>1,900.00</b>	<b>8,800.00</b>	<b>52,100.00</b>
	<b>Fund: 05 - MOTEL TAX FUND Surplus (Deficit):</b>	<b>10,300.00</b>	<b>10,300.00</b>	<b>5,353.02</b>	<b>8,325.57</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 10 - CAPITAL IMPROVEMENTS FUND</b>					
<b>Department: 90 - 90</b>					
<b>Category: 96 - INTEREST EARNED</b>					
<a href="#">10-90-9601</a> INTEREST EARNED	20,000.00	20,000.00	472.32	2,518.71	17,481.29
<b>Category: 96 - INTEREST EARNED Total:</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>472.32</b>	<b>2,518.71</b>	<b>17,481.29</b>
<b>Category: 97 - INTERFUND ACTIVITY</b>					
<a href="#">10-90-9751</a> TRFR F/GENERAL FUND	1,080,000.00	1,080,000.00	0.00	0.00	1,080,000.00
<b>Category: 97 - INTERFUND ACTIVITY Total:</b>	<b>1,080,000.00</b>	<b>1,080,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,080,000.00</b>
<b>Department: 90 - 90 Total:</b>	<b>1,100,000.00</b>	<b>1,100,000.00</b>	<b>472.32</b>	<b>2,518.71</b>	<b>1,097,481.29</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 91 - 91</b>						
<b>Category: 70 - CAPITAL IMPROVEMENTS</b>						
<a href="#">10-91-7014</a>	FY 17 -HOME ELEV GRANT ADM SER	0.00	0.00	72,654.80	437,880.05	-437,880.05
<a href="#">10-91-7016</a>	ELEVATIONS FY 20 GRANT	600,000.00	600,000.00	0.00	0.00	600,000.00
<a href="#">10-91-7037</a>	FIRE STATION GENERATOR	26,250.00	26,250.00	0.00	0.00	26,250.00
<a href="#">10-91-7038</a>	POLICE GENERATOR	17,000.00	17,000.00	0.00	4,084.79	12,915.21
<a href="#">10-91-7054</a>	POOL HOUSE ROOF REPAIR	8,750.00	8,750.00	0.00	0.00	8,750.00
<a href="#">10-91-7066</a>	PLAYGROUND STRUCT/CLARK HENRY	75,000.00	75,000.00	0.00	0.00	75,000.00
<a href="#">10-91-7086</a>	POOL DECKING REFURBISH/TEXTURE	125,000.00	125,000.00	0.00	0.00	125,000.00
<a href="#">10-91-7095</a>	FIRE STATION REMODEL	23,000.00	23,000.00	0.00	0.00	23,000.00
<a href="#">10-91-7103</a>	NEW CITY HALL - CONSTRUCTION	8,000,000.00	8,000,000.00	0.00	0.00	8,000,000.00
<a href="#">10-91-7105</a>	PARK IMPROVEMENTS	50,000.00	50,000.00	0.00	0.00	50,000.00
<a href="#">10-91-7107</a>	PARK MASTER PLAN	0.00	0.00	0.00	11,520.00	-11,520.00
<a href="#">10-91-7127</a>	NEW TAYLOR BLDG CONSTRUCTION	0.00	0.00	0.00	7,425.00	-7,425.00
<a href="#">10-91-7130</a>	FACILITIES IMPROVEMENT	50,000.00	50,000.00	0.00	0.00	50,000.00
<a href="#">10-91-7134</a>	STREET PANELS REPLACEMENT (2)	105,000.00	105,000.00	12,716.00	46,326.00	58,674.00
<a href="#">10-91-7136</a>	GATEWAY ENTRANCE	0.00	0.00	38,727.21	126,808.54	-126,808.54
<b>Category: 70 - CAPITAL IMPROVEMENTS Total:</b>		<b>9,080,000.00</b>	<b>9,080,000.00</b>	<b>124,098.01</b>	<b>634,044.38</b>	<b>8,445,955.62</b>
<b>Department: 91 - 91 Total:</b>		<b>9,080,000.00</b>	<b>9,080,000.00</b>	<b>124,098.01</b>	<b>634,044.38</b>	<b>8,445,955.62</b>
<b>Fund: 10 - CAPITAL IMPROVEMENTS FUND Surplus (Deficit):</b>		<b>-7,980,000.00</b>	<b>-7,980,000.00</b>	<b>-123,625.69</b>	<b>-631,525.67</b>	
<b>Total Surplus (Deficit):</b>		<b>-7,013,387.55</b>	<b>-7,408,653.77</b>	<b>2,551,649.03</b>	<b>3,135,260.09</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

## Group Summary

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 01 - GENERAL FUND</b>					
<b>Department: 10 - 10</b>					
72 - PROPERTY TAXES	6,564,473.76	6,564,473.76	2,369,056.87	3,295,076.55	3,269,397.21
75 - OTHER TAXES	6,325,000.00	6,325,000.00	519,113.25	2,163,940.35	4,161,059.65
80 - FINES WARRANTS & BONDS	1,018,000.00	1,018,000.00	49,251.43	202,747.20	815,252.80
85 - FEE & CHARGES FOR SERVICE	365,750.00	365,750.00	28,992.77	99,584.61	266,165.39
90 - LICENSES & PERMITS	149,700.00	149,700.00	15,092.79	40,473.39	109,226.61
96 - INTEREST EARNED	100,000.00	100,000.00	830.28	4,091.93	95,908.07
97 - INTERFUND ACTIVITY	2,492,060.70	2,492,060.70	0.00	0.00	2,492,060.70
98 - MISCELLANEOUS REVENUE	331,100.00	331,100.00	20,002.43	61,252.80	269,847.20
99 - OTHER AGENCY REVENUES	90,000.00	90,000.00	0.00	461,111.74	-371,111.74
<b>Department: 10 - 10 Total:</b>	<b>17,436,084.46</b>	<b>17,436,084.46</b>	<b>3,002,339.82</b>	<b>6,328,278.57</b>	<b>11,107,805.89</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 11 - ADMINISTRATIVE SERVICE</b>					
30 - SALARIES, WAGES, & BENEFITS	585,903.31	585,903.31	41,521.46	166,520.01	419,383.30
35 - SUPPLIES	14,350.00	14,350.00	176.13	4,783.99	9,566.01
45 - MAINTENANCE	2,000.00	2,000.00	0.00	0.00	2,000.00
50 - SERVICES	75,251.00	75,251.00	4,362.05	13,138.06	62,112.94
54 - SUNDRY	16,000.00	16,000.00	0.00	0.00	16,000.00
60 - OTHER SERVICES	300.00	300.00	0.00	0.00	300.00
97 - INTERFUND ACTIVITY	4,500.00	4,500.00	0.00	0.00	4,500.00
<b>Department: 11 - ADMINISTRATIVE SERVICE Total:</b>	<b>698,304.31</b>	<b>698,304.31</b>	<b>46,059.64</b>	<b>184,442.06</b>	<b>513,862.25</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 12 - LEGAL/OTHER SERVICES</b>					
30 - SALARIES, WAGES, & BENEFITS	250.00	250.00	0.00	205.16	44.84
50 - SERVICES	2,172,000.00	2,172,000.00	0.00	0.00	2,172,000.00
55 - PROFESSIONAL SERVICES	135,000.00	135,000.00	7,993.50	20,550.04	114,449.96
60 - OTHER SERVICES	114,990.00	114,990.00	29.40	120,209.53	-5,219.53
97 - INTERFUND ACTIVITY	1,426,266.14	1,426,266.14	0.00	0.00	1,426,266.14
<b>Department: 12 - LEGAL/OTHER SERVICES Total:</b>	<b>3,848,506.14</b>	<b>3,848,506.14</b>	<b>8,022.90</b>	<b>140,964.73</b>	<b>3,707,541.41</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 13 - INFO TECHNOLOGY</b>					
30 - SALARIES, WAGES, & BENEFITS	339,478.67	339,478.67	24,971.17	96,202.18	243,276.49
35 - SUPPLIES	3,050.00	3,050.00	0.00	246.82	2,803.18
45 - MAINTENANCE	219,278.00	219,278.00	26,875.23	54,846.52	164,431.48
50 - SERVICES	37,070.00	37,070.00	2,229.31	7,668.08	29,401.92
55 - PROFESSIONAL SERVICES	45,000.00	45,000.00	1,647.00	3,294.00	41,706.00
65 - CAPITAL OUTLAY	59,000.00	59,000.00	0.00	451.00	58,549.00
97 - INTERFUND ACTIVITY	48,775.00	48,775.00	0.00	0.00	48,775.00
<b>Department: 13 - INFO TECHNOLOGY Total:</b>	<b>751,651.67</b>	<b>751,651.67</b>	<b>55,722.71</b>	<b>162,708.60</b>	<b>588,943.07</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 14 - PURCHASING</b>					
35 - SUPPLIES	20,000.00	20,000.00	520.41	4,966.49	15,033.51
50 - SERVICES	3,000.00	3,000.00	0.00	668.25	2,331.75
<b>Department: 14 - PURCHASING Total:</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>520.41</b>	<b>5,634.74</b>	<b>17,365.26</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 15 - ACCOUNTING SERVICES</b>					
30 - SALARIES, WAGES, & BENEFITS	336,042.91	336,042.91	26,086.33	95,102.87	240,940.04
35 - SUPPLIES	950.00	950.00	44.56	548.86	401.14
45 - MAINTENANCE	150.00	150.00	0.00	0.00	150.00
50 - SERVICES	7,100.00	7,100.00	69.55	613.57	6,486.43
54 - SUNDRY	550.00	550.00	0.00	0.00	550.00
55 - PROFESSIONAL SERVICES	27,000.00	27,000.00	1,721.97	5,766.29	21,233.71
97 - INTERFUND ACTIVITY	1,575.00	1,575.00	0.00	0.00	1,575.00
<b>Department: 15 - ACCOUNTING SERVICES Total:</b>	<b>373,367.91</b>	<b>373,367.91</b>	<b>27,922.41</b>	<b>102,031.59</b>	<b>271,336.32</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 16 - CUSTOMER SERVICE</b>					
30 - SALARIES, WAGES, & BENEFITS	63,809.62	63,809.62	4,904.26	18,943.12	44,866.50
35 - SUPPLIES	500.00	500.00	15.49	15.49	484.51
45 - MAINTENANCE	400.00	400.00	0.00	0.00	400.00
50 - SERVICES	3,000.00	3,000.00	69.54	309.86	2,690.14
55 - PROFESSIONAL SERVICES	68,000.00	68,000.00	0.00	20,058.05	47,941.95
97 - INTERFUND ACTIVITY	375.00	375.00	0.00	0.00	375.00
<b>Department: 16 - CUSTOMER SERVICE Total:</b>	<b>136,084.62</b>	<b>136,084.62</b>	<b>4,989.29</b>	<b>39,326.52</b>	<b>96,758.10</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 19 - MUNICIPAL COURT</b>					
30 - SALARIES, WAGES, & BENEFITS	319,274.97	319,274.97	16,846.47	64,965.83	254,309.14
35 - SUPPLIES	2,300.00	2,300.00	0.00	307.39	1,992.61
45 - MAINTENANCE	500.00	500.00	0.00	0.00	500.00
50 - SERVICES	7,800.00	7,800.00	69.54	449.86	7,350.14
54 - SUNDRY	800.00	800.00	0.00	0.00	800.00
55 - PROFESSIONAL SERVICES	93,450.00	93,450.00	5,300.00	15,256.50	78,193.50
<b>Department: 19 - MUNICIPAL COURT Total:</b>	<b>424,124.97</b>	<b>424,124.97</b>	<b>22,216.01</b>	<b>80,979.58</b>	<b>343,145.39</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 21 - POLICE</b>					
30 - SALARIES, WAGES, & BENEFITS	3,296,625.09	3,296,625.09	243,027.37	951,973.67	2,344,651.42
35 - SUPPLIES	127,524.00	127,524.00	24,519.35	36,797.32	90,726.68
45 - MAINTENANCE	25,497.00	25,497.00	242.99	2,125.03	23,371.97
50 - SERVICES	41,249.90	41,249.90	944.64	12,162.37	29,087.53
54 - SUNDRY	3,000.00	3,000.00	0.00	343.43	2,656.57
55 - PROFESSIONAL SERVICES	1,800.00	1,800.00	0.00	1,533.00	267.00
60 - OTHER SERVICES	21,740.00	21,740.00	0.00	16,890.30	4,849.70
65 - CAPITAL OUTLAY	13,000.00	13,000.00	0.00	8,000.00	5,000.00
97 - INTERFUND ACTIVITY	16,025.00	16,025.00	0.00	0.00	16,025.00
<b>Department: 21 - POLICE Total:</b>	<b>3,546,460.99</b>	<b>3,546,460.99</b>	<b>268,734.35</b>	<b>1,029,825.12</b>	<b>2,516,635.87</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 23 - COMMUNICATIONS</b>					
30 - SALARIES, WAGES, & BENEFITS	724,485.99	724,485.99	58,123.28	214,033.70	510,452.29
35 - SUPPLIES	13,365.00	13,365.00	196.65	2,568.11	10,796.89
45 - MAINTENANCE	22,050.00	22,050.00	26.54	1,602.34	20,447.66
50 - SERVICES	12,300.00	12,300.00	158.54	3,345.82	8,954.18
60 - OTHER SERVICES	600.00	600.00	0.00	0.00	600.00
97 - INTERFUND ACTIVITY	54,825.00	54,825.00	0.00	0.00	54,825.00
<b>Department: 23 - COMMUNICATIONS Total:</b>	<b>827,625.99</b>	<b>827,625.99</b>	<b>58,505.01</b>	<b>221,549.97</b>	<b>606,076.02</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 25 - FIRE DEPARTMENT</b>					
30 - SALARIES, WAGES, & BENEFITS	1,171,993.75	1,567,259.97	126,054.44	428,492.98	1,138,766.99
35 - SUPPLIES	163,348.00	163,348.00	3,876.00	46,016.14	117,331.86
45 - MAINTENANCE	41,949.00	41,949.00	-8,497.87	-1,307.24	43,256.24
50 - SERVICES	44,865.00	44,865.00	1,156.13	8,197.82	36,667.18
54 - SUNDRY	1,299.00	1,299.00	0.00	0.00	1,299.00
55 - PROFESSIONAL SERVICES	54,600.00	54,600.00	3,557.80	16,423.84	38,176.16
65 - CAPITAL OUTLAY	0.00	0.00	3.49	3.49	-3.49
97 - INTERFUND ACTIVITY	524,529.00	524,529.00	0.00	0.00	524,529.00
<b>Department: 25 - FIRE DEPARTMENT Total:</b>	<b>2,002,583.75</b>	<b>2,397,849.97</b>	<b>126,149.99</b>	<b>497,827.03</b>	<b>1,900,022.94</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 30 - PUBLIC WORKS</b>					
30 - SALARIES, WAGES, & BENEFITS	226,446.80	226,446.80	16,954.96	67,317.01	159,129.79
35 - SUPPLIES	4,700.00	4,700.00	137.18	2,102.77	2,597.23
45 - MAINTENANCE	100.00	100.00	0.00	0.00	100.00
50 - SERVICES	4,650.00	4,650.00	69.54	754.26	3,895.74
55 - PROFESSIONAL SERVICES	20,000.00	20,000.00	2,152.00	6,260.00	13,740.00
97 - INTERFUND ACTIVITY	41,125.00	41,125.00	0.00	0.00	41,125.00
<b>Department: 30 - PUBLIC WORKS Total:</b>	<b>297,021.80</b>	<b>297,021.80</b>	<b>19,313.68</b>	<b>76,434.04</b>	<b>220,587.76</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 31 - COMMUNITY DEVELOPMENT</b>					
30 - SALARIES, WAGES, & BENEFITS	370,463.16	370,463.16	28,542.05	103,000.10	267,463.06
35 - SUPPLIES	8,400.00	8,400.00	87.45	1,501.90	6,898.10
50 - SERVICES	13,600.00	13,600.00	69.54	514.96	13,085.04
55 - PROFESSIONAL SERVICES	50,000.00	50,000.00	4,013.00	10,370.00	39,630.00
65 - CAPITAL OUTLAY	600.00	600.00	0.00	376.29	223.71
97 - INTERFUND ACTIVITY	60,830.00	60,830.00	0.00	0.00	60,830.00
<b>Department: 31 - COMMUNITY DEVELOPMENT Total:</b>	<b>503,893.16</b>	<b>503,893.16</b>	<b>32,712.04</b>	<b>115,763.25</b>	<b>388,129.91</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 32 - STREETS</b>					
30 - SALARIES, WAGES, & BENEFITS	283,800.01	283,800.01	12,693.09	65,147.95	218,652.06
35 - SUPPLIES	94,600.00	94,600.00	7,811.67	20,182.81	74,417.19
40 - MAINTENANCE--BLDGS, STRUC	60,000.00	60,000.00	0.00	132.23	59,867.77
45 - MAINTENANCE	1,000.00	1,000.00	0.00	0.00	1,000.00
50 - SERVICES	204,000.00	204,000.00	11,792.60	40,706.90	163,293.10
55 - PROFESSIONAL SERVICES	21,000.00	21,000.00	0.00	1,425.00	19,575.00
97 - INTERFUND ACTIVITY	114,835.00	114,835.00	0.00	0.00	114,835.00
<b>Department: 32 - STREETS Total:</b>	<b>779,235.01</b>	<b>779,235.01</b>	<b>32,297.36</b>	<b>127,594.89</b>	<b>651,640.12</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 33 - BUILDING MAINTENANCE</b>					
30 - SALARIES, WAGES, & BENEFITS	111,531.24	111,531.24	6,774.53	26,887.23	84,644.01
35 - SUPPLIES	15,450.00	15,450.00	725.36	2,069.77	13,380.23
40 - MAINTENANCE--BLDGS, STRUC	30,500.00	30,500.00	3,401.03	7,614.26	22,885.74
45 - MAINTENANCE	1,000.00	1,000.00	0.00	0.00	1,000.00
50 - SERVICES	104,000.00	104,000.00	6,056.80	19,954.23	84,045.77
55 - PROFESSIONAL SERVICES	15,000.00	15,000.00	0.00	414.38	14,585.62
65 - CAPITAL OUTLAY	65,500.00	65,500.00	7,977.56	16,701.14	48,798.86
97 - INTERFUND ACTIVITY	27,320.00	27,320.00	0.00	0.00	27,320.00
<b>Department: 33 - BUILDING MAINTENANCE Total:</b>	<b>370,301.24</b>	<b>370,301.24</b>	<b>24,935.28</b>	<b>73,641.01</b>	<b>296,660.23</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Department: 35 - SOLID WASTE					
55 - PROFESSIONAL SERVICES	466,926.00	466,926.00	35,953.66	108,287.87	358,638.13
Department: 35 - SOLID WASTE Total:	466,926.00	466,926.00	35,953.66	108,287.87	358,638.13

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 36 - FLEET SERVICES</b>					
30 - SALARIES, WAGES, & BENEFITS	186,049.67	186,049.67	14,334.84	56,894.14	129,155.53
35 - SUPPLIES	194,800.00	194,800.00	18,040.77	47,941.68	146,858.32
45 - MAINTENANCE	55,000.00	55,000.00	19,554.92	8,859.65	46,140.35
50 - SERVICES	10,410.00	10,410.00	41.54	1,785.16	8,624.84
54 - SUNDRY	850.00	850.00	16.75	46.75	803.25
65 - CAPITAL OUTLAY	8,500.00	8,500.00	6.49	3,606.13	4,893.87
97 - INTERFUND ACTIVITY	55,640.00	55,640.00	0.00	0.00	55,640.00
<b>Department: 36 - FLEET SERVICES Total:</b>	<b>511,249.67</b>	<b>511,249.67</b>	<b>51,995.31</b>	<b>119,133.51</b>	<b>392,116.16</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 38 - RECREATION</b>					
30 - SALARIES, WAGES, & BENEFITS	156,468.99	156,468.99	7,684.19	31,221.76	125,247.23
35 - SUPPLIES	7,550.00	7,550.00	0.00	3,566.52	3,983.48
45 - MAINTENANCE	500.00	500.00	0.00	0.00	500.00
50 - SERVICES	35,400.08	35,400.08	0.00	6,408.22	28,991.86
55 - PROFESSIONAL SERVICES	1,500.00	1,500.00	0.00	400.00	1,100.00
<b>Department: 38 - RECREATION Total:</b>	<b>201,419.07</b>	<b>201,419.07</b>	<b>7,684.19</b>	<b>41,596.50</b>	<b>159,822.57</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 39 - PARKS</b>					
30 - SALARIES, WAGES, & BENEFITS	622,085.71	622,085.71	41,331.69	170,780.47	451,305.24
35 - SUPPLIES	48,000.00	48,000.00	659.59	6,738.92	41,261.08
40 - MAINTENANCE--BLDGS, STRUC	22,000.00	22,000.00	1,606.11	3,434.36	18,565.64
45 - MAINTENANCE	3,500.00	3,500.00	78.28	78.28	3,421.72
50 - SERVICES	6,800.00	6,800.00	189.54	1,121.46	5,678.54
55 - PROFESSIONAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00
65 - CAPITAL OUTLAY	40,000.00	40,000.00	-7,308.00	-6,661.75	46,661.75
97 - INTERFUND ACTIVITY	43,450.00	43,450.00	0.00	0.00	43,450.00
<b>Department: 39 - PARKS Total:</b>	<b>787,835.71</b>	<b>787,835.71</b>	<b>36,557.21</b>	<b>175,491.74</b>	<b>612,343.97</b>
<b>Fund: 01 - GENERAL FUND Surplus (Deficit):</b>	<b>886,492.45</b>	<b>491,226.23</b>	<b>2,142,048.37</b>	<b>3,025,045.82</b>	<b>-2,533,819.59</b>
<b>Fund: 03 - DEBT SERVICE FUND</b>					
<b>Department: 50 - 50</b>					
72 - PROPERTY TAXES	1,498,727.00	1,498,727.00	527,841.24	733,322.70	765,404.30
96 - INTEREST EARNED	10,000.00	10,000.00	32.09	91.67	9,908.33
97 - INTERFUND ACTIVITY	88,418.00	88,418.00	0.00	0.00	88,418.00
<b>Department: 50 - 50 Total:</b>	<b>1,597,145.00</b>	<b>1,597,145.00</b>	<b>527,873.33</b>	<b>733,414.37</b>	<b>863,730.63</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 51 - DEBT SERVICE</b>					
61 - DEBT SERVICE	1,527,325.00	1,527,325.00	0.00	0.00	1,527,325.00
<b>Department: 51 - DEBT SERVICE Total:</b>	<b>1,527,325.00</b>	<b>1,527,325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,527,325.00</b>
<b>Fund: 03 - DEBT SERVICE FUND Surplus (Deficit):</b>	<b>69,820.00</b>	<b>69,820.00</b>	<b>527,873.33</b>	<b>733,414.37</b>	<b>-663,594.37</b>
<b>Fund: 05 - MOTEL TAX FUND</b>					
<b>Department: 55 - 55</b>					
75 - OTHER TAXES	70,000.00	70,000.00	7,237.01	17,044.59	52,955.41
96 - INTEREST EARNED	1,200.00	1,200.00	16.01	80.98	1,119.02
<b>Department: 55 - 55 Total:</b>	<b>71,200.00</b>	<b>71,200.00</b>	<b>7,253.02</b>	<b>17,125.57</b>	<b>54,074.43</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 56 - MOTEL TAX</b>					
50 - SERVICES	41,900.00	41,900.00	1,900.00	8,800.00	33,100.00
97 - INTERFUND ACTIVITY	19,000.00	19,000.00	0.00	0.00	19,000.00
<b>Department: 56 - MOTEL TAX Total:</b>	<b>60,900.00</b>	<b>60,900.00</b>	<b>1,900.00</b>	<b>8,800.00</b>	<b>52,100.00</b>
<b>Fund: 05 - MOTEL TAX FUND Surplus (Deficit):</b>	<b>10,300.00</b>	<b>10,300.00</b>	<b>5,353.02</b>	<b>8,325.57</b>	<b>1,974.43</b>
<b>Fund: 10 - CAPITAL IMPROVEMENTS FUND</b>					
<b>Department: 90 - 90</b>					
96 - INTEREST EARNED	20,000.00	20,000.00	472.32	2,518.71	17,481.29
97 - INTERFUND ACTIVITY	1,080,000.00	1,080,000.00	0.00	0.00	1,080,000.00
<b>Department: 90 - 90 Total:</b>	<b>1,100,000.00</b>	<b>1,100,000.00</b>	<b>472.32</b>	<b>2,518.71</b>	<b>1,097,481.29</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Income Statement

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Category	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Department: 91 - 91</b>					
70 - CAPITAL IMPROVEMENTS	9,080,000.00	9,080,000.00	124,098.01	634,044.38	8,445,955.62
<b>Department: 91 - 91 Total:</b>	<b>9,080,000.00</b>	<b>9,080,000.00</b>	<b>124,098.01</b>	<b>634,044.38</b>	<b>8,445,955.62</b>
<b>Fund: 10 - CAPITAL IMPROVEMENTS FUND Surplus (Deficit):</b>	<b>-7,980,000.00</b>	<b>-7,980,000.00</b>	<b>-123,625.69</b>	<b>-631,525.67</b>	<b>-7,348,474.33</b>
<b>Total Surplus (Deficit):</b>	<b>-7,013,387.55</b>	<b>-7,408,653.77</b>	<b>2,551,649.03</b>	<b>3,135,260.09</b>	

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
01 - GENERAL FUND	886,492.45	491,226.23	2,142,048.37	3,025,045.82	-2,533,819.59
03 - DEBT SERVICE FUND	69,820.00	69,820.00	527,873.33	733,414.37	-663,594.37
05 - MOTEL TAX FUND	10,300.00	10,300.00	5,353.02	8,325.57	1,974.43
10 - CAPITAL IMPROVEMENTS ...	-7,980,000.00	-7,980,000.00	-123,625.69	-631,525.67	-7,348,474.33
<b>Total Surplus (Deficit):</b>	<b>-7,013,387.55</b>	<b>-7,408,653.77</b>	<b>2,551,649.03</b>	<b>3,135,260.09</b>	

# CITY OF JERSEY VILLAGE

## PROPERTY TAX COLLECTIONS REPORT

DECEMBER 2020

**Tax Collection System**  
**Distribution Report - PROPERTY TAX**  
**For Deposit Dates: 12/01/2020 thru 12/31/2020**

**Jurisdiction 0070 JERSEY VILLAGE**

Year	Levy	Penalty Interest	Attorney	Adjustment Amount	Net Collections	Commissions (Excludes Attorney)	Net Payable	Disbursed to Jurisdiction	Disbursed to Attorneys
2020	1,482,862.25	0.00	0.00	0.00	1,482,862.25	(3,605.32)	1,479,256.93	1,479,256.93	0.00
2019	25,603.34	7,616.84	875.10	0.00	34,095.28	(164.79)	33,930.49	33,055.39	875.10
2018	(1,737.43)	21.45	16.91	0.00	(1,699.07)	1.44	(1,697.63)	(1,714.54)	16.91
2017	40.61	13.81	10.88	0.00	65.30	(0.28)	65.02	54.14	10.88
2016	1.54	0.71	0.45	0.00	2.70	(0.01)	2.69	2.24	0.45
Total:	\$1,506,770.31	\$7,652.81	\$903.34	\$0.00	\$1,515,326.46	(\$3,768.96)	\$1,511,557.50	\$1,510,654.16	\$903.34

TAX COLLECTION SYSTEM  
TAX COLLECTOR MONTHLY REPORT  
FROM 12/01/2020 TO 12/31/2020

JURISDICTION: 0070 City of Jersey Village

	TAX RATE	TAX LEVY	PAID ACCTS
	-----	-----	-----
YEAR 2020	00.723466	7,937,340.61	1,093
	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2020	7,358,972.22	230,223.24	578,368.39	1,482,862.25	1,780,623.96	6,156,716.65	22.43	0.00
2019	143,287.21	7,531.48-	26,211.48-	25,603.34	71,901.56	45,174.17	61.41	0.00
2018	30,954.15	1,769.11-	2,527.61-	1,737.43-	501.14	27,925.40	1.76	0.00
2017	19,893.01	.00	0.00	40.61	1,786.19	18,106.82	8.98	0.00
2016	12,432.27	.00	0.00	1.54	381.76	12,050.51	3.07	0.00
2015	10,199.59	.00	0.00	0.00	0.00	10,199.59		0.00
2014	8,876.29	.00	0.00	0.00	0.00	8,876.29		0.00
2013	7,716.34	.00	0.00	0.00	0.00	7,716.34		0.00
2012	8,064.75	.00	0.00	0.00	0.00	8,064.75		0.00
2011	9,824.85	.00	0.00	0.00	0.00	9,824.85		0.00
2010	12,507.17	.00	0.00	0.00	0.00	12,507.17		0.00
2009	15,491.16	.00	0.00	0.00	0.00	15,491.16		0.00
2008	2,474.69	.00	0.00	0.00	0.00	2,474.69		0.00
2007	2,898.49	.00	0.00	0.00	0.00	2,898.49		0.00
2006	2,086.72	.00	0.00	0.00	0.00	2,086.72		0.00
2005	1,705.11	.00	0.00	0.00	0.00	1,705.11		0.00
2004	1,110.04	.00	0.00	0.00	0.00	1,110.04		0.00
2003	378.07	.00	0.00	0.00	0.00	378.07		0.00
2002	463.05	.00	0.00	0.00	0.00	463.05		0.00
2001	382.66	.00	0.00	0.00	0.00	382.66		0.00
2000	712.80	.00	0.00	0.00	0.00	712.80		0.00
1999	13.68	.00	0.00	0.00	0.00	13.68		0.00
****	7,650,444.32	220,922.65	549,629.30	1,506,770.31	1,855,194.61	6,344,879.01		0.00
CURR	7,358,972.22	230,223.24	578,368.39	1,482,862.25	1,780,623.96	6,156,716.65		0.00
DELO	291,472.10	9,300.59-	28,739.09-	23,908.06	74,570.65	188,162.36		0.00

**General Fund**  
**For the period ended January 31, 2020**

	Adopted Budget	Current Budget	YTD Actual	% of Actual compared to Budget	Projections
<b>Revenue</b>					
Property Taxes	6,564,473.76	6,564,473.76	3,295,076.55	50.20%	6,564,474.76
Electric Franchise Taxes	360,000.00	360,000.00	121,459.36	33.74%	360,000.00
Telephone Franchise	90,000.00	90,000.00	7,859.04	8.73%	90,000.00
Gas Franchise	40,000.00	40,000.00	5,965.90	14.91%	40,000.00
Cable TV Franchise	75,000.00	75,000.00	19,189.48	25.59%	75,000.00
Telecommunication	15,000.00	15,000.00	3,175.08	21.17%	15,000.00
City Sales Tax	3,810,000.00	3,810,000.00	1,330,797.09	34.93%	3,810,000.00
Sales TX-Reduce Property Taxes	1,905,000.00	1,905,000.00	665,398.56	34.93%	1,905,000.00
Mixed Drink Tax	30,000.00	30,000.00	10,095.84	33.65%	30,000.00
Fines Warrants & Bonds *	1,018,000.00	1,018,000.00	202,747.20	19.92%	1,018,000.00
Fees & Charge for Services	365,750.00	365,750.00	99,584.61	27.23%	365,750.00
Licenses & Permits	149,700.00	149,700.00	40,473.39	27.04%	149,700.00
Interest Earned	100,000.00	100,000.00	4,091.93	4.09%	20,000.00
Interfund Activity	2,492,060.70	2,492,060.70	0.00	0.00%	2,492,060.70
Misc Revenue	331,100.00	331,100.00	61,252.80	18.50%	331,100.00
Other Agency Revenue	90,000.00	90,000.00	461,111.74	512.35%	500,000.00
Total Revenue	17,436,084.46	17,436,084.46	6,328,278.57	36.29%	17,766,085.46
<b>Expenditures</b>					
Administrative Service	698,304.31	698,304.31	184,442.06	26.41%	698,304.31
Legal/Other Services	3,848,506.14	3,848,506.14	140,964.73	3.66%	3,848,506.14
Info Technology	751,651.67	751,651.67	162,708.60	21.65%	751,651.67
Purchasing	23,000.00	23,000.00	5,634.74	24.50%	23,000.00
Accounting Services	373,367.91	373,367.91	102,031.59	27.33%	373,367.91
Customer Services	136,084.62	136,084.62	39,326.52	28.90%	136,084.62
Municipal Court	424,124.97	424,124.97	80,979.58	19.09%	424,124.97
Police Department	3,546,460.99	3,546,460.99	1,029,825.12	29.04%	3,546,460.99
Communications	827,625.99	827,625.99	221,549.97	26.77%	827,625.99
Fire Department	2,002,583.75	2,397,849.97	497,827.03	20.76%	2,397,849.97
Public Works	297,021.80	297,021.80	76,434.04	25.73%	297,021.80
Community Development	503,893.16	503,893.16	115,763.25	22.97%	503,893.16
Streets	779,235.01	779,235.01	127,594.89	16.37%	779,235.01
Building Maintenance	370,301.24	370,301.24	73,641.01	19.89%	370,301.24
Solid Waste	466,926.00	466,926.00	108,287.87	23.19%	466,926.00
Fleet Services	511,249.67	511,249.67	119,133.51	23.30%	511,249.67
Recreation	201,419.07	201,419.07	41,596.50	20.65%	204,419.07
Parks	787,835.71	787,835.71	175,491.74	22.28%	787,835.71
Total Expenditures	16,549,592.01	16,944,858.23	3,303,232.75	19.49%	16,947,858.23

\* Part of the fines revenue collections is transfer to Court Security and Technology Fund

**Utility Fund**  
**For the period ended January 31, 2021**

	Adopted Budget	Current Budget	YTD Actual	% of Actual compared to Budget	Projections
<b>Revenue</b>					
Fees & Charge for Services	4,635,000.00	4,635,000.00	1,476,946.55	31.87%	4,635,000.00
Interest Earned	10,000.00	10,000.00	1,302.04	13.02%	4,000.00
Interfund Activity	-	-	-		
Miscellaneous Revenue	127,500.00	127,500.00	27,050.07	21.22%	127,500.00
Other Agency Revenue	-	-	-		-
Total Revenue	<u>4,772,500.00</u>	<u>4,772,500.00</u>	<u>1,505,298.66</u>	<u>31.54%</u>	<u>4,766,500.00</u>
<b>Expenditures</b>					
Water & Sewer	3,945,531.92	3,945,531.92	779,356.22	19.75%	3,945,531.92
Utility Capital Projects	1,450,000.00	1,450,000.00	-	0.00%	1,450,000.00
	-	-	-		-
Total Expenditures	<u>5,395,531.92</u>	<u>5,395,531.92</u>	<u>779,356.22</u>	<u>14.44%</u>	<u>5,395,531.92</u>

**MONTHLY REPORT – January 2021**  
**JERSEY VILLAGE FIRE DEPARTMENT**

**EMERGENCY RESPONSES**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Fire/County	0												0
Fire/ETJ	1												1
Fire/JV	44												44
EMS/County	0												0
EMS/ETJ	7												7
EMS/JV	57												57
TOTAL	109												109
Transports	41												41
Aid received	0												0
Aid given	2												2

**FIRE INSPECTIONS CONDUCTED**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Inspections													0

**PUBLIC EDUCATION COURSES CONDUCTED**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Programs	0												0
Audience	0												0

**FIRE INVESTIGATIONS CONDUCTED**

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	TOTAL
	0												0

**FIRE MARSHAL ACTIVITY**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Plan Reviews	5												5
Fire Drills	4												4
Knox	3												3
Inspections	107												107
C of O	3												3
Fire Alarm Inspection	1												1
Fre Sprinkler Inspection	0												0
Hydrant Mapping	6												6
Hydrant Flow Test	1												1
Pre-Plans	11												11
Construction Meetings	3												3
Fire Lane Violations	3												3
Complaints	4												4



JANUARY 2021									
Communication Division Monthly Report									
Date	CFS - PD	CFS - FD	911 Phone	10 Digit	License Plate	Driver's License	Criminal History	TCIC Messages	Day Total
1-Jan	32	3	15	207	20	23	0	14	314
2-Jan	52	1	3	103	33	32	1	4	229
3-Jan	38	5	8	161	36	33	5	3	289
4-Jan	41	3	12	246	30	25	0	25	382
5-Jan	29	8	25	256	32	18	3	4	375
6-Jan	18	2	16	107	16	14	2	3	178
7-Jan	39	5	6	175	19	20	0	0	264
8-Jan	46	6	14	190	31	27	1	0	315
9-Jan	40	1	21	142	33	31	1	2	271
10-Jan	21	1	23	101	24	26	1	8	205
11-Jan	32	11	17	168	24	21	3	1	277
12-Jan	44	4	11	150	30	17	0	0	256
13-Jan	56	3	21	119	42	37	0	3	281
14-Jan	45	5	13	135	44	47	1	0	290
15-Jan	38	5	20	136	32	29	3	12	275
16-Jan	35	7	20	133	33	30	2	12	272
17-Jan	42	2	15	83	26	21	3	2	194
18-Jan	41	3	11	143	34	36	1	1	270
19-Jan	66	3	9	103	63	46	3	2	295
20-Jan	27	2	11	694	21	23	2	22	802
21-Jan	18	4	13	361	10	9	1	6	422
22-Jan	46	3	19	73	14	14	0	3	172
23-Jan	37	3	14	45	37	45	0	0	181
24-Jan	36	2	30	38	38	38	1	3	186
25-Jan	27	1	22	35	19	20	1	5	130
26-Jan	45	2	20	91	33	19	0	16	226
27-Jan	32	5	10	98	25	19	0	1	190
28-Jan	37	1	7	135	43	34	2	4	263
29-Jan	50	3	21	129	41	35	1	3	283
30-Jan	56	5	14	52	38	27	0	0	192
31-Jan	39	4	22	59	36	34	2	13	209
<b>Totals</b>	<b>1205</b>	<b>113</b>	<b>483</b>	<b>4668</b>	<b>957</b>	<b>850</b>	<b>40</b>	<b>172</b>	<b>8488</b>
<b>Annual Totals</b>	<b>1205</b>	<b>113</b>	<b>483</b>	<b>4668</b>	<b>957</b>	<b>850</b>	<b>40</b>	<b>172</b>	<b>8488</b>
<p>This month TCO Maria Aguirre completed the police academy and passed her TCOLE test! We are so proud and happy for her but sad because we know that soon we will lose her in Dispatch to go out on patrol. We welcomed a new baby dispatcher; TCO Meagan Zatzkin gave birth to Autumn Lynn Zatzkin on January 29th! On the 20th patrol had an incident with the "1st Amendment Auditors" which caused Dispatch to have to handle 876 calls from the time the first complaint call came in until an automated phone answering system was put into place on the 21st. TCOs Madison Pickett, Meagan Zatzkin, Stacy Jones and Nancy Hubertus did an outstanding job answering all the phone calls and getting them transferred to the appropriate personnel within the PD.</p>									

**Police Department**  
**Monthly Activity Report**  
**January-2021**

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2021	YTD 2020
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**PART 1 OFFENSES**

Homicide / Manslaughter	0	0	0	0
Sexual Assault	0	1	0	4
Robbery	0	1	0	2
Aggravated Assault	0	1	0	6
Burglary	2	2	2	24
Larceny	7	13	7	117
Motor Vehicle Theft	7	2	7	42
<b>TOTAL PART I</b>	<b>16</b>	<b>20</b>	<b>10</b>	<b>195</b>
<b>TOTAL PART II</b>	<b>24</b>	<b>40</b>	<b>24</b>	<b>397</b>
<b>TOTAL OFFENSES</b>	<b>40</b>	<b>60</b>	<b>34</b>	<b>592</b>

**ADDITIONAL STATISTICS**

FAMILY VIOLENCE	4	0	4	23
D.W.I.	7	7	7	107

FELONY	8	21	8	147
MISDEMEANOR	6	7	6	203
WARRANT ARREST	8	12	8	104
JUVENILE	0	0	0	4
<b>TOTAL ARRESTS</b>	<b>22</b>	<b>40</b>	<b>22</b>	<b>458</b>

**DISPATCH**

CALLS FOR SERVICE	695	978	695	9362
TRAFFIC STOPS	510	749	510	8840

**ACCIDENTS**

INJURY	4	12	4	121
NON-INJURY	44	53	44	442
FATALITY	0	0	0	0
<b>TOTAL</b>	<b>48</b>	<b>65</b>	<b>48</b>	<b>563</b>

**Part II Crimes:** are "less serious" offenses and include: Simple Assaults, Forgery/Counterfeiting, Embezzlement/Fraud, Receiving Stolen Property, Weapon Violations, Prostitution, Sex Crimes (except rape), Crimes Against Family/Child, Narcotic Drug Laws, Liquor Laws, Drunkenness, Disturbing the Peace, Disorderly Conduct, Gambling, and DWI.



# Warrant Payment Report

CITY OF JERSEY VILLAGE

2/2/2021 10:55:23 AM

Warrant Payment Totals For 01/01/2021 - 01/31/2021

<b>Payment Activity Totals:</b>			
Payments	38337.4	Transaction Total	1442
Bonds Applied/Forfeit	0		
Bonds Posted	0		
Total Collected	38337.4		
Pending Bond	0		
Pending Payments	0		
Total Collected	38337.4		
Non-Cash Amt:	561.6		
<b>Payment Activity Totals By Fees:</b>			
AR-ARREST FEE	5		1
AR-ARREST FEE	196.52	01-10-8001	39
CCC-CONSOLIDATED COURT COSTS	34	01-0-1213	2
CCC04-CONSOLIDATED COURT FEES	40		1
CCC04-CONSOLIDATED COURT FEES	3571.67	01-0-1213	89
CJFC-Civil Justice Fee Court	0.13	01-10-8001	13
CJFS-Civil Justice Fee State	1.17	01-0-1213	13
CMI-CORRECTIONAL MGMT 09/01/01	1	01-0-1213	2
COLAGY-COLLECTION AGENCY FEE	129.6		1
COLAGY-COLLECTION AGENCY FEE	7839.67	01-0-1223	85
CVC-COMP TO VICTIMS OF CRIME	30	01-0-1213	2
FUND			
DSC-DSC ADMIN FEE (1)	9.9	01-10-8001	1
FA-FUGITIVE APPREHENSION	10	01-0-1213	2
FINE-Fine	6967.5	01-10-8001	50
IDF-Indigent Defense Fee	2		1
IDF-Indigent Defense Fee	174.58	01-0-1213	87
JCD2-JUV CRIME & DELINQUENCY	1	01-0-1213	2
9/1/01			
JCPT2-JUD CT&PERS TRNG FUND	4	01-0-1213	2
1999			
JFCI-Judicial Fee City	0.6		1
JFCI-Judicial Fee City	52.97	01-10-8008	88
JFCT-Judicial Fee State	3.4	01-0-1214	1
JFCT2-Judicial Fee State	5.4		1
JFCT2-Judicial Fee State	471.38	01-0-1214	87
SE-SPECIAL EXPENSE FEE	286		1
SE-SPECIAL EXPENSE FEE	1604.9	01-10-8001	9
SEC-MUNICIPAL COURT SECURITY	3		1
SEC-MUNICIPAL COURT SECURITY	273.87	01-10-8005	91
SJRF-STATE JURY FEE	4		1
SJRF-STATE JURY FEE	353.17	01-0-1213	88
STF-STATE TRAFFIC FEE	480	01-0-1213	16
STF19-STATE TRAFFIC FEE	100	01-0-1213	2
TECH-COURT TECHNOLOGY FEE	4		1
TECH-COURT TECHNOLOGY FEE	365.17	01-10-8004	91
TFC-TFC	57	01-10-8001	19
TITLE7-TRAFFIC FINES	7328	01-10-8001	43
TLFTA1-OMNIBASE STATE FEE-DPS	20		1
TLFTA1-OMNIBASE STATE FEE-DPS	1845.33	01-0-1226	90
TLFTA2-OMNIBASE FEE	6		1
TLFTA2-OMNIBASE FEE	577.6	01-0-1227	94
TLFTA3-OMNIBASE CITY	4		1
TLFTA3-OMNIBASE CITY	385.07	01-10-8006	94
TP-CT-JUDICIAL EFFICIENCY FEE	40	01-10-8003	16
TPF-TRUANCY PREVENTION FUND	2		1
TPF-TRUANCY PREVENTION FUND	155.97	01-0-1213	77
TP-L-TIME PAYMENT - LOCAL FEE	160	01-10-8002	16
TP-S-TIME PAYMENT - STATE FEES	200	01-0-1220	16

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Warrant Payment Report

CITY OF JERSEY VILLAGE

2/2/2021 10:55:23 AM

Warrant Payment Totals For 01/01/2021 - 01/31/2021

WRNTFE-WARRANT FEE	50		1
WRNTFE-WARRANT FEE	5604.03	01-10-8001	100
Report Total	38899		1442
Payment Activity Totals By Transaction Type:			
Non-cash Credit	561.6	01-10-8004	15
Payment	38337.4	01-10-8004	1427
Report Total	38899		1442

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## **Police Department Open Positions/Recruitment**

### **January 2021**

As of January 31, 2021, the Jersey Village Police Department has the following job openings:

- Patrol Officer (5 open positions)

The Police Department has continued recruiting efforts, and is currently conducting background investigations for several qualified applicants.

<i>No</i>	<i>Last Name</i>	<i>First Name</i>	<i>Req Date</i>	<i>Description of Info Requested</i>	<i>Date Requestor Contacted</i>	<i>Amt</i>	<i>Date of Pick-up or Mailing</i>	<i>Open</i>	<i>Complete</i>	<i>AG Opinion</i>	<i>PROCESS TIME</i>
1	SULLO	SULLO	10/1/2020	LAST 2 WEEKS OF CITATIONS ISSUED			10/6/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
2	LEXUS	NEXUS	10/1/2020	LAST MONTH OF CITATION ISSUED			10/8/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 00 MIN
3	SULLO	SULLO	10/14/2020	LAST 2 WEEKS OF CITATIONS ISSUED			10/20/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 1 HR 00 MIN
4	MORRISON	DOUGLAS	10/14/2020	COPY OF CFS OR REPORT FOR 2014 @ 11011 PLEASANT COLONY # 2421			10/22/2020 VIA EMAIL	NO	YES	NO	00 HRS 20 MIN ACCUM 00 HRS 20 MIN
5	MCGETTRICK	DANIEL	10/19/2020	COPY OF 911 TRANSCRIPT FOR ACCIDENT 20-7572 ON 6/25/2020 @ 259 AM. ALSO COPY OF BWC, OR DASH CAM VIDEO	10/21/2020 SENT TO AG OFFICE 1/7/2021 WITHHOLD PER AG OFFICE		10/21/2020 VIA EMAIL	NO	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
6	HURD	LARITA	10/21/2020	CFS FOR CASE NUMBER 20-11597			10/21/2020 VIA PU	NO	YES	NO	00 HRS 20 MIN ACCUM 00 HRS 20 MIN
7	SULLO	SULLO	10/26/2020	LAST 2 WEEKS OF CITATIONS ISSUED			11/3/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 1 HRS 30 MIN
8	SHEPHERD	KAMERON	10/27/2020	COPY OF ARREST REPORT 5/24/2020 ON SHEPHERD, KAMERON DOB 10/4/2000 TX ID# 44412662			11/3/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
9	HODGES	ANTHONY	10/28/2020	COPY OF CFS FOR 10/27 CASE 20-14544 BY OFFICER HALL			11/3/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
10	FOGLE	WAYNE	11/3/2020	CRIME STATS FOR 1/2 MILE RADIUS OF 18540 WBSR @ ENERGY CAPITAL FROM 11/1/2019 TO 10/31/2020			11/9/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
11	LEXUS	NEXUS	11/3/2020	LAST MONTH OF CITATION ISSUED			11/3/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 1 HRS 00 MIN
12	KESSLER	WALTER	11/3/2020	COPY OF VIDEO FROM ACCIDENT 20-14395			11/3/2020 VIA PU	NO	YES	NO	00 HRS 20 MIN ACCUM 00 HRS 20 MIN
13	VEGA	RUTH	11/3/2020	COPY OF VIDEO FROM ACCIDENT 20-14395			11/3/2020 VIA PU	NO	YES	NO	00 HRS 20 MIN ACCUM 00 HRS 20 MIN
14	SULLO	SULLO	11/4/2020	LAST 2 WEEKS OF CITATIONS ISSUED			11/9/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 2 HRS 00 MIN

15	OMAR	WARDA	11/4/2020	COPY OF BEARDEN POILCE VIDEO FROM 10/25/2020	11/4 ASKED FOR A WINDOW OF TIME FOR REQUEST 11/11/2020 PROCEED WITH REQUEST AS WRITTEN 11/12 SENT TO AG OFFICE 1/6/2021 WITHHOLD PER AG OFFICE						2 HRS 00 MIN ACCUM 2 HRS 00 MIN
16	KESHI	ASSOCIATES	11/5/2020	COPY OF PCS REPORT 20-14752	11/12 SENT TO AG OFFICE 12/14/2020 WITHHOLD PER AG			YES	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
17	DEROUEN	BRENDA	11/10/2020	ALL POLICE RECORDS, ARREST RECORDS & COMPLAINTS FOR LARITA MAREI HURD.			11/16/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
18	SULLO	SULLO	11/11/2020	LAST 2 WEEKS OF CITATIONS ISSUED			11/18/2020 VIA PU	NO	YES	NO	00 HRS 30 MIN ACCUM 2 HRS 30 MIN
19	THOMSEN	LAURA	11/12/2020	COPY OF POLICE REPORT AND EMS REPORT FOR A ASSAULT THAT OCCURRED IN 2012	11/12 REQUEST A SMALL WINDOW TO SEARCH FOR REPORT		11/16/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
20	MATTHEWS	DONALD	11/16/2020	COPY OF CFS OR REPORT FOR 19-3656 OCCURRED 3/3/2019 @ SAMS CLUB PKLOT			11/16/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
21	BEASLEY	CURT	11/18/2020	NAME OF COMPLAINTANT ON A CITY ORDINANCE VIOLATION OCCURRED ON 11/15/2020 ON WYNDHAM CT/ VILLAGE DR.			11/18/2020 VIA PU	NO	YES	NO	00 HRS 10 MIN ACCUM 00 HRS 10 MIN
22	LEXUS	NEXUS	12/2/2020	LAST MONTH OF CITATION ISSUED			12/2/2020 VIA EMAIL	NO	YES	NO	00 HRS 20 MIN ACCUM 1 HRS 20 MIN
23	SULLO	SULLO	12/2/2020	LAST 2 WEEKS OF CITATIONS ISSUED			12/7/2020 VIA EMAIL	NO	YES	NO	00 HRS 20 MIN ACCUM 3 HRS 00 MIN
24	OSCAR	CRISTOBAL	12/7/2020	COPY OF 20-16508			12/7/2020 VIA PU	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
25	VOSSLER	JAMES	12/8/2020	CFS FOR 8606 WYNDHAM VILLAGE DR FROM 1/1/2000 TO 12/6/2020	SENT EMAIL ON 12/8 & 12/14						00 HRS 30 MIN ACCUM 00 HRS 30 MIN
26	SULLO	SULLO	12/9/2020	LAST 2 WEEKS OF CITATIONS ISSUED	12/17 CANNOT MAKE CONTACT BY EMAIL OR PHONE WILL CLOSE CASE		12/14/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 3 HRS 30 MIN

27	ADAMS	LAW FIRM	12/10/2020	BWC, DASH CAM, PHOTOS TAKEN, WITNESS STATEMENTS, CFS, AUDIO & 911 CALL FOR ACCIDENT 20-16319	12/15 SENT TO AG OFFICE FOR OPINION			NO	NO	YES	2HRS 00 MIN ACCUM 2 HRS 00 MIN
28	SIMMONS	FLETCHER	12/10/2020	COPY OF ACCIDENT, CFS, BWC, DASH CAM, PHOTOS FOR ACCIDENT 20-14694	12/15 SENT TO AG OFFICE FOR OPINION			NO	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
29	SPELL	SHARON	12/14/2020	COPY OF ARREST REPORT DOB 5.9.1972 SPELL, SHARON			12/15/220 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
30	SIMMONS	FLETCHER	12/14/2020	COPY OF BWC, DASHCAM FOR ACCIDENT 20-16176	12/16/2020 SENT TO AG OFFICE FOR OPINION			NO	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
31	SULLO	SULLO	12/16/2020	LAST 2 WEEKS OF CITATIONS ISSUED			12/21/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 4 HRS 00 MIN
32	WILLIAMS	TARA	12/16/2020	COOMplete REPORTS INCLUDING PHOTOS FOR 103 WATERCRESS CIRCLE STARTING FROM 9/2020 TO PRESENT TIME			12/21/2020 VIA EMAIL	NO	YES	NO	2 HRS 30 MIN ACCUM 2 HRS 30 MIN
33	CAMPBELL	RICKY	12/16/2020	COPY OF THEFT REPORT 20-17197	WITHDREEW REQUEST		XXXXXX	XXXXXX	XXXXX	XXXXX	XXXXXXXXXX
34	RESEARCH	WORLD	12/17/2020	COPY OF ALL RECORDS AND BOOKING PHOTO FOR HALEY, MICHELLE DOB 10/29/1980			12/21/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
35	RESEARCH	WORLD	12/17/2020	COPY OF RECORDS AND BOOKING PHOTO FOR LEWIS, CHRISTOPHER DOVE DOB 10/06/1995			12/21/2020 PUBLIC PAGE ONLY	YES	NO	YES	00 HRS 30 MIN ACCUM 2 HRS 30 MIN
36	DORRIAN	DIANA	12/21/2020	ARREST AND JAIL RECORDS FROM THE ARREST OF DANIEL JOHN DORRIAN DOB 12/21/1985	12/21/2020 SENT TO AG OPEN CASE W/HCD AO			YES	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
37	SULLO	SULLO	12/24/2021	LAST 2 WEEKS OF CITATIONS ISSUED			1/13/2021 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 4 HRS 30 MIN
38	LEXUS	NEXUS	1/5/2020	LAST MONTH OF CITATION ISSUED			1/13/2021 VIA EMAIL	NO	YE	NO	00 HRS 30 MIN ACCUM 2 HRS 30 MIN
39	PATEL	Rajeshai	12/7/2020	COPY OF REPORTS & VIDEO FROM CASE 20-17500	1/18/2021 SENT TO AG OPEN CASE		1/18/2021 COPY OF AG LETTER TO REQUESTOR	YES	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
40	ELMORE	NICHOLAS	1/13/2021	COPY OF BWC, IN CAR VIDEO FROM ACICENT 20-16884	1/19/2021 SENT TO AG OPEN CASE		1/19/2021 COPY OF AG LETTER TO REQUESTOR	YES	NO	YES	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
41	SULLO	SULLO	1/14/2021	LAST 2 WEEKS OF CITATIONS ISSUED			1/25/2021 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 5 HRS 00 MIN



42	CLARK	FRED	1/14/2021	20-1735 CRASH DATE 2/26/2020 COPY OF BWC & VEH MOUNTED CAMERA RECORDINGS			1/25/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
43	KERMANI	MONA	1/14/2021	BWC POLICY FROM 10/2020			1/25/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
44	HARRISON	KOURI	1/18/2021	COPY OF 2 REPORTS FROM 11111 PLWASANT COLONY # 906. REPORTS OCCURRED LAST 4 MONTHS			1/19/2020 VIA EMAIL	NO	YES	NO	2 HRS 00 MIN ACCUM 2 HRS 00 MIN
45	PULLIAM	JUSTIN	1/20/2021	COPY OF CFS 21-775, PHONE CALL RECORDINGS, INCIDENT REPORT			1/28/2020 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
46	WALLACE	JEREMY	1/21/2021	ALL MEIDIA/RECORDS OF THE ARREST/DETENTIO OF DAVID & PATRICK BY ZATZKIN, LIMERICK	1/28 SENT TO CITY ATTORNEY TO HANDLE PER AUSTIN 2/3 OLSON & OLSON SENT TO AG OFFICE		2/3/2021	NO	NO	YES	2HRS 00 MIN ACCUM 2 HRS 00 MIN
47	MONKEY	SLYOUT	1/21/2021	COPY OF BWC THAT ZATZKIN WAS WEARING IN THE DETENTION OF DAVID WARDEN. VIDEO LINK ATTACHED	1/28 SENT TO CITY ATTORNEY TO HANDLE PER AUSTIN 2/3 OLSON & OLSON SENT TO AG OFFICE		2/3/2021	NO	NO	YES	2HRS 00 MIN ACCUM 2 HRS 00 MIN
48	ANAYA	SANDRA	1/21/2021	CFS FOR 2020 & 2021 FOR 11011 PC # 501 OR ANY REPORT OF CONTACT WITH EDGARDO ANAYA DOB 10/31/1954 or 11/15/1942			1/21/2021 VIA EMAIL	NO	YES	NO	00 HRS 30 MIN ACCUM 00 HRS 30 MIN
49	WORDEN	DAVID	1/25/2021	COPY OF BWC FROM ZATZKIN FROM 1/20/2021 @ 16000 LAKEVIEW DR. COPY OF ZATZKIN F5 SEPERATION FORM	2/1 SENT TO CITY ATTORNEY TO HANDLE PER AUSTIN						
50	BEAZLEY	MARILEE	1/26/20201	COPY OF M. ZATZKIN PERSONEL FILE	2/1 SENT TO CITY ATTORNEY TO HANDLE PER AUSTIN						
51	CITIZEN		1/26/20020	THE NAME OF THE DA THAT OFFICER MATZKIN WAS SPEAKING TO WHEN HE WAS GIVEN THE GREEN LIGHT TO ARREST EARL DAVID WORDEN							
52	PIMEDA	MARIA	1/27/20221	COPY OF CFS FOR 10/7/2020 @ LONE STAR MALE FELL AND HIT HEAD IN SERVICE DRIVE			1/27/2020 VIA EMAIL	NO	YES	NO	00 HRS 05 MIN ACCUM 00 HRS 05 MIN
53	LEXUS	NEXUS	2/1/2021	LAST MONTH OF CITATION ISSUED							
54	SULLO	SULLO	2/2/2021	LAST 2 WEEKS OF CITATIONS ISSUED							
55											
56											

**CITY OF JERSEY VILLAGE  
MUNICIPAL COURT  
COLLECTIONS 2021**

	CITY PORTION			RESTRICTED FUND				STATE & OMNI & COLLECTIONS	
MONTH	CITY FINES	WARRANT COLLECTION	CITY PORTION OMNI FEES	COURT SEC. FUND	COURT TECH. FEE	JUDICIAL EFF. FEE	CHILD SAFETY	PORTION FEES	TOTAL COLLECTION
Jan	\$39,809.59	\$5,604.03	\$385.07	\$972.17	\$955.89	\$71.17	\$0.00	\$29,193.23	\$76,991.15
Feb									
Mar									
Apr									
May									
June									
July									
Aug									
Sept									
Oct									
Nov									
Dec									
<b>Totals</b>	<b>\$39,809.59</b>	<b>\$5,604.03</b>	<b>\$385.07</b>	<b>\$972.17</b>	<b>\$955.89</b>	<b>\$71.17</b>	<b>\$0.00</b>	<b>\$29,193.23</b>	<b>\$76,991.15</b>

**Municipal Courts**  
**Activity Detail**  
**January 1, 2021 to January 31, 2021**  
**100.0 Percent Reporting Rate**  
**1 Reports Received Out of a Possible 1**  
**Court: Jersey Village**

CRIMINAL CASES							
	Traffic Misdemeanors			Non-Traffic Misdemeanors			
	Non-Parking	Parking	City Ordinance	Penal Code	Other State Law	City Ordinance	Total
<b>Cases Pending 1/1/2021:</b>							
<i>Active Cases</i>	15,533	219	0	113	1,096	163	17,124
<i>Inactive Cases</i>	18,627	40	0	164	5,971	52	24,854
Docket Adjustments	0	0	0	0	0	0	0
<b>Cases Added:</b>							
New Cases Filed	254	1	0	0	12	1	268
Cases Reactivated	138	0	0	1	52	0	191
All Other Cases Added	0	0	0	0	0	0	0
<b>Total Cases on Docket</b>	<b>15,925</b>	<b>220</b>	<b>0</b>	<b>114</b>	<b>1,160</b>	<b>164</b>	<b>17,583</b>
<b>Dispositions:</b>							
Dispositions Prior to Court Appearance or Trial:							
Uncontested Dispositions	51	0	0	0	2	1	54
Dismissed by Prosecution	740	0	0	4	39	1	784
Total Dispositions Prior to Court Appearance or Trial	791	0	0	4	41	2	838
Dispositions at Court Appearance or Trial:							
Convictions:							
<i>Guilty Plea or Nolo Contendere</i>	1	0	0	0	0	0	1
<i>By the Court</i>	2	0	0	0	1	0	3
<i>By the Jury</i>	0	0	0	0	0	0	0
Acquittals:							
<i>By the Court</i>	0	0	0	0	0	0	0
<i>By the Jury</i>	0	0	0	0	0	0	0
Dismissed by Prosecution	17	1	0	2	4	0	24
Total Dispositions at Court Appearance or Trial	20	1	0	2	5	0	28
Compliance Dismissals:							
After Driver Safety Course	52	---	---	---	---	---	52
After Deferred Disposition	37	0	0	0	2	1	40
After Teen Court	0	0	0	0	0	0	0
After Tobacco Awareness Course	---	---	---	---	0	---	0
After Treatment for Chemical Dependency	---	---	---	0	0	---	0
After Proof of Financial Responsibility	6	---	---	---	---	---	6
All Other Transportation Code Dismissals	23	0	0	0	0	0	23
Total Compliance Dismissals	118	0	0	0	2	1	121
All Other Dispositions	2	0	0	0	0	0	2
<b>Total Cases Disposed</b>	<b>931</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>48</b>	<b>3</b>	<b>989</b>
<b>Cases Placed on Inactive Status</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cases Pending 1/31/2021:</b>							
<i>Active Cases</i>	14,994	219	0	108	1,112	161	16,594
<i>Inactive Cases</i>	18,489	40	0	163	5,919	52	24,663
<b>Show Cause and Other Required Hearings Held</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>75</b>
<b>Cases Appealed:</b>							
After Trial	0	0	0	0	0	0	0
Without Trial	0	0	0	0	0	0	0

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**Municipal Courts**  
**Activity Detail**  
**January 1, 2021 to January 31, 2021**  
**100.0 Percent Reporting Rate**  
**1 Reports Received Out of a Possible 1**  
**Court: Jersey Village**

CIVIL/ADMINISTRATIVE CASES	
	<b>Total</b>
<b>Cases Pending 1/1/2021:</b>	
<i>Active Cases</i>	0
<i>Inactive Cases</i>	0
Docket Adjustments	0
<b>Cases Added:</b>	
New Cases Filed	0
Cases Reactivated	0
All Other Cases Added	0
<b>Total Cases on Docket</b>	<b>0</b>
<b>Dispositions:</b>	
Uncontested Civil Fines or Penalties	0
Default Judgments	0
Agreed Judgments	0
Trial/Hearing by Judge/Hearing Officer	0
Trial by Jury	0
Dismissed for Want of Prosecution	0
All Other Dispositions	0
<b>Total Cases Disposed</b>	<b>0</b>
<b>Cases Placed on Inactive Status</b>	<b>0</b>
<b>Cases Pending 1/31/2021:</b>	
<i>Active Cases</i>	0
<i>Inactive Cases</i>	0
<b>Cases Appealed:</b>	
After Trial	0
Without Trial	0
JUVENILE/MINOR ACTIVITY	
	<b>Total</b>
Transportation Code Cases Filed.....	8
Non-Driving Alcoholic Beverage Code Cases Filed.....	0
Driving Under the Influence of Alcohol Cases Filed.....	0
Drug Paraphernalia Cases Filed.....	0
Tobacco Cases Filed.....	0
Truant Conduct Cases Filed.....	0
Education Code (Except Failure to Attend) Cases Filed.....	0
Violation of Local Daytime Curfew Ordinance Cases Filed.....	0
All Other Non-Traffic Fine-Only Cases Filed.....	0
Transfer to Juvenile Court:	
<i>Mandatory Transfer</i> .....	0
<i>Discretionary Transfer</i> .....	0
Accused of Contempt and Referred to Juvenile Court (Delinquent Conduct).....	0
Held in Contempt by Criminal Court (Fined or Denied Driving Privileges).....	0
Juvenile Statement Magistrate Warning:	
<i>Warnings Administered</i> .....	0
<i>Statements Certified</i> .....	0
Detention Hearings Held.....	0
Orders for Non-Secure Custody Issued.....	0
Parent Contributing to Nonattendance Cases Filed.....	0

**Municipal Courts**  
**Activity Detail**  
**January 1, 2021 to January 31, 2021**  
**100.0 Percent Reporting Rate**  
**1 Reports Received Out of a Possible 1**  
**Court: Jersey Village**

ADDITIONAL ACTIVITY		
	Number Given	Number Requests for Counsel
Magistrate Warnings:		
Class C Misdemeanors .....	0	---
Class A and B Misdemeanors .....	0	0
Felonies .....	0	0
		<b>Total</b>
Arrest Warrants Issued:		
Class C Misdemeanors .....		0
Class A and B Misdemeanors .....		0
Felonies .....		0
Capiases Pro Fine Issued .....		0
Search Warrants Issued .....		0
Warrants for Fire, Health and Code Inspections Filed .....		0
Examining Trials Conducted .....		0
Emergency Mental Health Hearings Held .....		0
Magistrate's Orders for Emergency Protection Issued .....		0
Magistrate's Orders for Ignition Interlock Device Issued .....		0
All Other Magistrate's Orders Issued Requiring Conditions for Release on Bond .....		0
Driver's License Denial, Revocation or Suspension Hearings Held .....		0
Disposition of Stolen Property Hearings Held .....		0
Peace Bond Hearings Held .....		0
Cases in Which Fine and Court Costs Satisfied by Community Service:		
Partial Satisfaction .....		0
Full Satisfaction .....		0
Cases in Which Fine and Court Costs Satisfied by Jail Credit .....		0
Cases in Which Fine and Court Costs Waived for Indigency .....		3
Amount of Fines and Court Costs Waived for Indigency .....		\$ 1,338
Fines, Court Costs and Other Amounts Collected:		
Kept by City .....		\$ 69,763
Remitted to State .....		\$ 7,228
Total .....		\$ 76,991

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

CITY OF JERSEY VILLAGE  
MUNICIPAL COURT  
COURT ROOM ACTIVITIES

<u>DATE</u>	<u>JUDGE/ PROSECUTOR</u>	<u>TOTAL CASES</u>	<u>NO</u>	<u>% TO</u>	<u>SHOWED</u>	<u>% TO</u>	<u>PAYMENT</u>	<u>% TO</u>	<u>DOCKET</u>	<u>% TO</u>
			<u>SHOWED</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>PLAN</u>	<u>TOTAL</u>	<u>CLOSED</u>	<u>TOTAL</u>
<u>January 6, 2021</u>	Judge Kisluk	69	44	64%	25	36%	1	4%	10	40%
<u>AM Docket</u>	Marcy McCorvey/Lance Long									
<u>January 6, 2021</u>	Judge Kisluk	66	34	52%	32	48%	2	6%	15	47%
<u>PM Docket</u>	Marcy McCorvey/Lance Long									
<u>January 11, 2021</u>	Judge Chancia	99	68	69%	31	31%	1	3%	14	45%
<u>AM Docket</u>	Lance Long									
<u>January 11, 2021</u>	Judge Chancia	43	35	81%	8	19%	0	0%	3	38%
<u>PM Docket</u>	Lance Long									
<u>January 13, 2021</u>	Judge Harris	89	28	31%	61	69%	2	3%	45	74%
<u>AM Docket</u>	Lance Long									
<u>January 13, 2021</u>	Judge Harris	54	32	59%	22	41%	0	0%	14	64%
<u>PM Docket</u>	Lance Long									
<u>January 27, 2021</u>	Judge Chancea	23	10	43%	13	57%	0	0%	5	38%
<u>AM Docket</u>	Lance Long									
<u>January 27, 2021</u>	Judge Chancea	69	60	87%	9	13%	2	22%	2	22%
<u>PM Docket</u>	N/A									
<u>TOTAL</u>		<b>512</b>	<b>311</b>	<b>61%</b>	<b>201</b>	<b>39%</b>	<b>8</b>	<b>4%</b>	<b>108</b>	<b>54%</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Location Listing

CITY OF JERSEY VILLAGE

2/4/21 10:28 AM

### Residential Citations

Location Details For Dates From 01/01/2021 To 01/31/2021

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Report Totals

Number Of Citations:

0

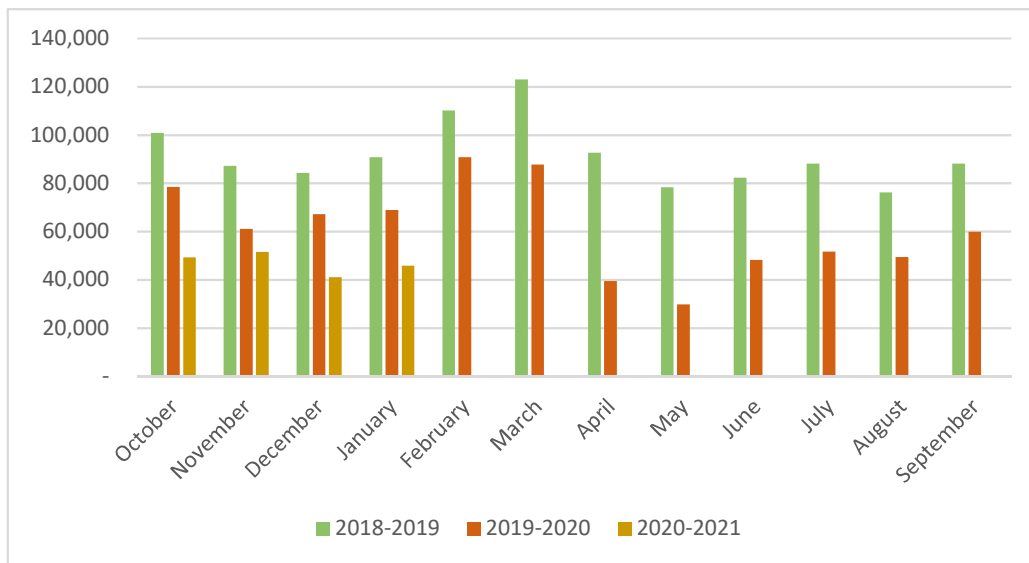
# JERSEY VILLAGE MUNICIPAL COURT ACTIVITY REPORT

## GENERAL PROCEEDS

**FY 2018, 2019, 2020**

	2018-2019	2019-2020	2020-2021
October	100,832	78,416	49,309
November	87,251	61,065	51,540
December	84,302	67,241	41,041
January	90,781	68,972	45,799
February	110,193	90,758	
March	122,971	87,719	
April	92,606	39,486	
May	78,291	29,873	
June	82,371	48,286	
July	88,193	51,684	
August	76,274	49,447	
September	88,185	59,882	
<b>FY Total</b>	<b>\$ 1,102,249</b>	<b>\$ 732,830</b>	<b>\$ 187,689</b>

Average Per Month      \$    91,854    \$    61,069    \$    46,922







# CITY OF JERSEY VILLAGE, TEXAS

16327 Lakeview Drive, Jersey Village, TX 77040

713-466-2100 (office) 713-466-2140 (fax)

## Public Works Status Report for the Month of January, 2021

### General –

- Wall St and Berm Drainage projects were bid out and bids were opened this month. Winning bids will be announced at the next Council meeting.
- Working w/ City Manager on a redesigned Community Development department.
- Working on SECO report, special thx to Danielle and Roy for their help. Completed 1/28/21.
- Flushing the Enclave to keep water flow fresh. This is a temporary solution. We will meet w/ the HOA, (Eddie) and discuss issues, discuss testings, etc. They said they were very pleased to have us attend. They will schedule.
- Kick-off on the Risk/Resilience and Emergency Response Plan this week. This is an EPA required study. We met and kicked off, consultant has commenced work and surveyed the City for issues. A report follows.
- We are in the process of organizing our construction plans and store them for safe keeping.
- Working w/ Frank on the Seattle closure.
- CPUC meeting Thursday, concluded the effort. Well done Austin!
- New initiative: Danielle is assigned as the Project Manager for a task to assemble a Public Work's standards of procedure (SOP). Among her tasks:
  - Identify all staff credentials and document their licenses and certifications,
  - She will also compile an on-call list with procedures that apply to on-call staff.
  - She is assembling a schedule for sidewalk and street panel repairs for Q1 of 2021.
  - She is working with Streets to improve scheduling for Street Sweeping.
  - This project intends to increase accountability to the City for some of the basic operations that now occur routinely.
- Reviewing scopes of work for surveyor and geotech on upcoming Seattle corridor project.
- Completed Planning/Zoning, Comp Plan approved, going to Council. Thx Austin.
- Detention Pond Graffiti: Ordering erosion roll for detention pond, called Mr. Baeza and scheduled to clean and paint week of Feb 1. Weather moved this effort until the week of Feb. 8.
- WOB monthly meeting occurred. Our permitting caused some extra fees to be incurred according to Jones/Carter. I told them we will pay the fees because the permits are required.
- Kennel – will be remediated shortly.
- Gateway signs go for permits soon.
- Met with Bob Blevins on moving all data to SharePoint, working on organizing, privileges, etc.

### Streets –

- Daily service orders, Water Billing completed.
- Water utility locates for MP Contractors
- Inspect small engine equipment
- Oversee a couple of meter installs, line locates. Locating missing valves, Street sweeping – 2 days per week once it returns to service.
- Sidewalk repairs next week. Followed by a street panel. Preparing map of repairs to improve communication.
- The San Sewer repair on Hawaii/Sierra kicks off next week, homeowners will be notified. Sewer line repair Hawaii between N Tahoe and Sierra completed.

- Give a hand to Parks on some Drinking fountains.
- Getting truck(s) to Weisinger.
- Multiple debris cleanups at old Chevron. Debris contaminated with bedbugs and we needed to bring in a backhoe to lift the debris. **Kudos to Streets!!** This picture shows debris AFTER we cleaned it the day before. This illegal dumping occurred within 24 hours of us cleaning couches and mattresses the day before. The owner is being warned that they will pay costs for cleanup.
- Completed St. Helier sidewalk repair
- MP Waterline locate (Elwood @ Jersey/Senate
- Continue to replace Sod in City (Needed Areas)
- Water Billing Rereads completed.
- Check for signs in the City that need replacing
- 15802 Singapore valve replacement
- Meter pricing update for permits - market is planning a 10 to 11 percent increase. Core and Main is in negotiations with Neptune. Prices received 1/29.



#### Plants -

- TCEQ made site visits to our water plants on 1/27/21. They were escorted by Roy and our new Utility Operator II, Brady Rollins. As a result of the TCEQ inspection we passed in all categories! **Congratulations to our Plants Team** for their excellent work.
- Roy is coordinating with the fire department to walk through the facilities for fire hazards (requirement)
- Implementing our Zip tie program to the operators, explaining the purpose. It is a temporary solution to improve our security at the plants. We will seek to upgrade this to an ID card system in an upcoming budget cycle.
- Installing mobile floating devices at our WWTP (requirement)
- Continuing to organize all of 2020 logs to file.
- Troubleshooting our WWTP, it's in compliance, however, appears to be upset. Before treating further we plan to balance the treatment process, minimize shock loading, and remove decaying material.
- FOG program moving along as a routine PM item.
- Establishing an operation monthly log record filling system (hard copy and electronic) to increase transparency.
- Continue with directional flushing of the hydrants program, again a PM item.
- Complete and mail the 4<sup>th</sup> quarter Disinfectant Level Quarterly Operating Report required by TCEQ
- Complete monthly averages and submit
- Initiate our first in-depth PM of our facilities. This will be the start of our annual PM program.
- Coordinate time frames with our Back Flow Assembly Testers to test our systems, required by TCEQ.
- Facilitating basic wastewater operations class/review including a short exam on Fridays with the operators. This approach will help them better understand the process and why we do what is being done. Our staff training has become a routine feature for the Department and is now recurring.
- Roy has been communicating with TCEQ to finalize his authorization to be approved for the BAC-T certification exam. Roy is also going through the necessary steps to be approved to upgrade his operations license. Keep up the good work Roy, it benefits the City greatly.
- Interviewing candidates for open position.
- Risk related – Locks on plants – colored ties for accountability being implemented.
- Working on finding the Seattle permit – Frank doesn't have it and challenging to get from TCEQ, last we talked. Still working on it.
- We picked up materials from Wiesinger – broke even on costs.

- Preparation for Third Coast (TCEQ reps.) sampling process held every quarter (Wednesday 27<sup>th</sup>)
- Brady's onboarding process with HR and week onboarding orientation (just implemented by Roy). This process will give me a scope of his capabilities and what is expected
- Rio Grande L/S failed last night and now in the investigative process
- Following meeting with Harry we are coordinating our daily operational duties to add meter leaks, turn on/turn offs, and tap inspections. (3 leaks 1 turn on to start)
- Meeting with Shrader Consultants, Wednesday 27<sup>th</sup> to visit the facilities to test the router configurations, contact Cradle Point to confirm addressing for SCADA signals. Meet with Chal Shrader, PE the creator of the VT SCADA system to assess water plants 1&2 programming to determine faulty issues.
- Weep hole failure on fire hydrant, still operates fine.
- Increasing focus on safety, driver safety specifically. Thx to Chief Bitz for providing some actual accident photos to bring home the seriousness of driver safety.

#### **Fleet –**

- As of last Monday we started the tire service in house. This is anticipated to save money and improve quality.
- We started ordering lights and equipment for the new vehicles.
- New vehicles should get here in the next 2 -3 weeks.
- David is still working on getting his CDL, EVT, and one more ASE certification.
- We will be working on getting the last Police Tahoe Ready for Auction.
- We will be inspecting the City Generators.
- We have a handful of state inspections.
- We will be continuing to clean the old shop.
- Other than that is business as usual, Weekly FD Workaround, work orders from whip around, etc.
- Sweeper repaired will be back in service asap.
- From January 1<sup>st</sup> 2021 until today, there has been 202 inspection done on whip around, out of the 202 inspections there were 31 work order created. These are potential issues identified before becoming problems.
- Fleet will do the weekly FD fleet inspection.
- We will be replacing a damaged solenoid on Ambulance 3580.
- We will be monitoring an answering questions regarding a police Tahoe on the GOVDEALS vehicle auction. (We have 1 vehicle on auction and 1 waiting to be added, last 2 for 2020).
- We will be working on work orders from Whip Around.
- We will be revising the City generator service agreements, to see if we can lower the cost for the services.

#### **Community Development -**

- Normal activities
- Letter sent to Jack in the Box (Meineke?) regarding their vacant lot at 15824 Northwest Freeway.
- Working on Re-Imagining Community Development from top to bottom.
- Will be implementing new directions discussed w/ City Manager.
- 8219 / 8223 Jones Rd.: BLA plat acceptable for signature and recordation toward 3 permits: one building, with a Buzzy Bee build-out, and shared access paving with the lot to the rear.
- Pre-Dev question on utils for annexation answered for developer.
- Refining Inspection Job cards to reduce the number of inspections, and to serve as checklists.
- Ashley has spoken with Tomball about Incode 10 and looking into Permitting solutions among our peer cities. Our automation study has commenced.
- Kia's wall and ground signage close to permitting (4th or 5th attempt). Vetting plans for BBG's review.
- Worked with City Manager on annexation landscaping language under J in the annexation agreement.

- Had a meeting late Jan. re: 8131 Jones Rd. We also spoke of permitting for a new building, likely modular or pre-fab, to make the site more appealing in the interim.
- Vetting plans for BBG and continuing to think through coordination.
- Still entering CEU's and CEC's for all Christian's certifications and licenses.
- Obtaining Subaru plans from Iron Mtn. to look into repairing the access road which is nearly impassable.
- Get all of BBG's and other inspections entered into InCode.
- Issued Site & Construction Phase I for Buzzy Bee (minus plat recordation).
- Sign-up / utilize erocordation.com for e-plat-recordation. Perhaps scan and process BLA No. 2 for KAR Holdings (Buzzy Bee +). Trying to speak w/ Mr. Mullen.
- Vet 8310 Jones Rd. construction docs for completeness prior to sending to BBG (old Red Barn).
- Work on text changes for 2/15/2021 City Council Mtg.: Grading, mulching / extensive landscaping; force majeure events (waiving permitting fees); swimming pool P-Trap (to ensure draining water to sanitary sewer); > ¾" meters' fees aligned with true cost; excavation surety bond (vs. surety bone for construction of structures) – and clarifying ROW vis-à-vis U.E.; IPMC (International Property Maintenance Code): reviewed and revising toward adoption.
- 17930 N.W. Fwy.: Illicit construction (remodeling). Spoke to a potential G.C. Thursday.
- Send out letters for abatement of the following: 1) Off-premise-sign maintenance at Village Green Dr. & 8200 Jones Rd.; 2) BOA's damaged ground sign panel; 3) Researching Old Chrevron; 4) Senate Ave. Food Mart's damaged sign; 5) Illicit signage at 11250 FM529. 6) Subaru's missing landscape for signage, 7) Champion Forest Baptist...
- Considering overlay zones for Clear Channel's two off-premise e-billboard displays.
- Organizing work orders.
- Update and resolve / work towards resolution of open tickets.
- MAAPnext: local comments by 2/27. Tim has attempted to sign-up for HCFCD's ArcGIS to obtain license.
- Considering a March virtual mtg. or seminar for residents to discuss flood insurance and reducing rates.

#### **Permits Issued/Revenue Achieved:**

These are the top 4 categories for revenue generated from Permits. A new house added \$20K in permitting revenue. Normal revenues are between \$5K - \$10K.

• Impact water/waste 1 service unit -	\$12,663
• New/addition res building perm -	\$4,736
• Plan review residential -	\$2,586
• Sign contractor registration -	\$900
• Additional Miscellaneous Permits -	\$5,506
• <u>Total Permitting Revenue:</u>	<u>\$26,391.76</u>

#### **Inspections Performed:**

- BBG – 88 inspections performed
- BBG - 8 Plan Reviews
- In-house – 22 Inspections
- In-house – 8 Plan Reviews
- In-house – 23 Sign/Banner Plan Reviews
- In-house – 2 Plat/BLA Reviews

#### **Code Enforcement Issues:**

- 25 Code Enforcement Issues

Jersey Meadow Golf Course  
Monthly Report

<b>FY 2020-2021</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	4199	3833	3206	3215									14453
Tournament Rounds	432	411	259	331									1433
Range buckets	2502	2139	1223	1788									7652
Unearned Revenue	(1,828.70)	-1677.03	-4123.64	2,577.07									-5052.30
Star Memberships	2,377.46	2,736.33	5,954.76	7,521.62									18,590.17
Green Fees	141,058.90	124,752.60	109,221.89	105,315.36									480,348.75
Tournament Fees	13,045.47	13,682.26	8,298.51	10,179.60									45,205.84
Range Fees	17,672.31	16,345.86	11,579.13	15,033.71									60,631.01
Club Rental	390.00	400.00	200.00	225.00									1,215.00
Sales of Merchandise	17,709.62	19,202.56	24,247.44	13,485.64									74,645.26
Concession Fees	6,097.49	4,843.35	3,944.58	3,819.87									18,705.29
Miscellaneous Fees	2,450.00	2,530.00	3,888.25	4,914.50									13,782.75
<b>Total Income</b>	<b>198,972.55</b>	<b>182,815.93</b>	<b>163,210.92</b>	<b>163,072.37</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>708,071.77</b>
Weather Totals	1RO/1CM	2RO/2W/1H	4RO/4W/1H	4RO/9W									11RO/15W/1CM/2H
Income Per Round	\$42.85	\$42.83	\$46.57	\$43.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.72
<b>FY 2019-2020</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2822	2566	3505	2388	2490	2854	119	4916	4325	4935	4516	4202	39638
Tournament Rounds	447	418	203	289	384	159	0	148	354	252	314	330	3298
Range buckets	1508	1433	1478	1209	1581	1335	0	2205	1892	2053	2105	2245	19044
Unearned Revenue	400.91	-317.89	-2154.02	888.22	2151.38	-869.36		-1196.43	(2,268.55)	-886.59	-1067.16	-2251.51	-7571.00
Star Memberships	5,042.78	2,178.46	4,127.77	4,402.75	3,400.19	8,901.18		7,176.37	6,040.07	4,346.20	3,191.19	5,543.08	54,350.04
Green Fees	80,370.21	78,523.77	110,211.22	60,955.71	72,572.18	82,188.50	2,954.35	163,982.17	138,989.99	157,398.71	147,675.64	137,051.64	1,232,874.09
Tournament Fees	13,053.96	12,342.40	5,437.16	8,154.89	10,871.77	4,486.89		3,982.41	10,281.47	7,587.12	8,601.62	10,372.60	95,172.29
Range Fees	10,699.65	8,606.44	13,836.14	7,972.55	10,145.66	10,230.65		15,918.29	13,079.70	15,253.98	15,050.54	17,622.61	138,416.21
Club Rental	300.00	320.00	360.00	320.00	575.00	545.00			505.00	350.00	525.00	400.00	4,200.00
Sales of Merchandise	16,110.06	14,074.31	18,896.41	11,981.09	13,269.78	11,835.19	224.37	21,452.21	22,601.63	23,408.83	20,116.55	24,693.77	198,664.20
Concession Fees	3,716.48	3,343.51	3,615.00	3,134.23	3,516.51	3,098.47	94.01	5299.63	4,980.36	5,047.86	5,384.34	5,803.02	47,033.42
Miscellaneous Fees	424.00	1,253.00	675.00	4,824.00	2,533.00	2,230.00	60.00	900.00	940.00	2,467.50	3,445.00	2,735.00	22,486.50
<b>Total Income</b>	<b>130,118.05</b>	<b>120,324.00</b>	<b>155,004.68</b>	<b>102,633.44</b>	<b>119,035.47</b>	<b>122,646.52</b>	<b>3,332.73</b>	<b>217,514.65</b>	<b>195,149.67</b>	<b>214,973.61</b>	<b>202,922.72</b>	<b>201,970.21</b>	<b>1,785,625.75</b>
Weather Totals	4W/2RO/1CM	1W/5RO/1CM/1H	1W/1RO/1H	13W/5RO/0CM	5W/6RO/1CM	5W/1CM/7CVD-19	27 CVD-19	1W/2RO/1CM	1W/3RO/1M	4W/1RO/1M	3W/2RO/1M	1W/3RO/1H	39W/29RO/8CM/4H/34CV
Income Per Round	\$38.14	\$39.70	\$41.27	\$36.36	\$39.49	\$38.04	\$28.01	\$41.77	\$40.90	\$40.78	\$41.57	\$43.84	\$40.50
<b>Fy 2018-2019</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2389	2319	2117	1993	1873	3241	4169	3196	3346	4392	3809	2770	35614
Tournament Rounds	582	393	299	257	297	367	526	636	682	304	304	331	4978
Range buckets	1265	955	970	1031	1046	1284	1368	1181	1591	1606	1544	1351	15192
Unearned Revenue	-1472.95	-1668.62	-3443.07	1,430.45	60.48	-134.21	504.86	-1359.80	(2,370.72)	-229.23	-201.60	-865.64	(9,750.05)
Star Memberships	2,094.31	1,601.02	3,748.62	2,358.88	1,996.45	6,057.91	5,552.78	3475.34	2,823.76	4,319.36	4588.93	4294.91	42,912.27
Green Fees	65,328.60	52,816.14	68,371.79	42,809.31	44,185.56	85,369.39	103,277.89	88751.10	96,727.91	121,034.15	104445.40	77863.67	950,980.91

Jersey Meadow Golf Course  
Monthly Report

Tournament Fees	17,318.04	11,240.60	7,232.24	6,767.13	7,847.31	11,481.95	16,021.51	17097.50	21,215.16	8,816.48	9044.27	10591.82	144,674.01
Range Fees	6,576.03	4,475.29	9,669.19	5,207.18	6,205.01	7,889.27	7,087.90	5831.73	7,207.86	9,019.33	8733.55	7613.81	85,516.15
Club Rental	624.66	325.00	200.00	300.00	240.00	220.00	500.00	480.00	660.00	440.00	260.00	280.00	4,529.66
Sales of Merchandise	15,603.17	12,923.62	11,727.68	7,095.43	14,064.14	14,104.40	20,214.49	19090.89	21,910.22	18,239.02	22489.56	16744.87	194,207.49
Concession Fees	4,576.77	3,087.86	2,869.59	2,652.55	2,637.97	4,628.91	4,886.33	4433.14	4,587.18	4,734.94	4221.99	3379.30	46,696.53
Miscellaneous Fees	1,236.00	258.00	723.00	2,475.00	1,538.94	3,071.00	1,389.00	670.00	1,019.00	570.00	605.00	590.00	14,144.94
Total Income	\$111,884.63	85,058.91	101,099.04	71,095.93	78,775.86	132,688.62	159,434.76	138,469.90	153,780.37	166,944.05	154,187.10	120,492.74	\$1,473,911.91
Weather Totals	7W / 3RO	11W/4RO/1H	11W/2RO/1H	15W/3RO	10W/3RO	5W	7W	6W/1RO/1CM	6W/2RO	2W/1CM	4W	5W/3RO/1CM	89W/21RO3CM/2H
Income Per Round	\$37.45	\$31.39	\$41.72	\$29.91	\$35.35	\$35.13	\$32.67	\$35.58	\$38.07	\$34.68	\$36.42	\$37.75	\$35.49

Jersey Meadow Golf Course  
Monthly Report

FY 2017 - 2018													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,102	3,070	2,024	1,729	1,589	3470	3759	3530	3086	3,189	3,797	2,067	34,412
Tournament Rounds	555	369	275	317	262	374	449	585	491	307	319	228	4,531
Range buckets	1,391	1,398	770	895	787	1696	1884	1508	1322	1,280	1,359	852	15,142
Unearned Revenue			-24.63	967.27	-639.7	-367.01	-218.17	-1096.72	-349.85	-1530.91	-278.61	-431.73	-3970.06
Star Memberships	1,083.00	1,075.00	1,177.43	886.16	1,747.32	3,162.05	4,582.19	2,639.33	3,504.48	3,017.77	3,433.05	1038.59	27,346
Green Fees	76,440.71	83,616.18	56,482.97	41,148.61	34,012.15	92,628.33	105,731.34	97,318.89	89,853.79	88,257.01	94,600.16	54,390.33	914,480
Tournament Fees	15,749.55	10,763.90	8,833.94	9,282.22	6,489.84	10,364.94	13,093.08	16,466.79	15,368.94	9,305.25	9,077.39	7,464.76	132,261
Range Fees	6,820.25	7,163.03	5,664.41	4,636.80	4,335.16	10,101.88	9,859.66	9,101.61	7,509.12	7,112.74	7,161.08	4,782.61	84,248
Club Rental	150.00	555.00	430.00	230.00	60.00	420.00	524.66	280.00	460.00	475.52	380.00	200.00	4,165
Sales of Merchandise	16,065.54	15,566.43	10,147.15	8,019.54	10,197.37	17,132.64	16,095.62	18,707.26	14,255.38	15,682.44	14,648.24	9,488.43	166,006
Concession Fees	4,070.46	4,003.81	2,587.61	2,170.15	1,979.37	4,541.22	4,790.23	5,333.66	4,121.71	3,529.24	4,120.95	2,579.58	43,828
Miscellaneous Fees	653.99	210.00	795.00	2,745.00	1,710.00	1,665.00	1,035.00	690.00	490.00	480.00	525.00	190.00	11,189
<b>Total Income</b>	<b>\$121,033.50</b>	<b>\$122,953.35</b>	<b>\$86,093.88</b>	<b>\$70,085.75</b>	<b>\$59,891.51</b>	<b>\$139,649.05</b>	<b>\$155,493.61</b>	<b>\$149,440.82</b>	<b>\$135,213.57</b>	<b>\$126,329.06</b>	<b>\$133,667.26</b>	<b>\$79,702.57</b>	<b>\$1,383,523.99</b>
Weather Totals	5W / 1RO	0	6W/4RO/1H	7W/5RO&ICE	5W / 6RO	IW/IRO/2CM	1 CM	4 W	3W / 3 RO	7W / 1 RO	4W / 1RO	16W / 6 RO	58W/28RO/3CM/1H
<b>Income Per Round</b>	<b>\$32.80</b>	<b>\$35.44</b>	<b>\$36.95</b>	<b>\$33.35</b>	<b>\$31.76</b>	<b>\$35.60</b>	<b>\$35.91</b>	<b>\$35.94</b>	<b>\$36.92</b>	<b>\$35.71</b>	<b>\$31.71</b>	<b>\$34.46</b>	<b>\$34.82</b>



Jersey Meadow Golf Course  
Monthly Report

<b>FY 2016 - 2017</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2,521	2,355	1,972	1,584	2,223	2,331	3,281	3,253	2,881	2,835	2,057	3,166	30,459
Tournament Rounds	771	472	325	341	336	549	473	812	517	596	310	517	6,019
Range buckets	1,783	1,256	968	632	991	1279	1412	1263	1155	1,295	956	1,286	14,276
Star Memberships	2,235.00	1,570.00	25.00	1,029.00	1,510.00	1,024.00	2,221.00	1,144.00	1,219.00	800.00	620.00	555.00	13,952
Green Fees	71,022.49	65,681.11	50,027.42	38,520.25	61,122.97	55,752.79	88,247.62	87,096.00	74,742.39	73,059.53	53,137.49	79,790.70	798,201
Tournament Fees	23,727.00	15,666.88	9,089.41	9,620.52	9,547.76	15,065.14	15,118.67	25,088.25	15,155.20	19,660.62	8,650.70	16,188.44	182,579
Range Fees	8,258.92	6,360.11	4,774.40	4,514.09	6,347.68	6,640.74	7,981.02	7,154.62	6,139.70	6,290.14	5,154.24	7,231.26	76,847
Club Rental	340.00	260.00	100.00	125.00	275.00	150.00	475.00	450.00	470.00	425.00	375.00	213.86	3,659
Sales of Merchandise	8,480.22	10,003.82	11,483.44	6,450.19	12,081.93	12,342.40	12,562.48	12,120.38	14,895.60	13,280.56	7,315.30	11,177.14	132,193
Concession Fees	3,607.96	2,907.70	2,282.52	1,852.88	2,529.79	3,058.07	4,267.45	4,599.10	3,209.21	5,744.57	2,244.09	3,790.50	40,094
Miscellaneous Fees	60.00	722.47	219.00	5,601.50	1,621.00	1,773.00	1,123.32	540.00	345.00	300.00	390.00	225.00	12,920
<b>Total Income</b>	<b>\$117,731.59</b>	<b>\$103,172.09</b>	<b>\$78,001.19</b>	<b>\$67,713.43</b>	<b>\$95,036.13</b>	<b>\$95,806.14</b>	<b>\$131,996.56</b>	<b>\$138,192.35</b>	<b>\$116,176.10</b>	<b>\$119,560.42</b>	<b>\$77,886.82</b>	<b>\$119,171.90</b>	<b>\$1,260,444.72</b>
Weather Totals	2 W	5 W/1CM/1H	4 W/2RO/1H	3 W/7RO	6W/1CM/1RO	3W/5RO/1CM	2W/1CM/3RO	3W/1CM	4W/1CM/2RO	4W/1RO/2CM	6W / 5RO	4W/2RO	46W/28RO/8CM/2H
							10 TT				Harvey		10 TT
<b>Income Per Round</b>	<b>\$35.08</b>	<b>\$35.94</b>	<b>\$33.95</b>	<b>\$34.64</b>	<b>\$36.55</b>	<b>\$32.91</b>	<b>\$34.57</b>	<b>\$33.71</b>	<b>\$33.83</b>	<b>\$34.61</b>	<b>\$32.64</b>	<b>\$32.21</b>	<b>\$34.17</b>
<b>FY 2015 - 2016</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2,839	2,010	1,964	2,015	2,397	2,561	2,433	2,911	2,591	3,012	1,874	2,215	28,822
Tournament Rounds	89	73	33		154	57	428	571	672	428	430	458	3,393
Range buckets	1,045	528	626	857	1195	1224	1152	1354	1444	1,484	922	1,132	12,963
Star Memberships	2,320.00	1,840.00	2,160.00	2,720.00	3,200.00	2,880.00	3,120.00	3,195.00	4,105.00	4,720.00	1,680.00	2,765.00	34,705
Green Fees	81,461.98	58,415.91	56,870.74	61,260.67	71,371.18	78,811.81	77,316.60	88,465.87	74,355.72	88,449.72	49,618.51	60,651.53	847,050
Tournament Fees	3,507.47	3,480.00	1,600.50		5,307.31	2,457.42	13,699.36	17,393.71	19,728.37	13,160.39	12,453.56	13,837.02	106,625
Range Fees	6,099.17	3,205.02	3,985.47	4,891.36	7,045.93	6,953.50	7,080.21	6,496.23	6,269.88	7,647.03	4,584.13	6,253.36	70,511
Sales of Merchandise	5,520.79	4,143.21	4,484.56	3,588.10	4,733.45	7,385.19	7,318.89	7,988.63	10,044.66	11,428.74	8,048.85	7,391.68	82,077
Concession Fees	3,615.16	2,390.07	2,115.33	2,117.89	2,454.64	2,951.94	3,371.51	4,035.94	3,650.00	3,548.87	2,127.83	2,529.94	34,909
Miscellaneous Income	3,946.41	1,958.57	2,801.66	1,458.15	3,350.88	2,642.18	797.99	75.00	625.00	4,181.00	165.00	45.00	22,047
<b>Total Income</b>	<b>\$106,470.98</b>	<b>\$75,432.78</b>	<b>\$74,018.26</b>	<b>\$76,036.17</b>	<b>\$97,463.39</b>	<b>\$104,082.04</b>	<b>\$112,704.56</b>	<b>\$127,650.38</b>	<b>\$118,778.63</b>	<b>\$133,135.75</b>	<b>\$78,677.88</b>	<b>\$93,473.53</b>	<b>\$1,197,924.35</b>
Weather Totals	5 rain	7 rain/1 closed	8 rain/1 closed	6 rain	3 rain	5 rain	6 rain/2 closed	1 A/1 RO/5 rain	1 RO/ 6 rain	2 rain	2 RO / 12 rain	5 rain	74 R / 1 A / 4 closed
<b>Income Per Round</b>	<b>\$35.57</b>	<b>\$35.33</b>	<b>\$35.98</b>	<b>\$36.39</b>	<b>\$36.95</b>	<b>\$38.66</b>	<b>\$38.30</b>	<b>\$35.74</b>	<b>\$35.14</b>	<b>\$37.33</b>	<b>\$33.42</b>	<b>\$33.94</b>	<b>\$36.11</b>
<b>FY 2014 - 2015</b>													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,309	2,227	1,938	1,741	1,857	2,353	2,787	2,175	2,559	3,101	2,683	2,788	29,518
Tournament Rounds	282	72	9	82	88	122	86	427	282	24	150	40	1,664
Range buckets	1,205	641	514	662	828	747	1054	570	828	1,119	1,022	1,038	10,228
Star Memberships	2,800.00	1,440.00	2,480.00	3,200.00	3,280.00	3,760.00	4,560.00	4,160.00	5,040.00	5,280.00	3,040.00	3,630.00	42,670
Green Fees	93,432.44	65,090.39	52,482.91	50,493.14	55,649.84	67,830.42	82,135.12	69,453.93	73,951.39	89,770.24	79,091.67	82,386.10	861,768
Tournament Fees	11,123.00	2,937.00	387.00	3,529.00	3,129.71	4,620.00	4,300.00	13,300.96	8,646.00	1,212.00	5,491.00	2,000.00	60,676
Range Fees	7,330.62	3,963.32	3,113.21	3,748.13	5,169.54	4,715.30	6,622.06	3,757.32	5,067.31	6,489.92	5,983.85	6,385.83	62,346
Sales of Merchandise	7,737.66	6,531.42	5,201.81	3,940.79	3,821.79	5,315.21	6,723.45	6,429.09	7,312.73	6,651.59	6,020.07	8,047.46	73,733
Concession Fees	5,320.35	2,303.14	1,699.47	1,673.08	2,006.87	2,573.29	3,161.08	3,508.66	2,945.26	3,050.58	2,780.99	2,863.49	33,886



Jersey Meadow Golf Course  
Monthly Report

Miscellaneous Income	6,978.24	1,694.18	3,203.26	2,857.26	3,025.80	2,979.57	3,634.69	3,312.38	5,031.37	9,249.57	3,373.41	6,628.33	51,968
Total Income	\$134,722.31	\$83,959.45	\$68,567.66	\$69,441.40	\$76,083.55	\$91,793.79	\$111,136.40	\$103,922.34	\$107,994.06	\$121,703.90	\$105,780.99	\$111,941.21	\$1,187,047.06
Weather Totals	3 rain	8 rain/1 closed	8 rain/1 closed	15 weather days	8 weather days	9 rain	8 rain	14 rain	7 rain	1 rain	4 rain	8 rain	93/2
Income Per Round	\$36.74	\$35.89	\$33.94	\$36.34	\$37.43	\$35.57	\$37.10	\$38.34	\$36.24	\$37.26	\$36.27	\$38.30	\$36.70

Jersey Meadow Golf Course  
Monthly Report

FY 2013 - 2014													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2,915	2,352	2,125	2,234	2,158	2914	3457	3175	3344	3,457	3,350	2,749	34,230
Tournament Rounds	178	75	0	30	30	95	246	363	203	13	17	44	1,294
Range buckets	1,088	698	720	912	900	842	1506	1307	1212	1,018	1,024	901	12,128
Star Memberships	3,120.00	4,390.00	3,330.00	6,640.00	3,840.00	5,120.00	4,240.00	4,710.00	7,310.00	3,440.00	3,440.00	3,280.00	52,860
Green Fees	78,645.99	63,957.07	54,503.69	59,507.83	61,185.05	83,182.58	100,859.16	89,579.55	95,691.73	97,238.07	97,159.65	76,287.19	957,798
Tournament Fees	6,989.00	2,680.43	0.00	1,316.00	1,209.00	2,534.96	9,242.34	12,779.32	7,574.00	585.00	765.00	1,778.00	47,453
Range Fees	6,647.62	4,336.49	4,162.33	5,026.01	5,483.68	5,532.44	9,420.71	8,235.84	7,269.11	6,702.15	6,660.53	5,748.74	75,226
Sales of Merchandise	6,732.73	4,941.18	4,868.91	3,557.24	4,717.04	7,505.23	9,270.66	8,478.68	7,672.13	7,363.93	7,248.10	5,954.23	78,310
Concession Fees	4,015.08	2,590.27	1,934.64	2,341.60	2,520.77	3,237.75	4,575.36	4,251.76	4,177.83	3,535.74	3,767.37	3,083.69	40,032
Miscellaneous Income	6,106.08	3,660.45	5,745.04	3,590.43	3,913.54	6,608.67	8,326.80	7,177.72	7,189.39	10,967.77	8,019.90	6,743.05	78,049
Total Income	\$112,256.50	\$86,555.89	\$74,544.61	\$81,979.11	\$82,869.08	\$113,721.63	\$145,935.03	\$135,212.87	\$136,884.19	\$129,832.66	\$127,060.55	\$102,874.90	\$1,329,727.02
Weather Totals	6 rain	8 rain/1 closed	10 rain/1 closed	9 rain & freeze	12 weather days	8 rain/ice	2 rain	6 rain	6 rain	4 Rain	3 rain	7 rain	81/2
Income Per Round	\$35.28	\$33.85	\$33.51	\$33.28	\$36.12	\$36.09	\$38.26	\$36.89	\$36.53	\$36.42	\$36.72	\$35.66	\$35.94
FY 2012 - 2013													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,018	2,701	2,244	1,888	2,550	3,207	2,986	3,685	3,335	3,481	3,654	2,915	35,664
Tournament Rounds	252	138	0	156	92	179	440	90	350	0	82	40	1,819
Range buckets	1,225	1,124	943	806	1180	1569	1345	1471	1206	1,262	1,355	1,008	14,494
Star Memberships	4,350.00	4,050.00	4,230.00	4,880.00	3,660.00	6,850.00	4,510.00	5,280.00	6,030.00	4,150.00	4,640.00	3,455.00	56,085
Green Fees	86,691.45	77,195.74	66,045.80	50,321.20	74,964.54	94,102.73	89,278.09	100,813.49	94,131.86	98,224.36	100,669.60	78,876.70	1,011,316
Tournament Fees	8,655.62	5,338.38	0.00	4,745.00	2,760.00	2,766.50	15,348.30	3,910.50	12,267.00	0.00	3,755.00	1,350.00	60,896
Range Fees	5,976.93	5,252.15	4,365.00	4,511.84	6,538.66	8,935.26	7,721.35	8,554.73	7,279.42	6,721.38	7,694.45	5,895.41	79,447
Sales of Merchandise	8,211.11	6,279.45	5,291.47	5,096.26	7,156.90	6,303.31	7,527.24	9,687.40	8,406.51	7,139.90	8,140.62	6,834.45	86,075
Concession Fees	4,346.28	3,229.36	2,428.81	2,219.61	2,973.60	3,707.31	4,715.23	4,243.94	4,231.43	3,478.68	3,953.92	3,033.14	42,561
Miscellaneous Income	8,632.04	7,495.90	5,620.06	5,243.28	4,711.82	7,607.33	7,745.64	10,292.53	8,570.49	10,133.72	10,472.34	6,591.64	93,117
Total Income	\$126,863.43	\$108,840.98	\$87,981.14	\$77,017.19	\$102,765.52	\$130,272.44	\$136,845.85	\$142,782.59	\$140,916.71	\$129,848.04	\$139,325.93	\$106,036.34	\$1,429,496.16
Weather Totals	1 rain	2 rain/1 closed	6 rain/1 closed	11 rain	6 rain	1 rain	5 rain	3 rain/2 maint.	1 rain	8 rain	3 rain	4 rain	51/4
Income Per Round	\$37.47	\$36.91	\$37.32	\$35.29	\$37.51	\$36.45	\$38.63	\$36.42	\$36.60	\$36.11	\$36.05	\$34.71	\$36.64
FY 2011 - 2012													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,197	2,584	2,384	2,523	1,930	3,094	3,742	3,759	3,335	3,037	3,316	3,149	36,050
Tournament Rounds	252	220	0	71	119	58	456	311	301	115	21	109	2,033
Range buckets	1,348	1,116	979	1137	689	1472	1821	1605	1467	927	1,191	1,227	14,979
Star Memberships	3,450.00	2,850.00	3,420.00	4,720.00	3,215.00	5,015.00	6,740.00	5,690.00	4,950.00	3,890.00	4,847.00	3,675.00	52,462
Green Fees	86,961.06	75,789.86	66,383.52	70,031.71	49,635.21	86,204.47	109,812.57	101,462.44	96,117.30	84,902.59	89,724.88	87,838.57	1,004,864
Tournament Fees	6,976.00	8,911.01	0.00	2,125.00	3,870.00	2,446.00	16,031.00	12,603.07	10,326.00	4,672.24	882.00	3,847.00	72,689
Range Fees	6,802.86	5,318.24	4,844.98	5,507.43	3,280.61	7,335.68	9,617.08	7,870.86	7,048.26	5,095.15	5,629.80	6,001.17	74,352
Sales of Merchandise	7,610.47	6,144.44	8,357.47	5,799.85	5,647.97	8,602.16	13,579.42	15,595.32	11,351.62	9,054.05	8,974.84	7,509.52	108,227

Jersey Meadow Golf Course  
Monthly Report

Concession Fees	3,829.49	2,640.15	2,549.98	2,739.64	1,954.47	3,838.73	5,659.13	5,245.18	4,728.65	3,673.72	3,812.72	4,014.84	44,687
Miscellaneous Income	7,053.00	6,609.23	8,529.79	7,177.18	8,492.85	9,448.03	10,858.82	11,964.72	14,350.84	8,464.58	10,883.66	10,891.51	114,724
Total Income	\$122,682.88	\$108,262.93	\$94,085.74	\$98,100.81	\$76,096.11	\$122,890.07	\$172,298.02	\$160,431.59	\$148,872.67	\$119,752.33	\$124,754.90	\$123,777.61	\$1,472,005.66
Weather Totals	1 rain	4 rain/1 closed	7 rain/1 closed	6 rain	8 rain	8 rain	3 rain	2 rain/2 maint.	4 rain	10 rain	3 rain	6 rain	62/4
Income Per Round	\$34.57	\$37.59	\$38.03	\$36.00	\$35.57	\$37.40	\$39.44	\$38.02	\$39.58	\$36.76	\$35.93	\$36.86	\$37.27

Jersey Meadow Golf Course  
Monthly Report

FY 2010 - 2011													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,643	2,534.00	2,366.00	2,179.00	2,297.00	3,312.00	3,522.00	3,690.00	3,179.00	3,526	3,029	3,338	36,615
Tournament Rounds	294	68	20	22	77	176	468	193	273	0	30	63	1,684
Range buckets	1,510	1,058	916	888	1274	1876	2048	1770	1257	1,472	1,083	1,135	16,287
Star Memberships	3075.00	2952.50	3835.00	2320.00	3520.00	3860.00	6380.00	6930.00	5710.00	4695.00	4460.00	3375.00	51,113
Green Fees	101,562.24	67,761.92	64,035.46	61,557.60	65,186.16	91,510.28	102,436.44	105,157.54	88,722.13	100,567.92	79,639.48	92,029.90	1,020,167
Tournament Fees	9,094.00	2,664.00	600.00	880.00	2,545.00	6,039.00	17,102.50	7,620.00	9,933.00	0.00	1,330.50	3,087.00	60,895
Range Fees	7,443.85	5,011.14	4,410.23	4,189.24	5,695.23	8,978.85	10,252.89	8,390.40	6,227.00	6,703.44	5,361.79	5,459.55	78,124
Sales of Merchandise	6,734.53	4,917.85	6,226.12	4,002.56	4,432.63	7,361.35	9,508.45	9,991.97	8,419.59	7,303.99	6,060.27	6,186.80	81,146
Concession Fees	3,581.73	1,901.35	1,982.47	1,769.18	1,796.90	3,822.67	4,904.61	4,531.72	3,851.24	3,425.06	2,734.75	3,382.25	37,684
Miscellaneous Income	7,687.65	5,445.04	6,054.75	3,064.49	3,199.22	6,996.28	8,449.28	10,103.68	13,433.44	8,449.96	7,207.17	8,411.14	88,502
Total Income	\$139,179.00	\$90,653.80	\$87,144.03	\$77,783.07	\$86,375.14	\$128,568.43	\$159,034.17	\$152,725.31	\$136,296.40	\$131,145.37	\$106,793.96	\$121,931.64	\$1,417,630.32
Weather Totals	0 rain	5 rain/1 closed	6 rain/2 closed	16 rain	7 rain/freeze	3 rain/close	0 rain	1 rain	1 rain	5 rain	0 rain	4 rain	48/3
Income Per Round	\$34.57	\$33.71	\$34.92	\$34.29	\$34.90	\$35.75	\$38.26	\$37.55	\$37.83	\$35.86	\$33.45	\$34.86	\$35.68
FY 2009 - 2010													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2,787	2,676	1,560	1,793	1,627	2,733	3,109	3,650	3,115	2,694	3,108	2,819	31,671
Tournament Rounds	176	56	18	50	39	210	630	318	191	106	224	140	2,158
Range buckets	774	1,042	403	577	732	1294	1704	1732	1117	743	1,176	1,028	12,322
Star Memberships	2700.00	2850.00	2325.00	2960.00	3035.00	4750.00	5025.00	5805.00	5885.00	3555.00	4535.00	2805.00	46,230
Green Fees	78,163.14	72,799.20	43,991.37	47,155.91	42,930.20	71,732.46	84,216.76	101,977.53	83,465.56	76,115.18	82,571.47	76,588.52	861,707
Tournament Fees	6,126.00	2,824.80	444.78	2,135.00	1,642.00	6,486.04	21,182.46	11,408.00	6,786.00	2,475.00	5,375.00	4,874.24	71,759
Range Fees	4,345.85	5,197.37	1,815.11	2,687.57	3,608.29	6,477.58	8,578.17	9,026.51	5,391.05	3,714.83	6,032.45	5,152.87	62,028
Sales of Merchandise	4,941.78	5,032.06	5,025.00	5,026.29	3,846.26	7,538.45	10,722.17	10,200.46	7,924.24	7,138.28	8,416.68	6,215.64	82,027
Concession Fees	2,803.45	2,170.75	1,164.27	1,396.99	1,314.78	2,360.74	3,573.23	3,373.94	2,942.60	2,415.79	2,542.38	2,559.23	28,618
Miscellaneous Income	4,127.54	5,618.95	4,115.81	4,023.44	3,989.91	7,178.92	8,167.90	10,002.32	14,955.42	7,893.33	9,647.04	7,796.88	87,517
Total Income	\$103,207.76	\$96,493.13	\$58,881.34	\$65,385.20	\$60,366.44	\$106,524.19	\$141,465.69	\$151,793.76	\$127,349.87	\$103,307.41	\$119,120.02	\$105,992.38	\$1,239,887.19
Weather Totals	12 rain	4 rain/1 closed	16rain/1 closed	12 rain&freeze	9 rain	5 rain	5 rain	3 rain	6 rain	14 rain	3 rain	7 rain	96/2
Income Per Round	\$33.92	\$34.28	\$35.84	\$33.87	\$34.41	\$34.58	\$36.49	\$36.79	\$36.74	\$35.63	\$34.39	\$34.87	\$35.29
FY 2008 - 2009													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,073	2,824	2,263	2,903	2,765	3,064	3,454	4,292	3,705	3,492	3,553	2,971	38,359
Tournament Rounds	436	217	40	59	166	172	253	621	222	90	182	274	2,732
Range buckets	1,473	1,336	896	1501	1283	1482	1808	2449	1747	1,442	1,568	1,234	18,219
Star Memberships	3,675.00	2,175.00	2,850.00	3,300.00	3,375.00	2,625.00	4,725.00	5,600.00	4,875.00	4,275.00	3,900.00	3,375.00	44,750
Green Fees	85,378.23	81,782.92	63,107.88	85,114.72	75,556.66	83,037.88	98,381.09	118,199.30	101,442.89	92,519.10	97,926.16	79,959.42	1,062,406
Tournament Fees	16,915.15	8,620.00	1,734.00	1,618.25	5,782.56	5,966.00	7,105.22	24,132.78	9,199.52	3,574.37	3,384.00	11,096.02	99,128
Range Fees	7,543.82	6,492.82	4,726.70	7,260.72	6,467.39	7,234.18	9,423.98	12,183.42	8,925.09	7,124.29	8,068.39	6,298.10	91,749
Sales of Merchandise	7,680.45	5,845.06	5,749.02	6,175.08	7,378.24	7,647.01	8,649.23	9,469.04	9,003.92	7,768.97	8,691.51	6,723.18	90,781

Jersey Meadow Golf Course  
Monthly Report

Concession Fees	3,646.01	2,257.19	1,771.73	2,303.93	2,331.45	2,416.99	3,417.68	4,094.73	3,271.77	3,054.93	2,968.04	2,587.46	34,122
Miscellaneous Income	9,671.94	7,325.63	7,825.08	7,667.00	9,325.27	6,641.10	7,269.75	10,287.23	14,040.61	12,834.43	10,524.28	7,107.67	110,520
Total Income	\$134,510.60	\$114,498.62	\$87,764.41	\$113,439.70	\$110,216.57	\$115,568.16	\$138,971.95	\$183,966.50	\$150,758.80	\$131,151.09	\$135,462.38	\$117,146.85	\$1,533,455.63
Weather Totals	4 rain	3 rain/1 closed	5 rain/1 closed	3 rain	4 rain	9 rain	5 rain	0 rain	1 rain	4 rain	3 rain	7 rain	48/2
Income Per Round	\$37.29	\$36.94	\$36.87	\$37.18	\$36.45	\$34.90	\$36.21	\$36.31	\$37.15	\$35.42	\$35.22	\$35.06	\$36.23

Jersey Meadow Golf Course  
Monthly Report

FY 2007 - 2008													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,192	2,480	2,736	2,093	2,660	3,294	3,571	3,931	3,740	3,937	3,454	2,602	37,690
Tournament Rounds	671	239	52	14	136	92	633	403	236	25	22		2,523
Range buckets	1,319	1,048	1046	670	1139	1692	2003	1847	1599	1,598	1,235	1,143	16,339
Star Memberships	1,125.00	1,550.00	1,725.00	2,325.00	3,450.00	7,350.00	3,300.00	5,100.00	6,125.00	7,275.00	4,725.00	3,200.00	47,250
Green Fees	85,660.56	66,972.27	79,060.69	60,368.18	75,060.02	96,735.43	98,765.00	112,642.50	104,126.56	105,197.39	97,231.84	74,327.25	1,056,148
Tournament Fees	20,010.12	8,577.00	1,944.01	626.00	4,597.00	3,000.95	19,915.27	14,606.25	8,681.00	808.25	1,249.00		84,015
Range Fees	6,998.33	5,620.11	5,594.84	3,316.53	5,701.59	8,831.93	10,254.45	10,181.57	8,019.81	7,948.89	6,211.84	5,264.15	83,944
Sales of Merchandise	6,323.97	6,795.17	7,157.44	4,211.03	5,220.90	8,454.32	8,533.52	10,289.47	9,891.12	8,167.06	8,573.44	4,885.10	88,503
Concession Fees	2,720.64	2,116.80	1,881.42	1,429.58	2,044.44	2,845.78	3,576.02	4,247.24	3,361.53	3,120.31	3,078.02	2,131.87	32,554
Miscellaneous Income	3,649.17	3,294.29	2,554.38	2,735.65	4,626.10	4,846.64	11,084.79	12,245.83	14,991.62	10,154.55	10,227.21	6,841.60	87,252
Total Income	\$126,487.79	\$94,925.64	\$99,917.78	\$75,011.97	\$100,700.05	\$132,065.05	\$155,429.05	\$169,312.86	\$155,196.64	\$142,671.45	\$131,296.35	\$96,649.97	\$1,479,664.60
Weather Totals	4 rain	4 rain/1 closed	5 rain/1 closed	9 rain	5 rain	5 rain	1 rain	2 rain	8 rain	6 rain	10 rain	6 closed-lke	65/2
Income Per Round	\$32.45	\$34.34	\$35.22	\$34.50	\$34.78	\$36.83	\$36.19	\$37.89	\$37.49	\$34.17	\$36.41	\$35.91	\$35.62
FY 2006 - 2007													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	2,568	2,743	2,148	1,634	2,112	2,933	3,492	3,239	2,647	2,625	2,954	2,977	32,072
Tournament Rounds	831	241			78	167	365	163	506	17	83	354	2,805
Range buckets	852	1,017	619	328	632	1329	1282	1032	828	573	963	1,334	10,789
Star Memberships	825.00	1,125.00	900.00	1,200.00	2,025.00	2,550.00	2,025.00	2,025.00	2,700.00	1,925.00	1,950.00	2,850.00	22,100
Green Fees	75,052.08	77,054.99	61,958.41	46,047.63	56,727.00	82,002.01	99,339.96	89,832.90	74,158.69	70,256.48	77,765.35	86,213.98	896,409
Tournament Fees	26,126.45	8,229.66			2,340.00	5,984.52	12,937.27	5,764.00	18,891.57	544.00	2,336.64	15,028.00	98,182
Range Fees	4,486.00	5,059.11	2,966.69	1,641.14	3,305.97	6,574.96	6,450.73	5,493.95	4,170.50	2,964.69	4,660.35	6,313.05	54,087
Sales of Merchandise	5,756.99	6,144.51	4,545.42	2,018.11	4,485.95	7,001.69	6,762.30	7,439.75	7,492.20	5,128.58	6,279.02	5,522.72	68,577
Concession Fees	2,753.47	1,831.77	849.49	837.97	1,471.62	2,361.81	3,116.86	2,325.47	2,603.71	1,741.09	2,161.42	2,346.82	24,402
Miscellaneous Income	2,861.56	2,584.60	3,755.19	2,290.00	2,423.00	3,468.25	5,474.79	5,195.82	5,667.66	9,645.66	4,445.60	4,146.88	51,959
Total Income	\$117,861.55	\$102,029.64	\$74,975.20	\$54,034.85	\$72,778.54	\$109,943.24	\$136,106.91	\$118,076.89	\$115,684.33	\$92,205.50	\$99,598.38	\$122,421.45	\$1,215,716.48
Weather Totals				15 rain/cold	6 rain/cold	5 rain	3 rain	9 rain	12 rain	15 rain	4 rain	1 rain	
Income Per Round	\$34.43	\$33.82	\$34.49	\$32.33	\$32.31	\$34.64	\$34.76	\$34.11	\$35.83	\$34.17	\$32.15	\$35.90	\$34.22
FY 2005 - 2006													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,071	2,326	2,455	2,571	2,094	3,000	3,817	3,241	2,760	2,838	3,056	3,060	34,289
Tournament Rounds	342	372	122	14	123	275	216	303	254	214	107	273	2,615
Range Buckets	1,348	854	1,032	863	754	1,468	1,666	1,125	915	958	1,123	1,143	13,249
Star Memberships	825.00	750.00	525.00	1,950.00	975.00	1,500.00	1,598.00	945.00	1,785.00	2,250.00	750.00	1,095.00	14,948
Green Fees	83,308.78	64,013.19	68,822.00	67,352.18	54,583.70	78,298.53	106,519.47	83,888.84	74,680.30	78,797.17	77,376.73	81,821.30	919,462
Tournament Fees	11,166.20	11,292.59	4,058.00	623.00	5,168.84	8,581.15	7,073.12	8,324.82	6,950.00	5,527.00	3,878.00	10,384.78	83,028
Range Fees	6,370.11	4,580.34	5,192.32	4,300.89	3,572.44	6,376.90	7,462.75	5,430.79	4,506.92	4,860.93	5,547.94	5,670.09	63,872
Sales of Merchandise	6,352.08	4,710.74	5,973.00	5,587.32	4,895.17	5,634.42	7,388.88	6,373.86	6,177.10	5,357.32	6,436.83	6,133.67	71,020

Jersey Meadow Golf Course  
Monthly Report

Concession Fees	2,790.10	1,842.23	1,655.27	1,581.45	1,144.16	1,846.17	2,892.01	2,455.09	2,292.43	1,865.99	2,056.32	2,395.12	24,816
Miscellaneous Income	1,592.00	3,000.28	1,843.00	1,676.00	1,660.18	1,954.00	6,361.74	8,579.88	5,424.63	5,062.01	4,973.97	2,453.64	44,581
Total Income	\$112,404.27	\$90,189.37	\$88,068.59	\$83,070.84	\$71,999.49	\$104,191.17	\$139,295.97	\$115,998.28	\$101,816.38	\$103,720.42	\$101,019.79	\$109,953.60	\$1,221,728.17
Weather Totals													
Income Per Round	\$32.69	\$33.15	\$33.97	\$31.38	\$32.04	\$31.36	\$34.14	\$32.46	\$33.19	\$33.25	\$31.70	\$32.66	\$32.70

Jersey Meadow Golf Course  
Monthly Report

FY 2004 - 2005													
	October	November	December	January	February	March	April	May	June	July	August	September	YTD Totals
Rounds played	3,118	2,006	2,531	2,293	1,589	2,474	3,064	2,758	2,956	2,912	2,893	2,488	31,082
Tournament Rounds	277	106	70	3	36	150	277	408	263	57	60	110	1,817
Range buckets	0	665	1163	891	476	1101	1550	1293	1226	748	1,068	852	11,033
Star Memberships	480.00	0.00	675.00	2,181.00	675.00	2,100.00	2,850.00	1,950.00	1,725.00	1,500.00	1,425.00	1,050.00	16,611
Green Fees	74,189.66	51,783.51	62,571.20	59,311.24	41,562.60	66,557.58	85,036.07	71,311.04	74,745.97	77,384.45	71,587.00	62,165.00	798,205
Tournament Fees	12,244.20	4,070.00	2,690.00	350.00	1,362.23	4,532.00	8,260.76	13,663.66	9,030.60	2,289.01	2,365.00	4,048.00	64,905
Range Fees	360.00	2,817.98	3,872.64	3,668.49	2,028.03	4,701.63	6,928.84	6,292.07	6,066.74	3,544.83	4,894.00	4,313.66	49,489
Sales of Merchandise	4,790.63	2,674.76	6,274.93	4,686.93	3,987.02	5,930.59	8,513.16	6,768.94	6,379.57	8,554.90	6,392.00	4,394.00	69,347
Concession Fees	2,886.22	3,589.83			916.00	1,535.00	2,196.04	2,163.80	2,638.75	2,088.86	2,074.00	1,650.00	21,739
Miscellaneous Income	180.00	60.00	1,401.00	930.00	727.00	1,408.00	2,183.09	2,724.00	6,716.64	3,941.67	4,276.00	12,914.17	37,462
<b>Total Income</b>	<b>\$95,130.71</b>	<b>\$64,996.08</b>	<b>\$77,484.77</b>	<b>\$71,127.66</b>	<b>\$51,257.88</b>	<b>\$86,764.80</b>	<b>\$115,967.96</b>	<b>\$104,873.51</b>	<b>\$107,303.27</b>	<b>\$99,303.72</b>	<b>\$93,013.00</b>	<b>\$90,534.83</b>	<b>\$1,057,758.19</b>
Weather Totals						10 R; 20 S	2R; 28 S	3R; 28S	30S; No R	12R; 19 S	7R; 25 S	4R; 26S	
<b>Income Per Round</b>	<b>\$27.88</b>	<b>\$30.77</b>	<b>\$29.53</b>	<b>\$30.03</b>	<b>\$31.13</b>	<b>\$32.27</b>	<b>\$33.86</b>	<b>\$32.51</b>	<b>\$32.80</b>	<b>\$32.94</b>	<b>\$31.02</b>	<b>\$34.44</b>	<b>\$31.65</b>
FY 2003 - 2004													
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Rounds played	2,838	2,605	2,735	2,186	1,829	2,824	3,261	3,203	1,952	0	0	3,841	27,274
Tournament Rounds	582	317	12	29	240	140	370	153	82	32	0	537	1,912
Range buckets	1,247	1124	1015	614	512	903	1746	1431	576	0	0	0	9,168
Star Memberships	880.00	485.00	617.00	2,840.00	1,620.00	2,485.00	2,810.00	1,670.00	50.00	0.00	0.00	1,220.00	\$14,677.00
Green Fees	70,103.87	65,595.91	64,691.42	52,796.04	43,975.88	66,495.18	81,103.98	82,362.52	25,167.00	0.00	0.00	77,631.05	629,922.85
Tournament Fees	18,430.40	10,762.40	464.40	1,015.00	2,747.00	3,595.00	3,718.50	5,235.00	2,912.21	2,956.16	0.00	11,150.00	62,986.07
Range Fees	4,026.35	3,865.34	3,230.29	2,270.18	1,911.88	3,048.27	6,152.89	5,249.27	1,827.36	0.00	0.00	175.00	31,756.83
Sales of Merchandise	5,129.89	4,224.64	7,198.84	4,165.57	4,035.75	5,954.69	7,510.77	5,908.66	4,261.91	424.55	0.00	6,037.47	54,852.74
Concession Fees	2,013.15	3,492.29	2,560.00	1,977.00	1,731.20	1,740.36	2,485.45	2,965.09	3,108.38	0.00	0.00	81.92	22,154.84
Miscellaneous Income	2,240.00	1,920.00	1,323.00	1,275.00	1,640.00	840.82	499.00	953.00	3,285.75	250.00	0.00	192.00	14,418.57
<b>Total Income</b>	<b>\$102,823.66</b>	<b>\$90,345.58</b>	<b>\$80,084.95</b>	<b>\$66,338.79</b>	<b>\$57,661.71</b>	<b>\$84,159.32</b>	<b>\$104,280.59</b>	<b>\$104,343.54</b>	<b>\$40,612.61</b>	<b>\$3,630.71</b>	<b>\$0.00</b>	<b>\$96,487.44</b>	<b>\$830,768.90</b>
<b>Income Per Round</b>	<b>\$29.81</b>	<b>\$30.75</b>	<b>\$28.93</b>	<b>\$28.67</b>	<b>\$27.09</b>	<b>\$27.56</b>	<b>\$27.95</b>	<b>\$30.59</b>	<b>\$19.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$21.76</b>	<b>\$27.96</b>
FY 2002 - 2003													
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Rounds played	2,637	3,056	2,275	2,460	1,777	3,199	3,900	4,354	3,915	3,647	3,280	2,557	37,057
Tournament Rounds	0	159	0	0	188	138	66	287	62	59	17	248	1,224
Range buckets	843	1084	861	752	415	1256	2003	1941	1532	1,500	1,529	1,232	14,948
Star Memberships	400.00	300.00	1,115.00	7,465.00	3,578.00	4,420.00	5,205.00	3,990.00	2,610.00	1,895.00	1,790.00	805.00	\$33,573.00
Green Fees	59,060.50	83,865.33	59,280.09	57,262.20	41,843.58	76,659.46	100,788.23	107,607.15	95,050.74	82,944.99	78,205.60	59,952.70	902,520.57
Tournament Fees	10,519.97	5,164.20	0.00	0.00	2,598.97	4,602.65	1,840.00	10,473.00	1,550.00	2,130.00	595.00	8,425.00	47,898.79
Range Fees	2,136.97	3,105.58	2,242.99	2,007.38	990.85	3,100.81	5,061.68	4,843.09	3,583.54	3,625.44	5,109.22	3,918.18	39,725.73
Sales of Merchandise	4,852.77	5,794.15	4,434.45	2,578.44	2,578.83	5,989.11	6,515.03	7,535.29	5,503.11	5,638.05	5,540.26	3,653.07	60,612.56
Concession Fees	3,692.00	3,146.00	2,056.00	2,079.00	1,494.00	2,970.00	2,969.95	3,999.34	5,224.34	3,331.06	3,097.78	2,473.09	36,532.56
Miscellaneous Income	1,650.00	1,860.00	2,265.00	1,419.00	1,695.00	2,130.00	2,550.00	2,805.00	6,380.00	6,588.00	2,295.00	2,160.00	33,797.00



Jersey Meadow Golf Course  
Monthly Report

Total Income	\$82,312.21	\$103,235.26	\$71,393.53	\$72,811.02	\$54,779.23	\$99,872.03	\$124,929.89	\$141,252.87	\$119,901.73	\$106,152.54	\$96,632.86	\$81,387.04	\$1,154,660.21
Income Per Round	\$31.06	\$32.02	\$30.89	\$26.56	\$26.06	\$28.60	\$30.19	\$29.58	\$29.49	\$28.13	\$28.77	\$28.73	\$29.29

Jersey Meadow Golf Course  
Monthly Report

FY 2001 - 2002													
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Rounds played	3,203	3,061	2,774	2,800	2,969	3,734	4,385	4,735	4,182	4,139	3,580	3,592	43,154
Tournament Rounds													
Range buckets	1,388	1,374	844	1,261	1,316	1,897	2,131	2,143	1,818	1,813	1,506	1,476	18,967
Star Memberships				3,075.00	1,650.00	2,275.00	1,725.00	1,125.00	725.00	550.00	775.00	950.00	\$12,850.00
Green Fees/Cart Fees	72,224.98	77,087.14	65,224.37	68,447.62	70,028.61	91,055.04	111,535.50	119,348.59	104,195.50	104,907.23	89,569.50	79,854.95	1,053,479.03
Tournament Fees	17,967.54	10,416.85	1,552.00	0.00	3,741.00	2,498.00	12,004.42	6,740.00	2,220.70	0.00	1,919.00	17,433.92	76,493.43
Range Fees	3,924.83	3,699.12	2,181.79	3,236.49	3,508.36	4,850.70	5,791.90	5,805.72	4,675.54	4,822.48	4,043.98	3,696.75	50,237.66
Sales of Merchandise	7,501.72	7,470.10	8,574.76	4,093.24	4,597.56	8,690.81	7,429.96	7,877.93	8,103.63	5,589.34	5,526.70	4,663.97	80,119.72
Concession Fees	4,471.00	3,728.00	2,457.00	850.00	4,046.00	3,656.00	4,778.00	4,932.00	4,636.00	4,331.00	3,382.00	2,992.00	44,259.00
Miscellaneous Income					3,348.03	10.00		2,115.00	5,080.00	1,880.00	1,860.00	3,030.00	17,323.03
Total Income	\$106,090.07	\$102,401.21	\$79,989.92	\$75,777.35	\$90,919.56	\$113,035.55	\$143,264.78	\$147,944.24	\$129,636.37	\$122,080.05	\$107,076.18	\$112,621.59	\$1,334,761.87
Income Per Round	\$33.12	\$33.45	\$28.84	\$27.37	\$30.07	\$29.66	\$32.28	\$31.01	\$30.83	\$29.36	\$29.69	\$31.09	\$30.63
FY 2000 - 2001													
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Rounds played	3,632	2,387	2,224	1,526	2,087	2,196	3,929	3,482	3,097	3,564	3,433	3,480	35,037
Tournament Rounds													
Range buckets				567	755	1,194	1,757	1,498	1,293	1,252	1,229	1,218	10,763
Green Fees/Cart Fees	100,532.00	59,091.00	57,691.00	42,849.85	53,215.20	55,637.91	108,176.93	93,704.77	79,608.10	86,599.86	76,676.57	82,458.86	\$896,242.05
Tournament Fees	19,585.00	7,087.00	6,235.00	0.00	0.00	4,107.87	9,607.00	14,018.50	332.64	792.00	2,186.00	4,023.02	67,974.03
Range Fees	6,702.00	3,778.00	3,198.00	2,365.14	3,229.47	5,533.59	7,552.85	6,458.97	5,754.22	5,431.94	4,280.78	3,776.78	58,061.74
Sales of Merchandise	19,858.00	4,548.00	5,884.00	3,055.92	2,960.74	8,316.70	9,143.74	7,896.28	7,636.53	6,951.08	8,554.69	6,491.01	91,296.69
Concession Fees	285.00	808.00	417.00	1,726.00	2,278.00	2,982.00	4,942.00	3,701.00	3,099.00	3,441.00	3,256.00	3,505.00	30,440.00
Miscellaneous Income	-571.00	3,254.00	2,407.00										
Total Income	\$146,391.00	\$78,566.00	\$75,832.00	\$49,996.91	\$61,683.41	\$76,578.07	\$139,422.52	\$125,779.52	\$96,430.49	\$103,215.88	\$94,954.04	\$100,254.67	\$1,144,014.51
Income Per Round	\$40.31	\$32.91	\$34.10	\$32.76	\$29.56	\$34.87	\$35.49	\$36.12	\$31.14	\$28.96	\$27.66	\$28.81	\$32.65
Notes: 1. October, November, December 2000 Golf Course under private management contract. City took over management January 1, 2001.													
2. Green Fees and Cart Fees combined into one fee beginning January 2002.													
3. Food and drinks contracted out to private vendor as of January 2001.													
4. Star Membership program began in January 2002.													
5. FY 2000 -2001 - records in Smith Systems Software, no printouts available and the software is offline.													
6. Concession Fees shown in time period of purchase, not when received.													
7. Income/Round: Income does not include Star Memberships; Rounds includes Rounds Played and Tournament Rounds.													
8. Miscellaneous Income includes: Cart fee, Handicap Service, Leagues, expired Gift Certificates, Miscellaneous merchandise and Junior Camp.													
9. As of April, 2016, Leagues are accounted for in Rounds played and in Green Fees.													
10. FY 2016-2017 - Line Item added: Club Rental.													
11. Abbreviations: W-weather RO-rain out CM-course maintenance TT-temporary tees H-holiday CV-COVID-19													
12. FY 2016-2017 - Miscellaneous Income changed to Miscellaneous Fees per Finance.													



Jersey Village, TX

# Golf Course Monthly Financial Statements

## Group Summary

For Fiscal: 2020-2021 Period Ending: 01/31/2021

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 11 - GOLF COURSE FUND</b>						
<b>Department: 80 - 80</b>						
85 - FEE & CHARGES FOR SERVICE	1,609,800.00	1,609,800.00	160,491.86	712,979.58	-896,820.42	44.29 %
96 - INTEREST EARNED	1,000.00	1,000.00	8.58	22.80	-977.20	2.28 %
97 - INTERFUND ACTIVITY	345,891.14	345,891.14	0.00	0.00	-345,891.14	0.00 %
98 - MISCELLANEOUS REVENUE	25,000.00	25,000.00	0.00	0.00	-25,000.00	0.00 %
<b>Department: 80 - 80 Total:</b>	<b>1,981,691.14</b>	<b>1,981,691.14</b>	<b>160,500.44</b>	<b>713,002.38</b>	<b>-1,268,688.76</b>	<b>35.98 %</b>
<b>Department: 81 - CLUB HOUSE</b>						
30 - SALARIES, WAGES, & BENEFITS	496,304.88	496,304.88	38,321.72	152,467.59	343,837.29	30.72 %
34 - COST OF SALES	155,000.00	155,000.00	11,536.32	37,383.65	117,616.35	24.12 %
35 - SUPPLIES	17,150.00	17,150.00	261.39	2,435.30	14,714.70	14.20 %
45 - MAINTENANCE	4,450.00	4,450.00	165.70	775.69	3,674.31	17.43 %
50 - SERVICES	41,600.00	41,600.00	1,619.50	6,924.06	34,675.94	16.64 %
54 - SUNDRY	51,400.00	51,400.00	7,748.67	32,662.51	18,737.49	63.55 %
55 - PROFESSIONAL SERVICES	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00 %
60 - OTHER SERVICES	20,000.00	20,000.00	0.00	19,337.38	662.62	96.69 %
97 - INTERFUND ACTIVITY	71,025.00	71,025.00	0.00	0.00	71,025.00	0.00 %
<b>Department: 81 - CLUB HOUSE Total:</b>	<b>860,429.88</b>	<b>860,429.88</b>	<b>59,653.30</b>	<b>251,986.18</b>	<b>608,443.70</b>	<b>29.29 %</b>
<b>Department: 82 - COURSE MAINTENANCE</b>						
30 - SALARIES, WAGES, & BENEFITS	574,067.31	574,067.31	38,272.42	155,396.44	418,670.87	27.07 %
35 - SUPPLIES	98,700.00	98,700.00	4,502.04	38,225.26	60,474.74	38.73 %
40 - MAINTENANCE--BLDGS, STRUC	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
45 - MAINTENANCE	19,000.00	19,000.00	0.00	4,238.54	14,761.46	22.31 %
50 - SERVICES	8,000.00	8,000.00	258.00	1,898.39	6,101.61	23.73 %
54 - SUNDRY	90,500.00	90,500.00	0.00	0.00	90,500.00	0.00 %
55 - PROFESSIONAL SERVICES	4,000.00	4,000.00	0.00	285.60	3,714.40	7.14 %
97 - INTERFUND ACTIVITY	93,954.00	93,954.00	0.00	0.00	93,954.00	0.00 %
<b>Department: 82 - COURSE MAINTENANCE Total:</b>	<b>893,221.31</b>	<b>893,221.31</b>	<b>43,032.46</b>	<b>200,044.23</b>	<b>693,177.08</b>	<b>22.40 %</b>
<b>Department: 83 - BUILDING MAINTENANCE</b>						
35 - SUPPLIES	4,800.00	4,800.00	431.61	2,741.41	2,058.59	57.11 %
40 - MAINTENANCE--BLDGS, STRUC	16,000.00	16,000.00	2,282.86	11,737.20	4,262.80	73.36 %
45 - MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00 %
50 - SERVICES	26,000.00	26,000.00	1,811.58	5,727.02	20,272.98	22.03 %
55 - PROFESSIONAL SERVICES	800.00	800.00	0.00	54.69	745.31	6.84 %
<b>Department: 83 - BUILDING MAINTENANCE Total:</b>	<b>50,600.00</b>	<b>50,600.00</b>	<b>4,526.05</b>	<b>20,260.32</b>	<b>30,339.68</b>	<b>40.04 %</b>
<b>Department: 87 - GC CAPITAL IMPROVEMENT</b>						
70 - CAPITAL IMPROVEMENTS	26,000.00	26,000.00	0.00	15,984.69	10,015.31	61.48 %
<b>Department: 87 - GC CAPITAL IMPROVEMENT Total:</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>0.00</b>	<b>15,984.69</b>	<b>10,015.31</b>	<b>61.48 %</b>
<b>Department: 88 - EQUIPMENT MAINTENANCE</b>						
30 - SALARIES, WAGES, & BENEFITS	87,169.95	87,169.95	4,948.23	19,761.21	67,408.74	22.67 %
35 - SUPPLIES	30,450.00	30,450.00	724.14	4,341.29	26,108.71	14.26 %
45 - MAINTENANCE	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
50 - SERVICES	500.00	500.00	0.00	20.00	480.00	4.00 %
97 - INTERFUND ACTIVITY	27,320.00	27,320.00	0.00	0.00	27,320.00	0.00 %
<b>Department: 88 - EQUIPMENT MAINTENANCE Total:</b>	<b>151,439.95</b>	<b>151,439.95</b>	<b>5,672.37</b>	<b>24,122.50</b>	<b>127,317.45</b>	<b>15.93 %</b>
<b>Fund: 11 - GOLF COURSE FUND Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>47,616.26</b>	<b>200,604.46</b>	<b>200,604.46</b>	<b>0.00 %</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>47,616.26</b>	<b>200,604.46</b>	<b>200,604.46</b>	<b>0.00 %</b>

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
11 - GOLF COURSE FUND	0.00	0.00	47,616.26	200,604.46	200,604.46
Report Surplus (Deficit):	0.00	0.00	47,616.26	200,604.46	200,604.46

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**Golf Course Fund**  
**For the period ended January 31, 2021**

	Adopted Budget	Current Budget	YTD Actual	% of Actual compared to Budget	Projections
<b>Revenue</b>					
Fees & Charge for Services	1,609,800.00	1,609,800.00	712,979.58	44.29%	1,800,000.00
Interest Earned	1,000.00	1,000.00	22.80	2.28%	150.00
Interfund Activity	345,891.14	345,891.14	-	0.00%	345,891.14
Miscellaneous Revenue	25,000.00	25,000.00	-	100.00%	25,000.00
Other Agency Revenue	-	-	-	0.00%	-
Total Revenue	1,981,691.14	1,981,691.14	713,002.38	35.98%	2,171,041.14
<b>Expenditures</b>					
Club House	860,429.88	860,429.88	251,986.18	29.29%	860,429.88
Course Maintenance	893,221.31	893,221.31	200,044.23	22.40%	893,221.31
Building Maintenance	50,600.00	50,600.00	20,260.32	40.04%	50,600.00
Capital Improvement	26,000.00	26,000.00	15,984.69	0.00%	26,000.00
Equipment Maintenance	151,439.95	151,439.95	24,122.50	15.93%	151,439.95
Total Expenditures	1,981,691.14	1,981,691.14	512,397.92	25.86%	1,981,691.14



# Jersey Village Parks & Recreation

To: Mayor Mitcham and City Council

CC: Austin Bleess, City Manager

From: Robert Basford, Parks and Recreation Director

Date: February 3, 2021

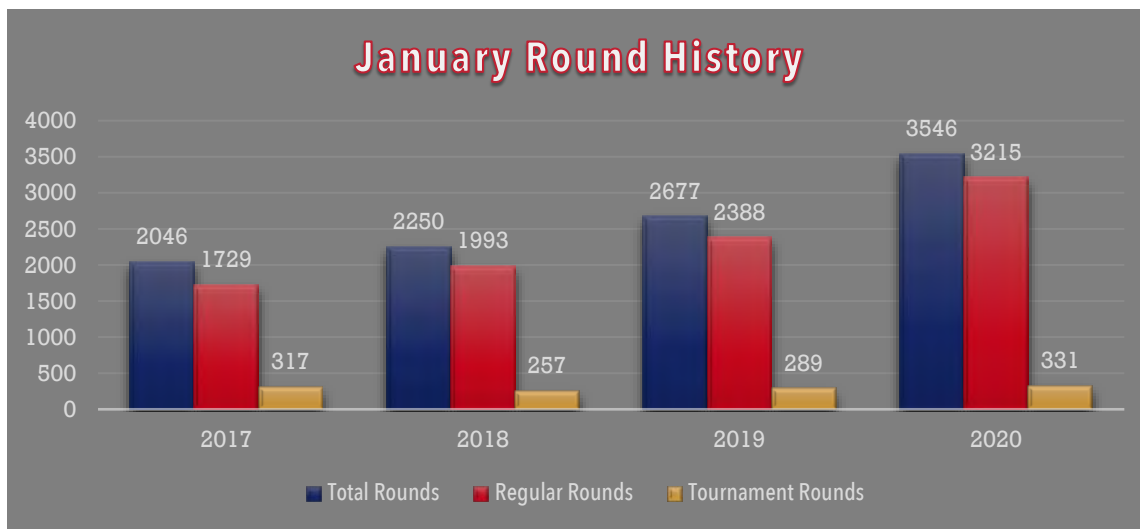
Subject: Parks & Recreation January Monthly Update

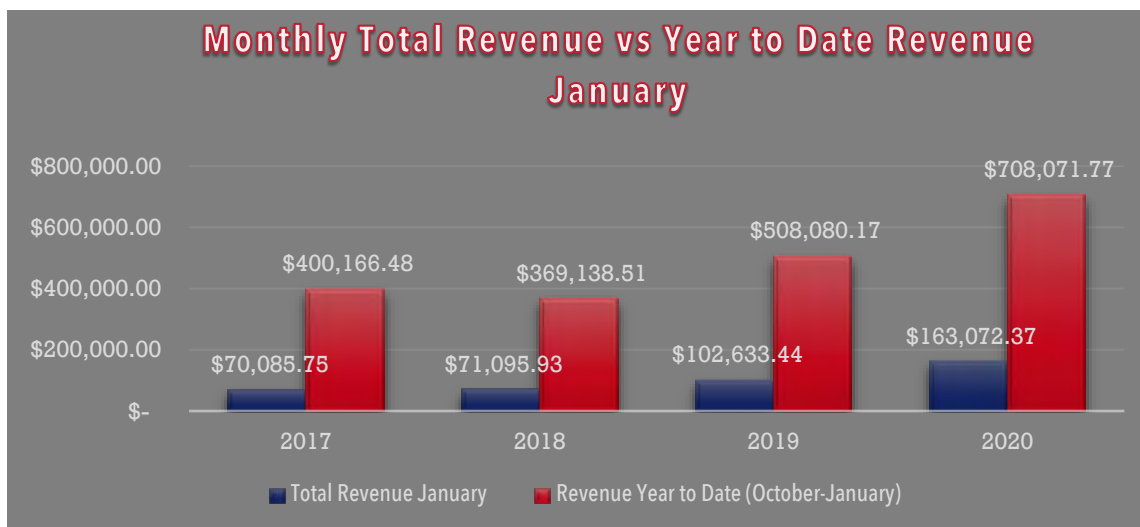
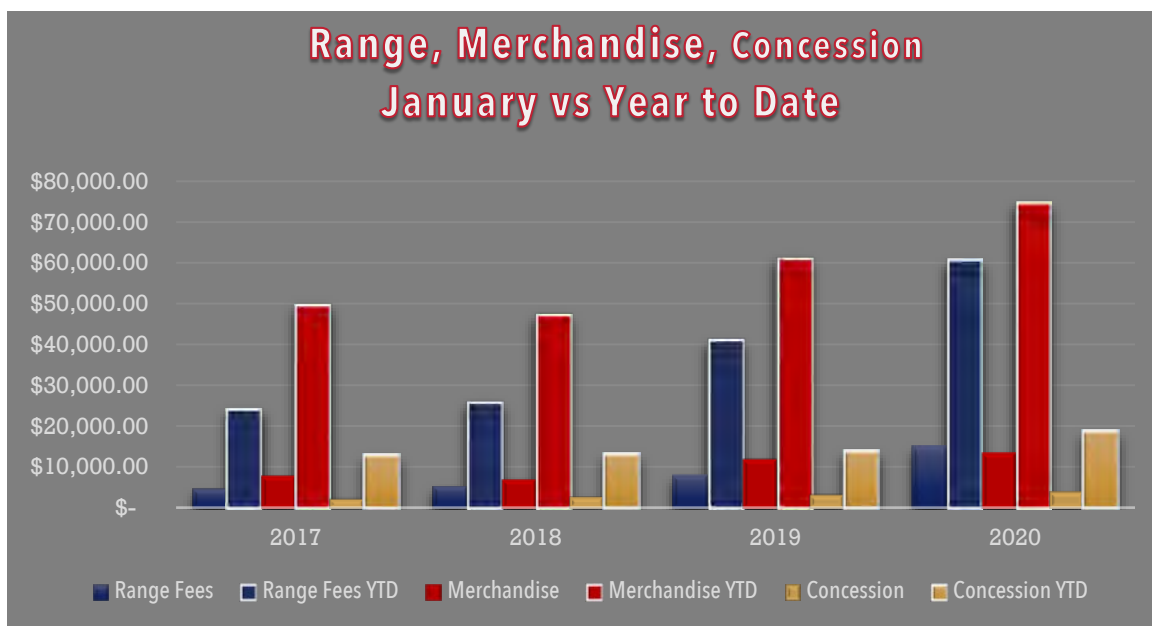
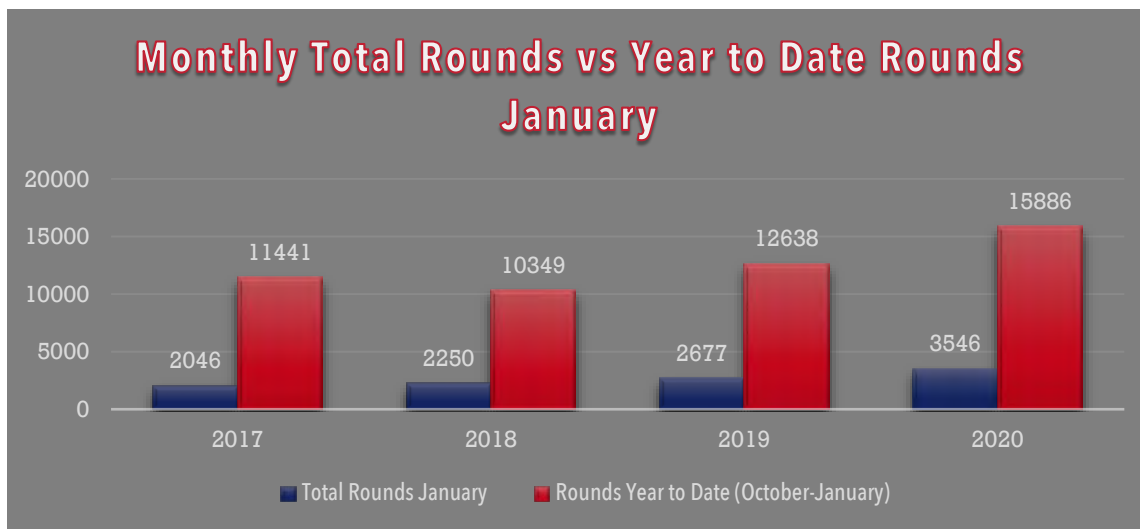
## Jersey Meadow Golf Club

### Financial Report (Monthly and Year to Date)

#### Monthly

For the month of January, the course received \$105,315.36 in green fees, and \$10,179.60 in tournament fees. The course hosted 3215 rounds and 331 rounds of tournament play for a total of 3546 rounds. It is important to note that the course experienced 4 rain outs, and 9 weather days which is comparable to recent years. Merchandise Sales totaled \$13,485.64. This was the best January to date, financially, with a total golf course monthly revenue of \$163,072.37. We are very blessed to continue to report the best numbers to date each month this fiscal year and we are very proud of all the hard work our Golf division has put in to make these numbers a reality. We have also applied for and have been selected as a finalist for the 2020 Business of the Year Award in the medium sized business category. The winners will be announced at the Cy-Fair Chamber of Commerce luncheon 2/16/2020.





## Clubhouse Maintenance Report



The golf course maintenance department has been working on routine maintenance in addition to some minor beautification projects that were scheduled for January. We have completed a beautification project on the tee box of hole 10 (pictured) in addition to a few smaller aesthetic enhancements to the turn food booth as well as the starter booth. We have completed the dying of the grass on the greens and tees as well as in the fairways. We have also caught up to the over load of leaves on the course and have been able to remove them routinely moving forward. We have begun to clean up the tennis court and re organize the area in preparation for the berm project. The maintenance team has continued to review the berm project plans extensively while also completing the scopes of our in house projects scheduled in the near future. Our goal is to limit the amount of disruption, while also capitalizing on the opportunity to make minor improvements to holes 3-6 while they are closed for berm construction. We have continued to plant pampass grass

around the course as we work on naturally shaping our course. Honeycomb mats were installed on some bunkers to help protect them from wearing and the pot holes in the parking lot have also been repaired by our maintenance team.

## Parks, Recreation and Facilities

### Parks Master Plan

The first final draft of the Master Plan has been completed. It will be presented to the Parks and Recreation Advisory Committee for their deliberation during our February meeting.

### Parks

The Parks staff has been busy ensuring that routine duties have been met, playgrounds and parks are disinfected and park amenities are kept at a high standard. Trees have been trimmed around town and at a few parks as we begin to move into tree trimming season. Our equipment has been inspected and prepared for the upcoming mowing season. Administration has begun to outline the project scope for the new play structure that will be placed at Clark Henry Park.

### Recreation

The recreation team has been working to outline early 2021 programs and events for our residents. We have received feedback from our program survey and have begun to execute our plan to serve the demand of our residents. We will be creating a Spring/Summer 2021 play guide for residents to refer too. As CDC guidelines are updated we will begin to offer additional programs/opportunities as feasible. Our virtual bingo experienced great success and ran without any issues. It was nice for the community to gather and play online safely.





We are also experiencing a great turnout for pickle ball and other current programs such as camp gladiator (pictured). Our registration for valentines in a box, adult kickball, art classes and little villagers has been released during the month of January as we prepare for those programs to start. We look forward to the continued growth of our opportunities. The recreation team has also been working on a Marketing/communication plan to make sure we provide enough awareness to our residents regarding these wonderful events, programs opportunities etc. The aquatics team has conducted a majority of its hiring plan for the upcoming aquatic season and will continue to fill the staff during the month February. All procedures and policies for the pool have been reviewed and will be updated as needed. We have

finalized the preparation for the pool deck project and will break ground in February. We have also been blessed with gorgeous weather during the farmers market contributing to one of the best months in over a year!

## Facilities

The facilities department has continued to monitor and follow COVID-19 disinfectant protocols, work orders, and facility prep/projects. Facility cleaning, preventative maintenance and civic center preparation consumed a large part of January. Work orders have been completed at various facilities and we have begun to map out projects for this fiscal year. In addition to routine operations, some significant projects for the month of January include: gathering quotes and scheduling work to remediate the dog kennel, gathering quotes for a potential pool house project, gathering the project scope to polish and seal the floors at the PW facility, working with an electrician on the scope of the golf course starter house, and replacing the heating unit in the CID room of the police department.

#	Status	Open Date	Resolved Date	Type	Address	Description
513208	resolved	01/29/2021 10:20	02/02/2021	Code Issue	15820 N.W. Fwy. Jersey Village 77040	New debris: chipped wood, logs, bagged material, tires.
513205	new	01/29/2021 10:30	--	Code Issue	16884 N.W. Fwy. Jersey Village 777040	1) Pool water needs to be treated, even though covered. Manager stated that they intend to now repair the pool.2) New fencing permit will be obtained, presently. They've decided not to make it a part of the 'As-Built' for the Super 7 project.
513190	assigned	01/29/2021 11:40	--	Code Issue	7906 Argentina St. Jersey Village 77040	Minisplit installed to serve a detached garage sans permit. Permit couldn't be issued since: 1) Thermal envelope issues. 2) Minisplit installed at grade in the 100 year SFHA. FF of house at 99.98', BFE is at (c) 100' and the Minisplit would need to be @ 102', (c) 2.5' above grade. 3) Detached garage will need to be elevated if space is to be conditioned / habitable. 4) Attic venting will need to be provided per code unless the attic is part of the envelope. They'd applied for a permit, but there's a reason we hadn't issued it; nonetheless, they proceeded with the work. Miguel with ARS will inform Homeowner, provide my contact information and remove the installation. They've likely learned their lesson. I encouraged Miguel to have his management team contact me if they've questions.
513181	assigned	01/29/2021 11:15	--	Code Issue	8805 Jones Rd. Jersey Village 77065	12551 Steepleway Blvd., North-side of Office / Warehouse complex: 1) Pallets placed on grass and atop a parking space. 2) Debris illegally dumped adjacent to N.W. dumpster screening. 3) N.E. dumpster screening needs maintenance/repair (some pickets). 4) Parking lot saw-cut in two locations, new rebar installed and concrete truck pulling-up, but no permit. I added an inspection and approved for concrete placement and Bruce Kurtz will obtain a permit Monday, 2/01/2021.
513005	resolved	01/29/2021 12:21	02/01/2021	Code Issue	8310 Argentina St Jersey Village 77040-1305	Utility trailer parked on driveway in the side yard overnight.
513004	assigned	01/29/2021 12:19	--	Code Issue	15402 Glamorgan Dr Jersey Village 77040-1322	Box trailer parked/ stored overnight on driveway in side yard.
513000	resolved	01/29/2021 12:18	02/01/2021	Code Issue	15326 Welwyn Dr Jersey Village 77040-1350	Golf cart parked on unpaved surface in the side yard.
512193	resolved	01/28/2021 11:57	01/29/2021	Code Issue	15820 Northwest Fwy Jersey Village 77040-3046	Vacant lot maintenance required.
510815	canceled	01/26/2021 20:25	01/27/2021	Code Issue	15906 Northwest Fwy Jersey Village 77040-3046	Looks like a box spring, couch, and other trash has been dumped. It's behind the old Chevron. I'm not sure of the exact address. Councilor Warren sent me an email on this as he saw it on Next Door.
510755	resolved	01/26/2021 18:07	01/27/2021	Code Issue	7698--7768 Equador St Jersey Village 77040	Tan Ford freestar parks overnight with expired tags
510593	resolved	01/26/2021 14:54	02/01/2021	Code Issue	15824 Northwest Fwy Jersey Village 77040-3046	Vacant lot maintenance required.
510589	resolved	01/26/2021 14:52	01/28/2021	Code Issue	0 Senate Ave. Morari Hospitality Jersey Village 77040-2029	Vacant lot maintenance required.
508057	assigned	01/22/2021 10:28	--	Code Issue	8302 Argentina St Jersey Village 77040-1305	No Fence Permit.
506187	resolved	01/20/2021 08:54	01/22/2021	Code Issue	16209 Acapulco Dr Jersey Village 77040-2005	Unlicensed dog at large.
505178	assigned	01/19/2021 08:14	--	Code Issue	17300 Jersey Meadows Dr Jersey Village 77065	Tree trimmings and debris to be removed from premises
504764	resolved	01/18/2021 12:15	01/19/2021	Code Issue	7322 Senate Ave. Jersey Village 77040	Water leak observed Friday, January 15, late afternoon, serving strip center on Senate Avenue. I called both leasing agents and reach one and told him about the leak. This morning I found where the leaking piping was cut out. No repair made the water is just turned off and no longer serving the building. Had to tell Mr. Donut to close shop since he has no water.
504742	resolved	01/18/2021 11:47	01/19/2021	Code Issue	7200 Solomon St Jersey Village 77040	LED signage is on the fritz; hence, it's a violation of the specific use permit for the LED sign since image is moving.
504528	resolved	01/17/2021 19:36	01/18/2021	Code Issue	15814 Singapore Lane Jersey Village 77040	15814 Singapore Lane - homeowner dumps yard debris (leaves) from yard onto street.
502677	resolved	01/14/2021 11:31	01/19/2021	Code Issue	8222 N. Tahoe Jersey Village 77040-2029	Utility trailer parked/stored on driveway in front yard.
501327	resolved	01/12/2021 16:04	01/15/2021	Code Issue	7302 Senate Ave Jersey Village 77040-3042	Camper being stored outside in violation of Specific Use Permit requirements dated 10/20/2003.
501190	resolved	01/12/2021 14:08	01/12/2021	Code Issue	16209 Acapulco Dr Jersey Village 77040-2005	Unregistered dog running at large.
498218	resolved	01/07/2021 16:42	01/19/2021	Code Issue	16022 Wall Street Jersey Village 77040	Broken down inoperable auto in the driveway 16022 Wall Street. Vehicle has not moved in months.
496359	resolved	01/04/2021 06:00	01/05/2021	Code Issue	iShine Express Car Wash & Detail (disregard map) Jersey Village 77064	Loud music emanating from car wash area.
496253	resolved	01/05/2021 14:38	01/14/2021	Code Issue	15926 Juneau Ln Jersey Village 77040	Curb on senate side has not been edged in years. Grass growing into street, can't even see curb. This is on The Main Street thru Jersey Village and is not the look we want to have. Code violation.
496187	resolved	01/05/2021 13:38	01/05/2021	Code Issue	16022 jersey drive Jersey village 77040	Yard needs maintenance. Ms bond. 713-894-1148

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

**AGENDA DATE:** February 15, 2021

**AGENDA ITEM:** City Manager's Report

**AGENDA SUBJECT:** TCOLE Racial Profiling – Full Report 2020

**Department/Prepared By:** Kirk Riggs, Interim Chief of Police

**Date Submitted:** February 8, 2021

**EXHIBITS:** [2020 Bias Based Profiling and Comparative Analysis Rep](#)  
TCOLE Racial Profiling – [2020 Full Report](#)  
JVPD Bias Based Profiling [General Orders](#)

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$ 0
	Amount Budgeted:	\$ 0
	Appropriation Required:	\$ 0

**CITY MANAGER APPROVAL:**

**BACKGROUND INFORMATION:**

This Racial Profiling Report is required, by law, to be submitted to City Council each year before March 1. The same report is submitted to TCOLE to meet mandated reporting requirements and is now filed electronically.

**RECOMMENDED ACTION:**

No action is required.



# JERSEY VILLAGE POLICE DEPARTMENT

16401 Lakeview Dr.  
Jersey Village, Texas 77040-1999  
(713)466-5824 / Fax (713)466-0784

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*Incorporated 1956 A Texas Star Community*

**TO:** Austin Bleess, City Manager

**FROM:** Kirk Riggs, Chief of Police

**DATE:** January 29, 2021

**SUBJECT:** 2020 Racial Profiling Report and Comparative Analysis Report for 2020

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To comply with Article 2.132 of the Texas Code of Criminal Procedure addressing racial profiling, each law enforcement agency must collect information relating to motor vehicle stops where a citation has been issued or an arrest has been made. The law enforcement agency must also report this information to the governing body no later than March 1<sup>st</sup> of the following year and must submit the report to the Texas Commission on Law Enforcement (TCOLE), who is the designated central depository for all reports in the state.

There was only one racial profiling complaint made against a Jersey Village Police Officer in 2020. The complaint was investigated and the outcome of the investigation found no violation of departmental policies. The complaint was classified as *unfounded by an administrative inquiry*.

The Racial Profiling analysis for the calendar year of 2020 has been completed. The data showed the Department conducted 10,565 traffic stops in 2020. Results of the traffic stops showed 37.62% received warnings, 59.98% received citations and 2.4% of the stops resulted in an arrest. The race and ethnicity of the persons stopped showed 36.44% White, 24.11% Hispanic, 34.13% Black, 4.76% Asian/Pacific Islander and 0.56% Alaska Native/American Indian. The percentage of minorities stopped equaled 63.56% compared to city population makeup of minorities, which is estimated at 38.5%. It should also be noted that the race or ethnicity was known prior to the stop only 0.59% of the time. Data collected also showed that a search was conducted during 4.67% of the traffic stops, 16.84% of those searches were consensual and contraband was discovered in 37.93% of the searches.

In reviewing the Police Department's public education efforts concerning the racial profiling complaint process, printed information on how to file a racial profiling complaint was found in the police department lobby and on the police department's webpage at [www.jerseyvillagpd.org](http://www.jerseyvillagpd.org).

A review of documentation also showed that the patrol supervisors completed their random audits for their assigned officers. During the audits, there were no indicators found that officers were acting outside of state law and/or departmental policies.

Attached to this memo is the comparative analysis of the data collected for 2020. Based on this review and analysis, it appears that officers and supervisors are following the procedures outlined in the Jersey

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



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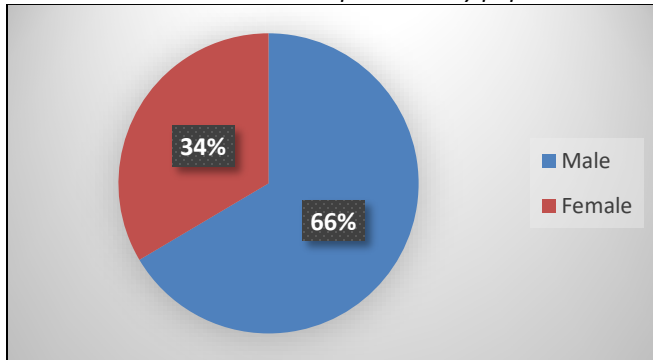
*Incorporated 1956 A Texas Star Community*

Village Police Department General Orders Policy 412.00 Bias Based Profiling. It is my recommendation that no changes be made to our current policies and/or procedures regarding Racial Profiling.

## Jersey Village Police Department 2020 Racial Profiling Statistics

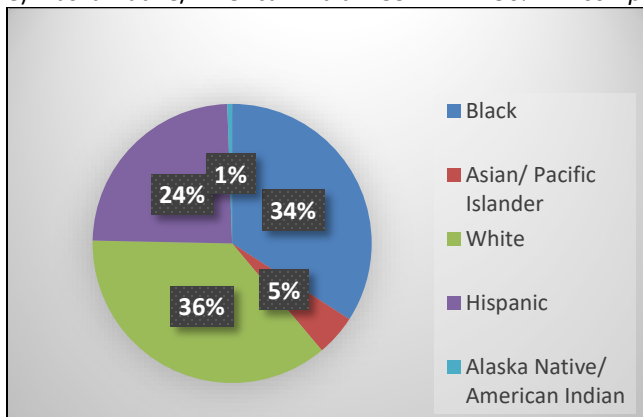
### 1. Gender

Female: 3566 33.51% compared to city population makeup of 50.44%  
Male: 6999 66.49% compared to city population makeup of 49.56%



### 2. Race or Ethnicity

a) Black: 3606 34.13% compared to city population makeup of 12.7%  
b) Asian/Pacific Islander: 503 4.76% compared to city population makeup of 5.8%  
c) White: 3850 36.44% compared to city population makeup of 62.5%  
d) Hispanic/Latino: 2547 24.11% compared to city population makeup of 19.0%  
e) Alaska Native/American Indian: 59 .56% compared to city population makeup of 0.0%





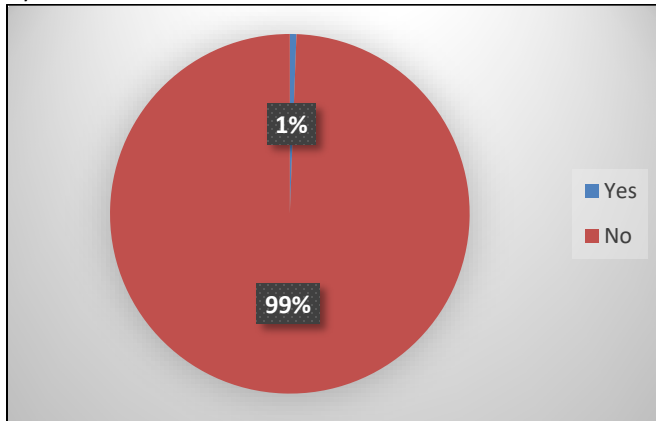
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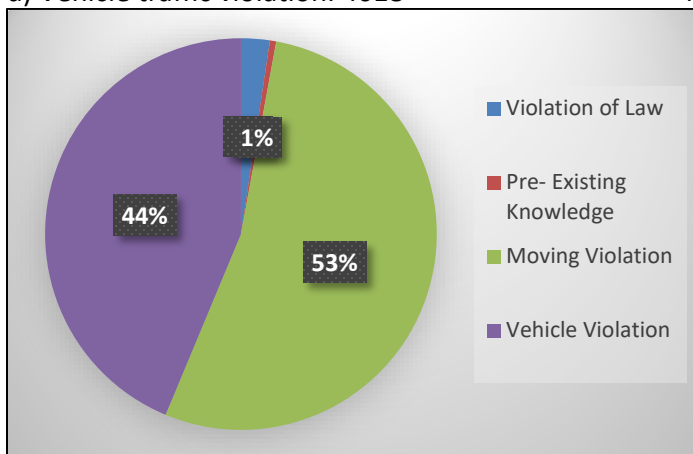
### 3. Race or Ethnicity known prior to stop?

- a) Yes: 62 .59%  
b) No: 10503 99.41%



### 4. Reason for stop

- a) Violation of law: 250 2.37%  
b) Pre-existing knowledge (i.e. warrant): 55 .52%  
c) Moving traffic violation: 5642 53.40%  
d) Vehicle traffic violation: 4618 43.71%





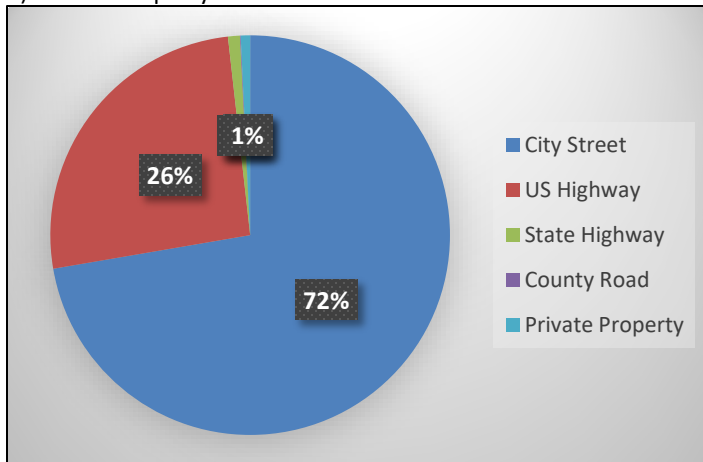
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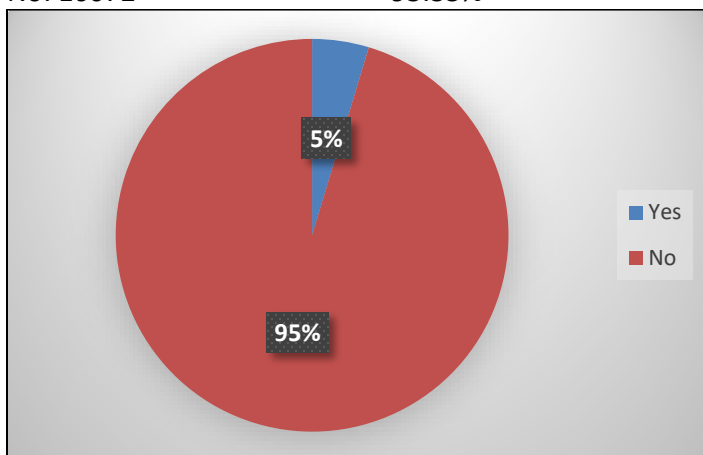
## 5. Location of the stop

a) City Street: 7642	72.33%
b) US Highway: 2738	25.92%
c) State Highway: 101	.95%
d) County Road: 6	.06%
e) Private Property or other: 78	.74%



## 6. Was a search conducted?

Yes: 493	4.67%
No: 10072	95.33%





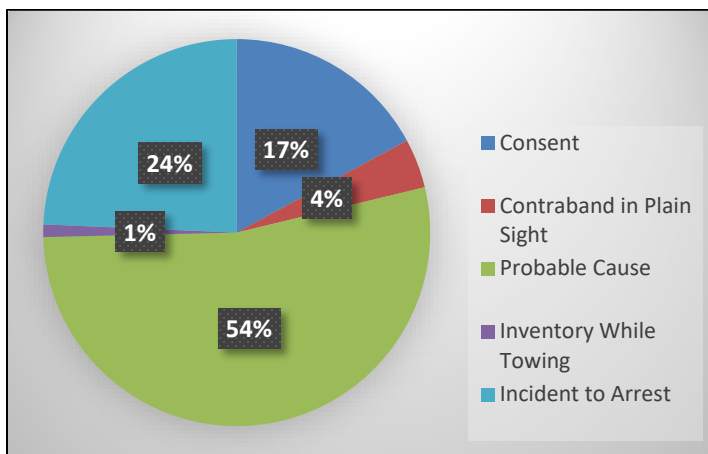
## JERSEY VILLAGE POLICE DEPARTMENT

16401 Lakeview Dr.  
Jersey Village, Texas 77040-1999  
(713)466-5824 / Fax (713)466-0784

*Incorporated 1956 A Texas Star Community*

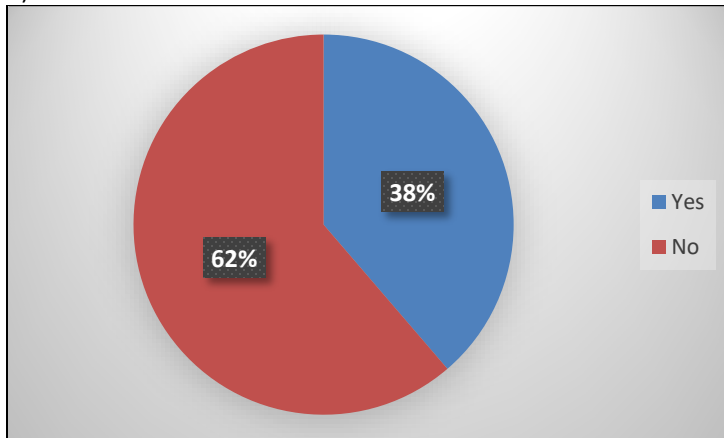
### 7. Reason for Search

a) Consent: 83	16.84%
b) Contraband/evidence in plain sight: 20	4.06%
c) Probable cause or reasonable suspicion: 259	52.54%
d) Inventory search performed (towing): 13	2.64%
e) Incident to arrest/warrant: 118	23.94%



### 8. Was Contraband discovered?

a) Yes: 187	37.93%
b) No: 306	62.07%







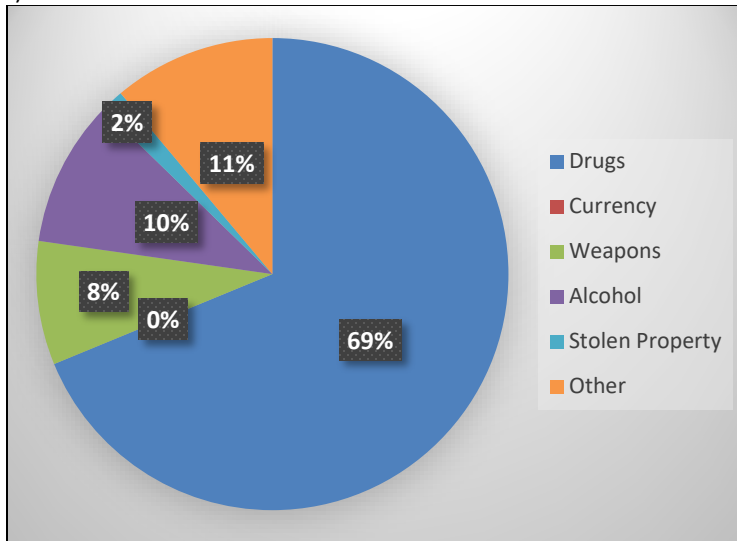
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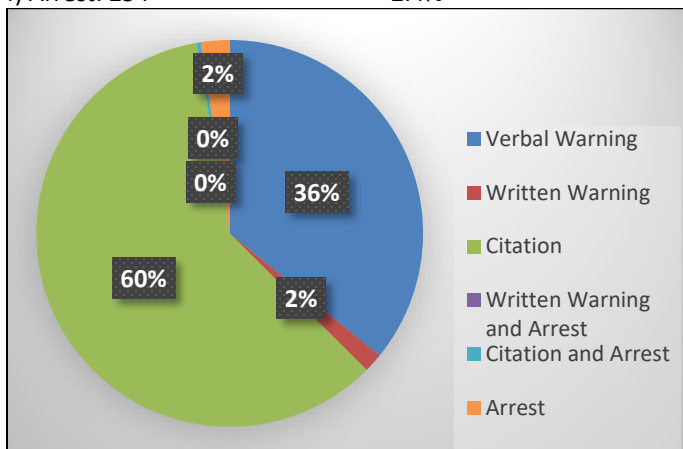
## 9. Description of contraband

a) Drugs: 130	68.78%
b) Currency: 0	0%
c) Weapons: 16	8.47%
d) Alcohol: 19	10.05%
e) Stolen property: 3	1.59%
f) Other: 19	11.11%



## 10. Result of the stop

a) Verbal warning: 3805	36.02%
b) Written warning: 169	1.60%
c) Citation: 6337	59.98%
d) Written warning and arrest: 0	0.0%
e) Citation and arrest: 39	.37%
f) Arrest: 254	2.4%





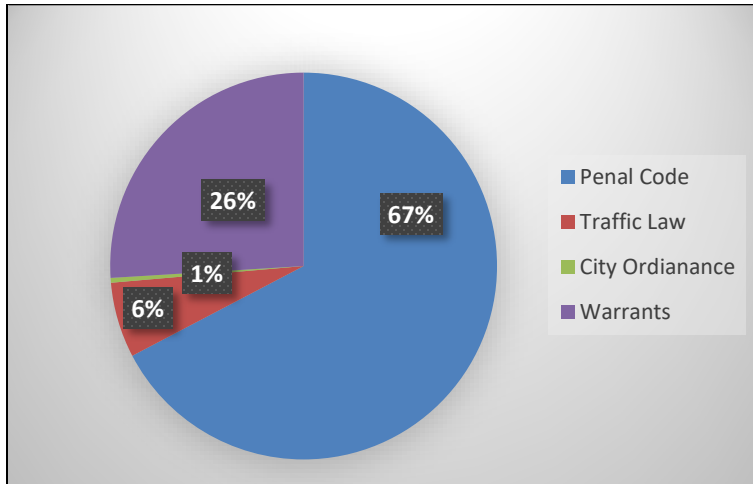
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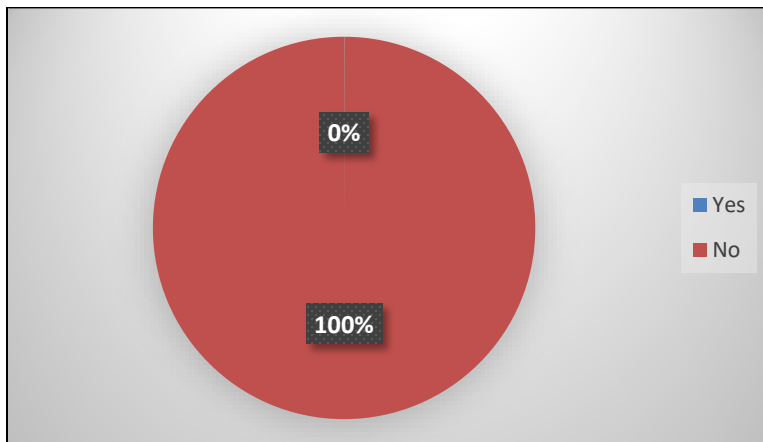
## 11. Arrest based on

Violation of Penal Code: 171	67.32%
Violation of Traffic Law: 16	6.30%
Violation of City Ordinance: 1	0.40%
Outstanding Warrant: 66	25.98%



## 12. Was physical force resulting in bodily injury used during stop?

Yes: 3	0.03%
No: 10562	99.97%



# Racial Profiling Report | Full

Agency Name: JERSEY VILLAGE POLICE DEPT.

Reporting Date: 02/06/2021

TCOLE Agency Number: 201213

Chief Administrator: KIRK H. RIGGS

Agency Contact Information:

Phone: (713) 466-5824

Email: kriggs@jerseyvillagetx.com

Mailing Address:

16401 LAKEVIEW DR

JERSEY VILLAGE, TX 77040

This Agency filed a full report

JERSEY VILLAGE POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the JERSEY VILLAGE POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the JERSEY VILLAGE POLICE DEPT. if the individual believes that a peace officer employed by the JERSEY VILLAGE POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the JERSEY VILLAGE POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the JERSEY VILLAGE POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
  - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
  - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
  - e. the location of the stop;
  - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
  - a. the Commission on Law Enforcement; and
  - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The JERSEY VILLAGE POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Kirk Riggs  
Chief of Police

Date: 02/06/2021

# Total stops: 10565

## Street address or approximate location of the stop

City street	7642
US highway	2738
County road	6
State highway	101
Private property or other	78

## Was race or ethnicity known prior to stop?

Yes	62
No	10503

## Race / Ethnicity

Alaska Native / American Indian	59
Asian / Pacific Islander	503
Black	3606
White	3850
Hispanic / Latino	2547

## Gender

<b>Female</b>	<b>3566</b>
Alaska Native / American Indian	20
Asian / Pacific Islander	170
Black	1217
White	1299
Hispanic / Latino	860
<b>Male</b>	<b>6999</b>
Alaska Native / American Indian	39
Asian / Pacific Islander	333
Black	2389
White	2551
Hispanic / Latino	1687

## Reason for stop?

<b>Violation of law</b>	<b>250</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	12
Black	85
White	92

Hispanic / Latino	60
<b>Preexisting knowledge</b>	<b>55</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	19
White	20
Hispanic / Latino	13
<b>Moving traffic violation</b>	<b>5642</b>
Alaska Native / American Indian	32
Asian / Pacific Islander	269
Black	1925
White	2056
Hispanic / Latino	1360
<b>Vehicle traffic violation</b>	<b>4618</b>
Alaska Native / American Indian	26
Asian / Pacific Islander	220
Black	1576
White	1683
Hispanic / Latino	1113
<b>Was a search conducted?</b>	
<b>Yes</b>	<b>493</b>
Alaska Native / American Indian	3
Asian / Pacific Islander	23
Black	168
White	180
Hispanic / Latino	119
<b>No</b>	<b>10072</b>
Alaska Native / American Indian	56
Asian / Pacific Islander	479
Black	3438
White	3671
Hispanic / Latino	2428
<b>Reason for Search?</b>	
<b>Consent</b>	<b>83</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	4
Black	28
White	30

Hispanic / Latino	20			
<b>Contraband</b>	<b>20</b>			
Alaska Native / American Indian	0			
Asian / Pacific Islander	1			
Black	7			
White	7			
Hispanic / Latino	5			
<b>Probable</b>	<b>259</b>			
Alaska Native / American Indian	1			
Asian / Pacific Islander	12			
Black	88			
White	96			
Hispanic / Latino	62			
<b>Inventory</b>	<b>13</b>			
Alaska Native / American Indian	0			
Asian / Pacific Islander	1			
Black	4			
White	5			
Hispanic / Latino	3			
<b>Incident to arrest</b>	<b>118</b>			
Alaska Native / American Indian	1			
Asian / Pacific Islander	6			
Black	40			
White	43			
Hispanic / Latino	28			
<b>Was Contraband discovered?</b>				
<b>Yes</b>	<b>189</b>	Did the finding result in arrest?		
		(total should equal previous column)		
Alaska Native / American Indian	1	Yes	1	No 0
Asian / Pacific Islander	9	Yes	7	No 2
Black	64	Yes	50	No 14
White	69	Yes	61	No 8
Hispanic / Latino	46	Yes	42	No 4
<b>No</b>	<b>304</b>			
Alaska Native / American Indian	2			
Asian / Pacific Islander	14			
Black	104			
White	111			
Hispanic / Latino	73			

<b>Description of contraband</b>	
<b>Drugs</b>	<b>130</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	6
Black	44
White	48
Hispanic / Latino	31
<b>Weapons</b>	<b>16</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	5
White	6
Hispanic / Latino	4
<b>Currency</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Alcohol</b>	<b>19</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	6
White	7
Hispanic / Latino	5
<b>Stolen property</b>	<b>3</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	1
<b>Other</b>	<b>21</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	8
Hispanic / Latino	5
<b>Result of the stop</b>	
Verbal warning	<b>3805</b>



Alaska Native / American Indian	21
Asian / Pacific Islander	181
Black	1299
White	1387
Hispanic / Latino	917
<b>Written warning</b>	<b>169</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	8
Black	57
White	62
Hispanic / Latino	41
<b>Citation</b>	<b>6337</b>
Alaska Native / American Indian	35
Asian / Pacific Islander	301
Black	2163
White	2311
Hispanic / Latino	1528
<b>Written warning and arrest</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Citation and arrest</b>	<b>39</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	13
White	15
Hispanic / Latino	9
<b>Arrest</b>	<b>254</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	12
Black	87
White	93
Hispanic / Latino	61
<b>Arrest based on</b>	
<b>Violation of Penal Code</b>	<b>171</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	8

Black	58
White	63
Hispanic / Latino	41
<b>Violation of Traffic Law</b>	<b>16</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	5
White	6
Hispanic / Latino	4
<b>Violation of City Ordinance</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
<b>Outstanding Warrant</b>	<b>66</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	23
White	24
Hispanic / Latino	16

**Was physical force resulting in bodily injury used during stop?**

<b>Yes</b>	<b>3</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	1
<b>No</b>	<b>10562</b>
Alaska Native / American Indian	59
Asian / Pacific Islander	503
Black	3605
White	3849
Hispanic / Latino	2546

**Number of complaints of racial profiling**

<b>Total</b>	<b>1</b>
<b>Resulted in disciplinary action</b>	<b>0</b>
<b>Did not result in disciplinary action</b>	<b>1</b>

Submitted electronically to the



The Texas Commission on Law Enforcement

- I. Employees shall advise their supervisors of any unusual activity, situations, or problem in which the department would logically be concerned.
- J. Except when other duties prevent it, officers shall patrol and take enforcement actions in accordance with the tenets of selective enforcement aimed at accident reduction.
- K. Whenever it is reasonably possible, all required reports or forms relating to daily activities, such as citations, accident investigations, recovered or stored vehicles, arrests, radio transmissions and assignments, shall be completed and submitted at the end of the tour of duty during which such activities were performed by the employee responsible for such reports. When such completion and submission is not possible, reports shall be submitted in preliminary form and shall be completed during the next tour of duty unless a supervisor directs otherwise.

#### 414.00 DEPARTMENTAL RIGHT TO ENTER AND INSPECT

- A. Employees may be assigned department-owned vehicles, lockers, desks, file cabinets, and/or similar equipment. The department does not relinquish its control of rights to such items and reserves the right to enter and inspect the aforementioned property. Employees shall have no expectation of privacy in the above property.
- B. Supervisory staff may conduct inspections as they deem necessary.

#### 415.00 BIAS BASED PROFILING

The purpose of this policy is to reaffirm the Jersey Village Police Department's commitment to unbiased policing in all its encounters between officer and any person, to reinforce procedures that serve to ensure public confidence and mutual trust through the provision of services in a fair and equitable fashion, and to protect our officers from unwarranted accusations of misconduct when they act within the dictates of departmental policy and the law.

- A. It is the policy of this department to police in a proactive manner and, to aggressively investigate suspected violations of the law. Officers shall actively enforce state and federal laws in a responsible and professional manner, without regard to race, ethnicity or national origin. Officers are strictly prohibited from engaging in bias based profiling, and especially bias based profiling as defined in this policy. Bias based profiling is an unacceptable police tactic and will not be condoned.
- B. This General Order is adopted in compliance with requirements of Articles 2.131 through 2.138, Texas Code of Criminal Procedure, which prohibits Texas peace officers from engaging in bias based profiling.

#### 115.01 DEFINITIONS

- A. Bias Based Profiling - A law enforcement-initiated action based on an individual's cultural

group, sexual orientation, economic status, age, gender, background, or any other identifiable group rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. Bias based profiling pertains to persons who are viewed as suspects or potential suspects of criminal behavior. The term is not relevant as it pertains to witnesses, complainants, persons needing assistance or other citizen contacts.

- B. Race or Ethnicity – Persons of particular descent, including Alaska Native or American Indian, White, Black, Hispanic or Latino, Asian or Pacific Islander.
- C. Acts Constituting Bias Based Profiling – Acts initiating law enforcement action, such as a traffic stop, a detention, a search, issuance of a citation or an arrest based solely upon an individual's race, ethnicity or national origin or on the basis of racial or ethnic stereotypes, rather than upon the individual's behavior, information identifying the individual as having possibly engaged in criminal activity, or other lawful reasons for the law enforcement action.
- D. Motor Vehicle Contacts – Means an occasion in which a peace officer stops a motor vehicle for an alleged violation of law or ordinance.

#### 115.03 PROHIBITION

- A. Officers of the Jersey Village Police Department are strictly prohibited from engaging in bias based profiling. The prohibition against bias based profiling does not preclude the use of race, ethnicity or national origin as factors in such a decision when used as part of a description of a suspect or witness for whom an officer is searching.
- B. Officers of the Jersey Village Police Department shall not engage in profiling based solely on gender, sexual orientation, religion, economic status, age, culture or any other identifiable group.

#### 115.04 COMPLAINT PROCESS

- A. No person shall be discouraged, intimidated or coerced from filing a complaint, nor discriminated against because they filed such a complaint.
- B. Any person who believes that a peace officer employed by the Jersey Village Police Department has engaged in bias based profiling with respect to that person, may file a complaint in accordance with the provisions of General Order 507, Complaint Processing and Investigation.
  - 1. An employee who is contacted regarding a complaint against an officer shall follow the procedures set forth in General Orders 507, Section 507.01, Action upon Receipt of Complaint.
  - 2. Citizens who appear in person wishing to file a complaint shall be provided with a departmental brochure, "Bias Based Profiling Complaint Procedures". Brochures are maintained in the Jersey Village Police Department lobby and at Jersey Village City Hall. Citizens may also be directed to the departmental website to file a complaint.

- C. Any supervisor who becomes aware of an alleged or suspected violation of the General Order shall report the alleged violation in accordance with General Order 504, Responsibilities in Internal Complaints, Section 504.01, Supervisors Responsibilities.
- D. Complaints of bias based profiling shall be investigated by the Internal Affairs Division, unless otherwise directed by the Chief of Police. A log of all Bias based profiling Complaints will be maintained by the Internal Affairs Division.

#### 115.05 DISCIPLINARY AND CORRECTIVE ACTIONS

Any officer of this department, who is found, after investigation, to have engaged in bias based profiling in violation of the General Order, may be subject to disciplinary action, up to and including termination. Disciplinary or corrective actions may include diversity, sensitivity or other appropriate training or counseling, as determined by the Chief of Police.

#### 115.06 PUBLIC EDUCATION

- A. This department shall provide education to the public concerning the bias based profiling complaint process. The primary method of public education shall be through a brochure, "Bias Based Profiling Complaint Procedures", which are maintained in the lobby of the Jersey Village Police Department and at the Jersey Village City Hall. These brochures are available in both English and Spanish versions. Other education methods may be utilized to inform the public include local newspapers, news media, service or civic presentations, the Internet, as well as City Council Meetings.
- B. This department shall provide public education relating to our agency's compliment and complaint process, including providing the:
  - 1. Telephone number
  - 2. Mailing address
  - 3. Email address

#### 115.07 COLLECTION OF INFORMATION AND ANNUAL REPORT WHEN CITATION ISSUED, ARREST MADE, OR WARNING ISSUED

- A. For each motor vehicle contact in which a citation or warning is issued and/or for each arrest resulting from a motor vehicle contact, an officer involved in the stop shall collect the following information:
  - 1. The physical description of any person operating the motor vehicle who is being detained as well as a result of the stop, including:
    - a. Gender
    - b. Race or Ethnicity (as stated by the person or as determined by the officer to the

best of the officer's ability)

2. Race or Ethnicity means the following categories:
  - a. White
  - b. Black
  - c. Hispanic or Latino
  - d. Asian or Pacific Islander
  - e. Alaska Native or American Indian
3. Initial reason for the stop:
  - a. Violation of the law
  - b. Pre-existing knowledge (i.e. warrant)
  - c. Moving Traffic Violation
  - d. Vehicle Traffic Violation (Equipment, Inspection, Registration)
4. If a search was conducted as a result of the stop?
  - a. If so, did the person detained consent to the search?
5. Was contraband or other evidence discovered as a result of the search?
6. Description of the contraband or evidence found?
  - a. Illegal drugs/drug paraphernalia
  - b. Currency
  - c. Weapons
  - d. Alcohol
  - e. Stolen Property
  - f. Other
7. Reason for search:
  - a. Consent
  - b. Contraband/Evidence in Plain Sight
  - c. Probable Cause or Reasonable Suspicion
  - d. Inventory Search Performed as a Result of Towing



- e. Incident to Arrest/Warrant
8. Information on arrests:
  - a. Did officer make an arrest as a result of the stop or search?
  - b. Reasons for Arrest:
    - i. Violation of Penal Code
    - ii. Violation of Traffic Law
    - iii. Violation of City Ordinance
    - iv. Outstanding Warrant
9. Street address or approximate location of the stop:
  - a. City Street
  - b. US Highway
  - c. County Road
  - d. Private Property or Other
10. Verbal or Written Warning or a Ticket or Citation as a result of the stop?
11. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code ("means physical pain, illness, or any impairment of physical condition"), during the stop;
  - a. The location of the stop, and
  - b. The reason for the stop
- B. The information collected shall be entered in to a database by entering Bias Based Profiling data utilizing the in-car Mobile Data Computer (MDC) or the computers available in the department. All contacts requiring Bias Based Profiling data collection must be entered.
  1. In the event the data is unable to be collected electronically, the data will be recorded on temporary forms and entered in the database at a later date.
- C. The Assistant Chief of Police shall ensure all Bias Based Profiling Data is collected and reported to the Chief of Police. The data collected shall be compiled in an annual report covering the period January 1 through December 31 of each year, and shall be submitted to the governing body of the City of Jersey Village no later than March 1 of the following year. The report must include:
  1. A comparative analysis of the information compiled (under Article 2.133):



- a. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;
  - b. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction;
  - c. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches (SEARCH ANALYSIS).
2. Information related to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
  3. Number of searches that were consensual;
  4. Number of citations that resulted in custodial arrest; and
  5. Public education efforts concerning the Bias Based Profiling complaint process.
- D. The annual report shall not include identifying information about any individual stopped or arrested, and shall not include identifying information about any peace officer involved in a stop or arrest.
- E. Bias based profiling Data will also be reported to the Texas Commission on Law Enforcement (TCOLE) by March 1 of each year, following the Commission's prescribed format.

#### 115.08 AUDIO AND VIDEO EQUIPMENT

- A. Each motor vehicle regularly used by this department to make motor vehicle contacts shall be equipped with a mobile video camera system capable of recording video and audio, and each motorcycle regularly used by this department to make motor vehicle contacts shall be equipped with video and audio recording equipment.
- B. Each motor vehicle contact made by an officer of this department capable of being recorded by video and audio, shall be recorded, both on the in car video and issued body worn camera.
- C. Supervisors and officers shall ensure that mobile video camera equipment and/or audio equipment is properly functioning prior to commencing their tour of duty. Police units with malfunctioning or inoperable mobile video camera equipment shall not be utilized under normal circumstances.
- D. This department shall retain the video and audiotape of each motor vehicle stop. If a complaint is filed with this department alleging that one of our officers has engaged in bias based profiling with respect to a motor vehicle contact, this department shall retain the video and audiotapes, or the audiotape of the stop until final disposition of the

complaint.

#### 115.09 REVIEW OF VIDEO AND AUDIO DOCUMENTATION

- A. The Patrol Lieutenants shall ensure that all audio and recordings are properly stored and retained in accordance with applicable laws and this General Order.
- B. If a complaint is received alleging that an officer has engaged in bias based profiling, the audio/video recording shall be forwarded through the Chain of Command to Internal Affairs. Internal Affairs shall retain the video until final disposition of the complaint has been made.
- C. Supervisors will ensure officers of this department are recording their motor vehicle contacts. A recording of each officer will be reviewed at least once every thirty (30) days.
  1. Written documentation shall include:
    - a. The names of the officers whose contacts were reviewed;
    - b. The date(s) of the videos reviewed;
    - c. The date the actual review was conducted; and
    - d. The name of the person conducting the review.
  2. The Patrol Division Lieutenants shall forward the required documentation to the Internal Affairs Division.
  3. The Internal Affairs Division shall maintain a file of all video review documentation performed, in compliance with this General Order.
- D. In reviewing audio and video recordings, the Patrol Division Lieutenant or his designee, shall seek to determine if the officer(s) reviewed have engaged in a pattern of Bias Based Profiling, which includes multiple acts constituting bias based profiling for which there no reasonable, credible explanation is based on established police and law enforcement procedures.
- E. This agency shall review the data collected to identify any improvements this agency could make in its practices and policies regarding motor vehicle stops.

#### 115.10 TRAINING

- A. Each peace officer employed by the department shall complete the comprehensive education and training program on bias based profiling established by the Texas Commission of Law Enforcement (TCOLE) no later than the second anniversary of the date the officer was licensed, or the date the officer applies for an Intermediate Proficiency Certificate, whichever date is earlier. A person, who on September 1, 2001, held a TCOLE Intermediate Proficiency Certificate, or who had held a peace officer license issued by TCOLE for at least two years, shall complete a TCOLE training and education program on bias based profiling not later than September 1, 2003.

- B. The Chief of Police shall, in completing the training required by Section 96.941, Texas Education Code, complete the program on Bias Based Profiling established by the Bill Blackwood Law Enforcement Management Institute of Texas (LEMIT), not later than September 1, 2003.

## 416.0 DEPARTMENTAL DECORATIONS

### 116.01 PURPOSE

- A. The purpose of Departmental Decorations is to properly recognize outstanding acts performed by employees of this department. Any supervisor who observes or receives information regarding the action of any employee, which in the opinion of the supervisor would qualify the employee for an award, will submit a memorandum to the Chief of Police recommending a specific award.
  - 1. The supervisor's report will include a complete account of the incident, the names of all employees involved, and all actions taken by each employee.
  - 2. The recommendation will be submitted within 30 days of the date of the incident.
- B. The Department's decorations are listed in the order of precedence that follows and will usually be presented at the Annual Awards Banquet.

### WEARING OF AWARDS

- A. The wearing of awards by uniformed personnel is described in Section 602.02.

### THE POLICE MEDAL OF HONOR

- A. The highest award in the department.
- B. To be awarded to an officer who voluntarily distinguishes themselves conspicuously by gallantry and extraordinary heroism. The act must be in excess of normal demands and of such a nature that the officer was fully aware of the imminent threat to their personal safety, and acted above, and beyond the call of duty at the risk of their life.
- C. The term *above and beyond the call of duty* in the qualifications for the Police Medal of Honor disqualifies all acts of courage, no matter how great, performed in the course of carrying out verbal or written orders.

### THE POLICE CROSS

- A. Ranked next in prominence to the Police Medal of Honor.
- B. To be awarded where an officer loses their life in performance of duty under honorable circumstances. The Police Cross may be awarded in addition to any other award the officer may be entitled to in making the supreme sacrifice.

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JANUARY 18, 2021 AT 7:00 P.M. PURSUANT TO SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.**

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at this Regular Session of the City Council of the City of Jersey Village, Texas, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number:

**346-248-7799 along with Webinar ID: 834 8693 9731. If you do not wish to participate via telephone, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.** The agenda follows:

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Mayor Mitcham at 7:00 p.m. with the following present:

Mayor, Andrew Mitcham

Council Member, Drew Wasson

Council Member, Greg Holden

Council Member, Bobby Warren

Council Member, James Singleton

Council Member, Gary Wubbenhorst

City Manager, Austin Bleess

City Secretary, Lorri Coody

City Attorney, Justin Pruitt

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

1. Prayer and Pledge by: Former Council Member, Mark Maloy

**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 comment is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council.

**Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 553-8625** – Mr. Maloy spoke to City Council about agenda item F2 – the Creation of the FCPEDMSD in connection with the City Council and the City Manager serving as Temporary Board Members. He spoke to the Creation of the CCPD back in 1999 and he also spoke to the ½% tax currently allocated to Property Tax Relief. He asked City Council if they are going to increase the homestead exemption and the over 65 tax exemptions. He feels if the City Council is asking for this reallocation of the sales tax that

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Council should increase the tax exemptions to the fullest allowed by law. He also wants the residents to be able to vote on large projects proposed for the City. Currently, they are not asked to vote on these projects. He wants to know why the voters are being asked to vote on the reallocation of sales tax to a FCPMSD.

**Michael Stembridge, 15422 Jersey Drive, Jersey Village, Texas (713) 983-8647:** Mr. Stembridge spoke about his request for a home elevation for the past five (5) years. He spoke to the TIRZ 3 and the petition by the residents. He understands that 57% have approved this petition. He is concerned about the cost to him if the TIRZ moves forward. He does not have the funds and he is afraid of what is going to happen. He is worried about the flooding and where the water will go. He is worried about his neighbors. He is confused about how this TIRZ project will work. He talked about the past election and the candidate he supported. He feels the TIRZ is great for those that can afford it. He also wondered about the members that will be appointed to serve on the TIRZ Board. He wants to be approved for a home elevation.

Council Member Singleton noted that a TIRZ 3 has not yet been created.

**Jo Hewett, 15917 Lakeview Drive, Jersey Village, Texas (713) 806-8453:** Ms. Hewett appeared to give an update on the activities of the Jersey Village Senior Outreach (JVSO).

She began by stating that the COVID-19 pandemic required JVSO to go immediately into problem solving mode. It has been a challenge to maintain our mission of keeping our members connected, active and supported to promote their independence while at the same time we were concerned with the negative aspects of isolation on mental health.

With 171 members we developed, organized and executed plans and programs to meet the needs of many members with varying degrees of competencies, including training members on use of virtual platforms, moving all programs from in person to online, providing educational presentations on such topics such as mask making, online grocery shopping and prescription refills, volunteers calling to check on those members regularly who do not use technology at all and even offering drive by dinners with almost 100 members participating.

More programs were added, including craft making, cooking classes, book club, film club, Ted Talk discussions, Yoga, coffee, conversation and technology, outside presenters from the BBB on scams and even our local library.

While there were no in person activities, our attendance on zoom ranged from 10 to 30 members on a regular basis per session. We continued to provide limited in-home support during COVID following CDC guidelines.

Our latest challenge is assisting our members in obtaining an appointment for the COVID vaccine. We have 171 members, 40 have had the shots; 96 members want vaccinations; 18 members actually have an appointment; and 78 members still need an appointment.

JVSO would like to acknowledge our appreciation to the City of Jersey Village for your ongoing support including last year's grant that allows us to continue to meet these challenges before us.



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**D. CITY MANAGER’S REPORT**

City Manager Bleess gave his monthly report. He recognized Sonya Smith as the January 2021 Employee of the Month.

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – November 2020, General Fund Budget Projections as of December 2020, Utility Fund Budget Projections – December 2020, and Quarterly Investment Report – December 2020.**
- 2. Fire Departmental Report and Communication Division’s Monthly Report**
- 3. Police Department Monthly Activity Report, Warrant Report, Staffing/Recruitment Report, and Police Open Records Requests**
- 4. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations within Residential Areas Report, and Court Proceeds Comparison Report**
- 5. Public Works Departmental Status Report**
- 6. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Budget Summary, and Parks and Recreation Departmental Report**
- 7. Code Enforcement Report**
- 8. January Employee of the Month**

**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 December 21, 2020.**
- 2. Consider Resolution No. 2021-01, rescheduling the Monday, May 17, 2021, Regular City Council Meeting for Monday, May 10, 2021 at 7 PM.**

RESOLUTION NO. 2021-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, RESCHEDULING THE MONDAY, MAY 17, 2021, REGULAR CITY COUNCIL MEETING FOR MONDAY, MAY 10, 2021 AT 7 PM.

- 3. Consider Resolution No. 2021-02, receiving and approving the Fiscal Year 2020 Annual Report for Tax Increment Reinvestment Zone Number 2.**

RESOLUTION NO. 2021-02

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING AND APPROVING THE FISCAL YEAR 2020 ANNUAL REPORT FOR TAX INCREMEMNT REINVESTMENT ZONE NUMBER 2.

4. **Consider Resolution No. 2021-03, authorizing the City to apply for a grant from the Assistance to Fire Grant Program.**

RESOLUTION NO. 2021-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY TO APPLY FOR A GRANT FROM THE ASSISTANCE TO FIRE GRANT PROGRAM.

5. **Consider Ordinance No. 2021-01, continuing a Mayoral Declaration of Local Disaster due to public health emergency; waiving certain fees during the public health emergency; suspending the disconnection of water services during the public health emergency; providing restrictions on community gatherings; accounting for any potential conflict of laws; providing for a fine in an amount not to exceed five hundred dollars (\$500) for each offense; providing for severability; and, providing an effective date.**

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS CONTINUING A MAYORAL DECLARATION OF LOCAL DISASTER DUE TO PUBLIC HEALTH EMERGENCY; WAIVING CERTAIN FEES DURING THE PUBLIC HEALTH EMERGENCY; SUSPENDING THE DISCONNECTION OF WATER SERVICES DURING THE PUBLIC HEALTH EMERGENCY; PROVIDING RESTRICTIONS ON COMMUNITY GATHERINGS; ACCOUNTING FOR ANY POTENTIAL CONFLICT OF LAWS; PROVIDING FOR A FINE IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500) FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

Council Member Wubbenhorst moved to approve items 1 through 5 on the consent agenda. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

**F. REGULAR SESSION**

1. **Consider Ordinance No. 2021-02, (I) ordering a General Election to be held on May 01, 2021, for the purpose of electing a Mayor and electing two (2) Councilmembers for Places 2 and 3; (II) calling a Special Election to be held on May 01, 2021, for the purpose of submitting to the voters propositions to amend the City of Jersey Village City Charter**

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regarding: (a) eliminating Sections 1.08 and 1.09 related to the use of red light cameras, (b) amending Section 2.01 related to the number, selection, and term of office for the City Council; (c) amending Section 2.12 related to the publication of ordinances; and, (d) amending Sections 2.03, 3.01, 3.03, 4.09, 4.10, 5.01, 9.04, and 9.07 to reflect gender-neutral language; (III) providing for ballots; (IV) designating the time and place of holding such elections; (V) providing appointment of election officials and their compensation; (VI) providing for notices; (VII) providing for publication; (VIII) providing for a runoff election, if required; (IX) providing for severability; and, (X) providing an effective date.

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

The general election for the city will be held on May 1, 2021, for the purpose of electing a Mayor and two (2) councilmembers (Place 2 and Place 3).

The deadline for filing for a place on the ballot is February 12, 2021 at 5:00 p.m. and the deadline for ordering an election is also February 12, 2021.

In addition to the General Election, the City will also conduct a Special Election on May 1, 2021 to submit to the voters, proposed amendments to the City Charter pertaining to the following:

Proposition A: Eliminating Sections 1.08 and 1.09 of the Charter related to the use of Red Light Cameras within the City of Jersey Village.

Proposition B: Amending Section 2.01 of the Charter related to the number, selection, and term of office the members of the City Council of the City of Jersey Village.

Proposition C: Amending Section 2.12 of the Charter related to the requirements for the publication of ordinances of the City of Jersey Village.

Proposition D: Amending the Charter so that various Sections reflect gender-neutral language.

Discussion was had on the process moving forward with the proposition language for the Charter Amendments. City Secretary Coody explained that the amendment language can be discussed and if changes are made to the proposition language, the motion would need to reflect same.

Proposition B was discussed. There were questions about if a person resigns from a position can he/she run for that position. They would not be able to run during the scheduled election, but would be able to run at the next election if they were not term limited. The logistics of this change were discussed. It was pointed out that with this change it is possible that four (4) new members could be elected during one election. This aspect of the change was discussed. Some did not support the requirement for a member



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to resign his/her position to run for Mayor. The alternative to resignation is an appointment by City Council to fill the vacancy.

Some members want to remove the resignation requirement and instead of City Council making the appointment that a special election be called to fill the vacancy.

The pros and cons of this resignation language were discussed. Some wanted to remove the required resignation and change Section 2.03 to may appoint or call a special election. Others felt that because this language was vetted by the Charter Commission, City Council either needs to approve it or reject it.

With no further discussion on the matter, Council Member Warren moved to approve Ordinance No. 2021-02, (I) ordering a General Election to be held on May 01, 2021, for the purpose of electing a Mayor and electing two (2) Councilmembers for Places 2 and 3; (II) calling a Special Election to be held on May 01, 2021, for the purpose of submitting to the voters propositions to amend the City of Jersey Village City Charter regarding: (a) eliminating Sections 1.08 and 1.09 related to the use of red light cameras, (b) amending Section 2.01 related to the number, selection, and term of office for the City Council; (c) amending Section 2.12 related to the publication of ordinances; and, (d) amending Sections 2.03, 3.01, 3.03, 4.09, 4.10, 5.01, 9.04, and 9.07 to reflect gender-neutral language; (III) providing for ballots; (IV) designating the time and place of holding such elections; (V) providing appointment of election officials and their compensation; (VI) providing for notices; (VII) providing for publication; (VIII) providing for a runoff election, if required; (IX) providing for severability; and, (X) providing an effective date.

The motion failed for lack of a second. Hearing no second, Council Member Holden moved to approve Ordinance No. 2021-02 by eliminating subsection (c) from Proposition B. Council Member Wubbenhorst seconded the motion. The vote follows:

Ayes: Council Members Holden and Wubbenhorst

Nays: Council Members Wasson, Warren and Singleton

The motion failed

Council Member Warren then moved to approve Ordinance No. 2021-02 by eliminating subsections (b) and (c) from Proposition B. Council Member Holden seconded the motion. The vote follows:.

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

Council asked to review the revised language on February 8, 2021 Special Session Meeting.

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ORDINANCE NO. 2021-02

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2. **Consider Resolution No. 2021-04, proposing the creation of the Jersey Village Fire Control, Prevention, and Emergency Medical Services District (The “District”) pursuant to Chapter 344 of the Texas Local Government Code; establishing the Temporary Board of Directors of the District; appointing the City Council and the City Manager of the City of Jersey Village, collectively, to serve as the Temporary Board Of Directors of the District; providing for the incorporation of recitals; providing for the appointment of members to serve on the Temporary Board for the District; providing appointment of Directors and duties of the Temporary Board; providing for dissolution of the Temporary Board; providing a cumulative repealer clause; providing for severability; and, providing an effective date.**

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

City Council met on November 16, 2020 and December 21, 2020 to discuss the City’s Sales Tax Allocations.

During their meeting on December 21, 2020, after much discussion, it was the consensus of City Council that 1/2% from the property tax relief fund should be re-allocated to a new FCPMSD fund.

The Fire Control, Prevention, and Emergency Medical Services District Act as set forth-in Chapter 344 of the Texas Local Government Code authorizes the creation of the FCPMSD and an associated tax, upon approval by a majority of the qualified voters of the District voting at an election.

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This item is to move forward with the creation of a Fire Control Prevention Emergency Medical Services District (FCPEMSD) and the appointment of a Temporary Board of Directors.

Upon approval of the proposed Resolution, the Temporary Board will:

1. Organize and elect one member to act as the presiding officer;
2. Adopt a “two-year Fire Control, Prevention, and Emergency Medical Services Plan;”
3. Hold a public hearing regarding the “two-year budget;”
4. Adopt a “two-year budget;” and
5. Order a confirmation election.

Council engaged in discussion about the proposed Resolution. It was pointed out that during the Citizen’s Comment Section of this agenda, mention was made about increases to the homestead exemption and the over 65 exemption. It was pointed out that over the past several years, Council has made good strides in the direction of tax reduction with changes to these exemptions as well as a lowering of the tax rate. Some felt that all residents want lower taxes, but City Council has a responsibility to the residents to provide services. Fire and Police are popular services, but not all residents agree on what services the City should provide. To raise the homestead exemption to 20% will cost \$240,000.

Sales tax increases can be allocated to fund the City’s priorities. Fire and Police are services ranked very highly by our residents.

With no further discussion on the matter, Council Member Wubbenhorst moved to approve Resolution No. 2021-04, proposing the creation of the Jersey Village Fire Control, Prevention, and Emergency Medical Services District (The “District”) pursuant to Chapter 344 of the Texas Local Government Code; establishing the Temporary Board of Directors of the District; appointing the City Council and the City Manager of the City of Jersey Village, collectively, to serve as the Temporary Board Of Directors of the District; providing for the incorporation of recitals; providing for the appointment of members to serve on the Temporary Board for the District; providing appointment of Directors and duties of the Temporary Board; providing for dissolution of the Temporary Board; providing a cumulative repealer clause; providing for severability; and, providing an effective date. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, PROPOSING THE CREATION OF THE JERSEY VILLAGE FIRE CONTROL,

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PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT (THE “DISTRICT”) PURSUANT TO CHAPTER 344 OF THE TEXAS LOCAL GOVERNMENT CODE; ESTABLISHING THE TEMPORARY BOARD OF DIRECTORS OF THE DISTRICT; APPOINTING THE CITY COUNCIL AND THE CITY MANAGER OF THE CITY OF JERSEY VILLAGE, COLLECTIVELY, TO SERVE AS THE TEMPORARY BOARD OF DIRECTORS OF THE DISTRICT; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR THE APPOINTMENT OF MEMBERS TO SERVE ON THE TEMPORARY BOARD FOR THE DISTRICT; PROVIDING APPOINTMENT OF DIRECTORS AND DUTIES OF THE TEMPORARY BOARD; PROVIDING FOR DISSOLUTION OF THE TEMPORARY BOARD; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

3. **Conduct a public hearing public giving all interested parties the right to appear and be heard on the City Council’s desire to request that the Crime Control and Prevention District Board order a referendum on the continuation of the District and sales tax for a period of five (5) years.**

Mayor Mitcham called to order the public hearing at 8:26 p.m., giving all interested parties the right to appear and be heard on the City Council’s desire to request that the Crime Control and Prevention District Board order a referendum on the continuation of the District and sales tax for a period of five (5) years.

With no one desiring to speak at the public hearing concerning the City Council’s desire to request that the Crime Control and Prevention District Board order a referendum on the continuation of the District and sales tax for a period of five (5) years, Mayor Mitcham closed the public hearing at 8:27 p.m.

4. **Consider Resolution No. 2021-05, requesting a referendum on the continuation of the Jersey Village Crime Control and Prevention District.**

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

On May 2, 1998, the citizens of the City voted to establish a Crime Control and Prevention District (CCPD) within the City.

The CCPD District was continued for ten (10) years by a vote of the citizens on May 3, 2003 and again on May 11, 2013. The current District expires May 10, 2023.

Given that the City is seeking voter approval of a Fire Control Prevention and Emergency Medical Services District (FCPEMSD) during the May 1, 2021 election, this item is to consider a request to have the CCPD Board order a referendum on whether to continue the CCPD District for five (5) years.

If approved, both the CCPD District and the FCPEMSD along with the associated sales tax will expire in five years.

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Council engaged in discussion about the five (5) year period. City Attorney Pruitt explained that when creating a new District, it can only be set for five (5) years initially, so a five (5) year CCPD will align with the newly created FCPMSD. The term was discussed further by Council.

With no further discussion on the matter, Council Member Warren moved to approve Resolution No. 2021-05, requesting a referendum on the continuation of the Jersey Village Crime Control and Prevention District. Council Member Wubbenhorst seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, REQUESTING A REFERENDUM ON THE CONTINUATION OF THE JERSEY VILLAGE CRIME CONTROL AND PREVENTION DISTRICT.

5. **Consider Ordinance No. 2021-03, amending the General Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$55,000 to increase, from the General Fund balance, the Finance Department's salary and benefits line items in order to provide for the salary payout of a long time employee that is retiring and to provide the necessary funds to bring a new employee on board.**

Isabel Kato, Finance Director, introduced the item. Background information is as follows:

Early in the month of January, the Finance Department's Account Clerk announced that she is planning to retire at the end of February or beginning of March 2021. Given the years of service, the retirement benefits payout will exceed the amount budgeted for FY 2020-2021 and will require a budget amendment.

In addition to the funding required for the retirement benefits, request is made for additional funds to upgrade the vacant position from an Account Clerk to an Accounting Manager position.

Over the course of the past several years, the technical tasks and duties within the Finance Department have greatly increased, creating the need for skilled personnel that are proficient in fund accounting and other high-level accounting procedures and processes in order to assist the Finance Director with these increased tasks.

The plan to address the shortage of these high-level skills is to upgrade the vacant position to Accounting Manager. The new position will require that hired individuals possess a



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degree in accounting with advanced knowledge and working experience in fund accounting. In addition to accounting duties, the new position will be responsible for supervising the Cashier and the Utility Billing Clerk.

There was discussion about how the \$55,000 will be allocated. Mrs. Kato explained that the payout is about \$25,000 and the difference is to upgrade the existing position. Mrs. Kato also gave background about the position, explaining that at one time she did employ an Assistant Finance Director who left the City to take a Director's position at another City. This update is for an Accounting Manager. The upgrade in the position was discussed. Some wondered if Human Resource was involved in the decision to upgrade the position. Mrs. Kato stated yes, HR was involved.

The Council also discussed the benefit payout. Some wondered what City policy is concerning banking benefits. City Manager Bleess explained that vacation is 160 hours, use it or lose it. Sick time payout was also explained.

With limited discussion on the matter, Council Member Singleton moved to approve Ordinance No. 2021-03, amending the General Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$55,000 to increase, from the General Fund balance, the Finance Department's salary and benefits line items in order to provide for the salary payout of a long time employee that is retiring and to provide the necessary funds to bring a new employee on board. Council Member Warren seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 BY INCREASING LINE ITEMS 01-15-3001 (SALARIES) IN THE AMOUNT NOT TO EXCEED \$55,000.

6. **Consider Resolution No. 2021-06, authorizing the City Manager to provide a letter of intent to purchase a new ambulance from Frazer Ambulance through Sterling McCall Ford.**

Mark Bitz, Fire Chief, introduced the item. Background information is as follows:

Ambulance unit 3580/Fleet Unit 25-1107T is up for replacement in the 2021-2022 budget year. This agenda item is to secure a build slot with the manufacturer to have a new ambulance built by Frazer Ambulance. The quote on this is for \$211,965.

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In order to secure a build slot, Frazer ambulance requires a letter of intent to Sterling McCall Ford to purchase from their company. We will not purchase this ambulance unit until the 2021-2022 Fiscal Budget years. All this agenda is for is to authorize the city manager to send a letter of intent to purchase this ambulance so we can get it built. The build time is about 10-12 months.

Council engaged in discussion about the item. Some wondered if the ambulance will be built by a buy board company. Chief Bitz stated it will be built under state contracting. Council also discussed funding. Chief Bitz stated that there is funding for this purchase. Some Council Members wondered how Frazer was chosen. Chief Bitz explained that the volunteers researched and recommended Frazer.

With limited discussion on the matter, Council Member Wubbenhorst moved to approve Resolution No. 2021-06, authorizing the City Manager to provide a letter of intent to purchase a new ambulance from Frazer Ambulance through Sterling McCall Ford. Council Member Warren seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, AUTHORIZING THE CITY MANAGER TO PROVIDE A LETTER OF INTENT TO PURCHASE A NEW AMBULANCE FROM FRAZER AMBULANCE THROUGH STERLING MCCALL FORD.

**7. Consider Resolution No. 2021-07, approving a Development Agreement between the City of Jersey Village and Sezka Limited Partnership and Ronald B. Doan, Jr.**

Austin Bleess, City Manager, introduced the item. Background information is as follows: The City has been approached by Sezka Limited Partnership and Ronald B. Doan, Jr. for a development agreement for their property located at the northeast corner of FM 529 and Jones Road.

The owners plan to build a 7-11 Convenience Store with restaurant attached. They desire to have city water and sewer. As the city does not typically provide water and sewer to properties outside of city limits they are also requesting that this land be annexed into the city.

The agreement as presented this evening would allow for the property to be developed according to City building ordinances while the property is being annexed. The city will work with the property owner to deliver water and provide wastewater services to them while they are in the annexation process.

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We would work towards this property to be zoned as District F. District F has similar standards for building construction materials as District D Transition. The owners are also agreeing to the District D Transition Zone signage requirements. As this will be at the corner of the entrance into Village Center, staff felt strongly that we should make the Jones Road Corridor match as best as possible the requirements listed in District D. There will also be enhanced landscaping along the west and north property boundaries.

Staff has reviewed this agreement extensively with the city attorney and property owner and feels this is a win-win solution for all parties. He also explained additional changes made since the packet was delivered.

Council engaged in discussion about the agreement. Some members wondered if the City did not provide the services who would provide the services. City Manager Bless explained it would be well and septic. Some wonder if impact fees will apply. City Manager Bless stated that they will apply, but the City will pay for the extension of the services.

The boundaries of the proposed annexation were discussed. The Council viewed the map provided in the meeting packet. Council also discussed the pros and cons of this agreement and ultimate annexation.

Council also discussed the steps of what happens if the development does not go through.

With no further discussion on the matter, Council Member Wubbenhorst moved to approve Resolution No. 2021-07, approving a Development Agreement between the City of Jersey Village and Sezka Limited Partnership and Ronald B. Doan, Jr. Council Member Holden seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JERSEY VILLAGE AND SEZKA LIMITED PARTNERSHIP AND RONALD B. DOAN, JR.

**G. 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;



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- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**Council Member Wasson:** Council Member Wasson salutes the employee of the Month Sonya Smith and wishes all a Happy New Year.

**Council Member Warren:** Council Member Warren wishes all a Happy New Year.

**Council Member Wubbenhorst:** Council Member Wubbenhorst wishes all a Happy New Year. He reminded everyone of the importance of following the CDC guidelines concerning COVID. He expressed his concern about the virus and mentioned the importance of getting vaccinated.

**Council Member Holden:** Council Member Holden recognized the work being done by JVSO, stating that the work they do is fantastic. He appreciates the updates and stated that their work and efforts are commendable.

**Council Member Singleton:** Council Member Singleton commended Sonya Smith. He also expressed gratitude for the work being done by JVSO. He stated that the vaccines will be coming this way soon. He asked that all do their research concerning vaccines. He reminded all that the Farmer's Market comes twice a month.

**Mayor Mitcham:** Mayor Mitcham also sent congrats to Sonya Smith on being employee of the month. She is appreciated. JVSO is an incredible service. It has grown. The work being done for COVID vaccines is incredible. Memorial Herman has the vaccine and many residents were able to get on the list for the vaccine. He also thanked the Parks and Recreation Department for their hard work and great ideas for involving residents and supporting local businesses. Texas is efficient in distributing vaccines. So more and more shipments of the vaccines will be coming this way. He encouraged all to wear a mask, it is easy to do and is very effective.

## **H. RECESS THE REGULAR SESSION**

Mayor Mitcham recessed the Regular Session at 9:02 p.m. to convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.071 – Consult with Attorney and Section 551.072 – Deliberation Regarding Real Property.

## **I. EXECUTIVE SESSION**

REGULAR MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – January 18, 2021

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

**J. ADJOURN EXECUTIVE SESSION**

Mayor Mitcham adjourned the Executive Session at 9:44 p.m. and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

**K. ADJOURN**

There being no further business on the Agenda the meeting was adjourned at 9:45 p.m.



---

Lorri Coody, City Secretary

**MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON FEBRUARY 8, 2021 AT 7:00 P.M. PURSUANT TO SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.**

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public was not allowed to be physically present at this Special Session of the City Council of the City of Jersey Village, Texas, but the meeting was available to members of the public and allowed for two-way communications for those desiring to participate via telephone with the following toll-free number: **346-248-7799 along with Webinar ID: 893 9752 9747.**

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Mayor Mitcham at 7:35 p.m. with the following present:

Mayor, Andrew Mitcham  
Council Member, Drew Wasson  
Council Member, Greg Holden  
Council Member, Bobby Warren  
Council Member, James Singleton  
Council Member, Gary Wubbenhorst

City Manager, Austin Bleess  
City Secretary, Lorri Coody  
City Attorney, Justin Pruitt

Staff in attendance: Kirk Riggs, Chief of Police; Mark Bitz, Fire Chief; and Bob Blevins, IT Director.

**B. CITIZENS' COMMENTS**

Any person who desires to address City Council regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and City Council Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the City Council.

**Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430:** Mr. Maloy spoke to City Council about the sales tax property tax relief program. He read a definition for sales tax for property tax relief from a TML publication. He read from the publication information about how a sales tax relief program reduces property tax. He feels that some Council Members are stating that a reallocation of sales tax revenue to a newly created FCPMSD will not affect the amount of property taxes that residents pay. However, during past City Council meetings when this topic was discussed, the City's Finance Director has stated that a reallocation from the sales tax property tax relief to the FCPMSD could affect the amount that residents pay for property taxes. He went on to give financial information from sales tax revenues in prior years. He also addressed his concern that City Council has chosen not to accept the Charter Reviews Commission's recommendation concerning the need for City Council Members will need to resign their current positions on the Council in order to run for the position of Mayor. He does not believe that the City Council should be able to make the choice to not go forward with the Commission's recommendation. He believes that City Council does not want the recommended change because City Council want to make an appointment should a vacancy exist.

SPECIAL SESSION MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – February 8, 2021

- C. Review Ordinance 2021-02, which was approved on January 18, 2021, calling the General Election for a Mayor and two (2) Councilmembers and calling a Special Charter Election, Eliminating Sections 1.08 and 1.09, Amending Sections 2.01 and 2.12 and providing for gender-neutral language; and, if necessary, take appropriate action.**

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

On January 18, 2021, City Council considered Ordinance No. 2021-02, (I) ordering a General Election to be held on May 01, 2021, for the purpose of electing a Mayor and electing two (2) Councilmembers for Places 2 and 3; (II) calling a Special Election to be held on May 01, 2021, for the purpose of submitting to the voters propositions to amend the City of Jersey Village City Charter regarding: (a) eliminating Sections 1.08 and 1.09 related to the use of red light cameras, (b) amending Section 2.01 related to the number, selection, and term of office for the City Council; (c) amending Section 2.12 related to the publication of ordinances; and, (d) amending Sections 2.03, 3.01, 3.03, 4.09, 4.10, 5.01, 9.04, and 9.07 to reflect gender-neutral language; (III) providing for ballots; (IV) designating the time and place of holding such elections; (V) providing appointment of election officials and their compensation; (VI) providing for notices; (VII) providing for publication; (VIII) providing for a runoff election, if required; (IX) providing for severability; and, (X) providing an effective date.

After discussion, Ordinance 2021-02 was approved with amendments to Section 3, Proposition B as follows:

**Proposition B**

*Amending Section 2.01 of the City Charter related to the number, selection, and term of office the members of the City Council of the City of Jersey Village.*

**SHALL THE JERSEY VILLAGE CHARTER BE AMENDED BY AMENDING “ARTICLE II – THE COUNCIL”, SECTION 2.01, “NUMBER, SELECTION AND TERM OF OFFICE”, IN ORDER TO REFLECT GENDER NEUTRAL LANGUAGE AND TO REQUIRE A MAJORITY VOTE FOR A CANDIDATE FOR CITY COUNCIL OR FOR MAYOR TO BE ELECTED?**

☐ YES

☐ NO

**In the event of the approval of this proposition, Article II, Section 2.01 of the City Charter shall be amended to read as follows, with additions being underlined and deletions being struck through:**

**“Sec. 2.01. – Number, selection and term of office.**

The council shall be composed of a mayor and five (5) other councilmembers, each of whom, unless sooner removed under the provisions of this Charter or the laws of the State of Texas, shall serve for a term of two (2) years or until ~~his~~ a successor has been elected and installed. The members of the council, other than the mayor, shall

SPECIAL SESSION MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – February 8, 2021

be elected to and occupy a place on the council, such places being numbered One, Two, Three, Four and Five, respectively. Places One, Four and Five on the council shall be filled by **popular majority** vote each even-numbered year, and places Two and Three on the council shall be filled by **popular majority** vote each odd-numbered year. The office of mayor shall be filled by **popular majority** vote each odd-numbered year.

No person shall serve more than three (3) consecutive two-year terms as mayor, nor more than four (4) consecutive two-year terms as councilmember or a combination of mayor/councilmember. Any portion of a term served shall count in calculating the total number of consecutive terms served. No person who has served four (4) consecutive terms as councilmember or mayor/councilmember shall hold office as mayor within the one-year period following the said four (4) terms of service.

This item is to review the amended language made to Ordinance 2021-02 by City Council on January 18, 2021.

City Council reviewed the language. There was discussion about comments made during Citizens Comment and how they were not exactly correct. City Council cares. This option will be put before the voters for them to have a voice to vote it up or down. City Council has a high level of care for the City and the residents who live here. Members make themselves available to speak with residents. Members are volunteers for public service. There are provisions for amending the charter.

No further action was taken on the item.

**D. CITY OF JERSEY VILLAGE FIRE CONTROL PREVENTION AND  
EMERGENCY MEDICAL SERVICES DISTRICT**

**1. Receive the adopted two-year plan and two-year budget from the Jersey Village Fire Control Prevention and Emergency Medical Services District (FCPEMSD).**

Lorri Coody, City Secretary introduced the item. Background information is as follows: In accordance with Section 344.061 of the Local Government Code, the Fire Control Prevention and Emergency Medical Services Temporary Board shall develop and adopt a two-year fire control prevention and emergency medical services plan and a two-year budget.

Once the two-year plan and two-year budget have been adopted by the Fire Control Prevention and Emergency Medical Services District Board, the Board, in accordance with LGC Section 344.204, must submit the approved plan and budget to City Council.

Once submitted to the City Council, the City Council shall hold a public hearing on the two-year plan and the two-year budget.

SPECIAL SESSION MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – February 8, 2021

After the public hearing, the City Council shall approve or reject the two-year plan and two-year budget submitted by the Board.

This item is to receive the adopted two-year plan and two-year budget from the Jersey Village Fire Control Prevention and Emergency Medical Services District.

With no further action, the Mayor shall announce that the adopted two-year plan and two-year budget of the FCPEMSD Board is received.

**2. Conduct a public hearing on the adopted two-year plan and adopted two-year budget for the Jersey Village Fire Control Prevention and Emergency Medical Services District.**

Mayor Mitcham called to order the public hearing at 7:47 p.m., giving all interested parties the right to appear and be heard on the adopted Fire Control Prevention and Emergency Medical Services District's two-year plan and two-year budget.

With no one desiring to speak at the public hearing concerning the adopted Fire Control Prevention and Emergency Medical Services District's two-year plan and two-year budget, Mayor Mitcham closed the public hearing at 7:48 p.m.

**3. Consider Resolution No. 2021-08, adopting the Jersey Village Fire Control Prevention and Emergency Medical Services District's two-year plan and two-year budget.**

Andrew Mitcham, Mayor introduced the item. Background information is as follows:

Council has receive the City of Jersey Village Fire Control Prevention and Emergency Medical Services District's two-year plan and two-year budget and has conducted a public hearing on same.

This item is for City Council to consider adopting the Jersey Village Fire Control Prevention Emergency Medical Services District's two-year plan and two-year budget.

With limited discussion on the matter, Council Member Wubbenhorst moved to approve Resolution No. 2021-08, adopting the Jersey Village Fire Control Prevention and Emergency Medical Services District's two-year plan and two-year budget. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, ADOPTING THE JERSEY VILLAGE FIRE CONTROL PREVENTION AND



SPECIAL SESSION MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – February 8, 2021

EMERGENCY MEDICAL SERVICES DISTRICT'S TWO-YEAR PLAN AND TWO-YEAR BUDGET.

4. **Consider Ordinance No. 2021-04, pertaining to a Joint Order of the Temporary Board of Directors (the "Temporary Board") of The Jersey Village Fire Control, Prevention, and Emergency Medical Services District (the "District") and the City Council (the "Council") of the City of Jersey Village (the "City"), ordering a Special Election to be held on May 1, 2021 (the "Special Election"), for the purpose of submitting to the qualified voters of the District and the City a ballot proposition that serves as a Confirmation Election Order for the District, and abolishing a sales and use tax for the City at a rate of one-half of one percent (0.5%) dedicated to property tax relief and concurrently adopting a sales and use tax to fund the District at a rate of one-half of one percent (0.5%), with such tax dedicated to Fire Control, Prevention, and Emergency Medical Services Programs, pursuant to Chapter 344 of the Texas Local Government Code, as amended; providing for a ballot proposition to be included in the Special Election designating that the Council and City Manager of the City may, by resolution, be appointed to serve as the Permanent Board of Directors of the District; providing a summary of the Proposed Budget Plan and Fire Control, Prevention, and Emergency Medical Services Plan for the District; providing for the approval of a Joint Contract for Election Services with the City; providing details relating to the holding of the Special Election; and, providing an effective date.**

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

The City of Jersey Village Fire Control Prevention and Emergency Medical Services District (FCPEMSD) has heretofore considered and ordered a joint special election with the City of Jersey Village to be held on May 01, 2021 for the purpose of:

- holding a confirmation election, abolishing a sales and use tax of one-half of one percent (.05%) currently dedicated for property tax relief;
- adopting a sales and use tax of one-half of one percent (.05%) to be dedicated to FCPEMS programs;
- appointing the City Council to serve as the permanent board for the FCPEMSD and
- approving a joint election agreement.

Since it is the responsibility of City Council to call that portion of the special election that relates to abolishing a sales and use tax for the City at a rate of one-half of one percent (0.5%) dedicated to property tax relief, this item is for City Council to consider the proposed Ordinance for approval.

Additionally, since the City will be conducting its general election on May 1, 2021, this item also considers a Joint Election Agreement with the FCPEMSD.

Council was reminded of the updates made to the Proposition A language and the Joint Election Agreement that were discussed during the Fire Control Prevention and Emergency

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Medical Services District Meeting wherein the City Attorney explained that there were a few changes in the Proposition A language since the posting of the meeting packet and agenda. The changes were made in accordance with recommendations by the State Comptroller. He read from the meeting packet the language and then read the suggested change for the Proposition A language. Corrections were also note for the Joint Election Agreement wherein the percent to fund the District were stated incorrectly at 1.5% when it should be .5%.

With limited discussion on the matter, Council Member Singleton moved to approve Ordinance No. 2021-04, pertaining to a Joint Order of the Temporary Board of Directors (the “Temporary Board”) of The Jersey Village Fire Control, Prevention, and Emergency Medical Services District (the “District”) and the City Council (the “Council”) of the City of Jersey Village (the “City”), ordering a Special Election to be held on May 1, 2021 (the “Special Election”), for the purpose of submitting to the qualified voters of the District and the City a ballot proposition that serves as a Confirmation Election Order for the District, and abolishing a sales and use tax for the City at a rate of one-half of one percent (0.5%) dedicated to property tax relief and concurrently adopting a sales and use tax to fund the District at a rate of one-half of one percent (0.5%), with such tax dedicated to Fire Control, Prevention, and Emergency Medical Services Programs, pursuant to Chapter 344 of the Texas Local Government Code, as amended; providing for a ballot proposition to be included in the Special Election designating that the Council and City Manager of the City may, by resolution, be appointed to serve as the Permanent Board of Directors of the District; providing a summary of the Proposed Budget Plan and Fire Control, Prevention, and Emergency Medical Services Plan for the District; providing for the approval of a Joint Contract for Election Services with the City; providing details relating to the holding of the Special Election; and, providing an effective date, with the amendments discussed during the Fire Control Prevention and Emergency Medical Services District Meeting. Council Member Warren seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

The motion carried.

ORDINANCE NO. 2021-04

AN JOINT ORDER OF THE TEMPORARY BOARD OF DIRECTORS (THE “TEMPORARY BOARD”) OF THE JERSEY VILLAGE FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT (THE “DISTRICT”) AND THE CITY COUNCIL (THE “COUNCIL”) OF THE CITY OF JERSEY VILLAGE (THE “CITY”), ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 1, 2021 (THE “SPECIAL ELECTION”), FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE DISTRICT AND THE CITY A BALLOT PROPOSITION THAT SERVES AS A CONFIRMATION ELECTION



SPECIAL SESSION MEETING OF THE CITY COUNCIL  
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ORDER FOR THE DISTRICT, AND ABOLISHING A SALES AND USE TAX FOR THE CITY AT A RATE OF ONE-HALF OF ONE PERCENT (0.5%) DEDICATED TO PROPERTY TAX RELIEF AND CONCURRENTLY ADOPTING A SALES AND USE TAX TO FUND THE DISTRICT AT A RATE OF ONE-HALF OF ONE PERCENT (0.5%), WITH SUCH TAX DEDICATED TO FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES PROGRAMS, PURSUANT TO CHAPTER 344 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR A BALLOT PROPOSITION TO BE INCLUDED IN THE SPECIAL ELECTION DESIGNATING THAT THE COUNCIL AND CITY MANAGER OF THE CITY MAY, BY RESOLUTION, BE APPOINTED TO SERVE AS THE PERMANENT BOARD OF DIRECTORS OF THE DISTRICT; PROVIDING A SUMMARY OF THE PROPOSED BUDGET PLAN AND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES PLAN FOR THE DISTRICT; PROVIDING FOR THE APPROVAL OF A JOINT CONTRACT FOR ELECTION SERVICES WITH THE CITY; PROVIDING DETAILS RELATING TO THE HOLDING OF THE SPECIAL ELECTION; AND, PROVIDING AN EFFECTIVE DATE.

**E. CITY OF JERSEY VILLAGE CRIME CONTROL AND PREVENTION DISTRICT**

- 1. Consider Resolution No. 2021-09, authorizing a Joint Election Agreement with the City of Jersey Village Crime Control and Prevention District as authorized by Chapter 271 of the Texas Election Code.**

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

Sec. 271.002 of the Election Code state if the elections ordered by the authorities of two or more political subdivisions are to be held on the same day in all or part of the same county, the governing bodies of the political subdivisions may enter into an agreement to hold the elections jointly in the election precincts that can be served by common polling places.

The City of Jersey Village Crime Control Prevention District (CCPD) has ordered a special election to be held on May 01, 2021 for the purpose of holding a referendum on the continuation of the District.

Given that the City will be conducting its general election on May 1, 2021, this item is to consider a Joint Election Agreement with the CCPD.

With limited discussion on the matter, Council Member Warren moved to approve Resolution No. 2021-09, authorizing a Joint Election Agreement with the City of Jersey Village Crime Control and Prevention District as authorized by Chapter 271 of the Texas Election Code. Council Member Wubbenhorst seconded the motion. The vote follows:

Ayes: Council Members Wasson, Holden, Warren, Singleton, and Wubbenhorst

Nays: None

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The motion carried.

RESOLUTION NO. 2021-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING A JOINT ELECTION AGREEMENT WITH THE CITY OF JERSEY VILLAGE CRIME CONTROL AND PREVENTION DISTRICT AS AUTHORIZED BY CHAPTER 271 OF THE TEXAS ELECTION CODE.

**F. RECESS THE SPECIAL SESSION**

Mayor Mitcham recessed the Special Session at 7:53 p.m. to convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.071 – Consult with Attorney.

**G. EXECUTIVE SESSION**

1. **Consult with attorney pursuant to the Texas Open Meetings Act Section 551.071 regarding pending lawsuit: Charles E. Foerster vs. The City of Jersey Village and others in the United States Court of Appeals for the Fifth Circuit.**

**H. ADJOURN EXECUTIVE SESSION**

Mayor Mitcham adjourned the Executive Session at 9:30 p.m. and reconvened the Special Session, stating that no final actions, decisions, or votes were had during the Executive Session.

**I. RECONVENE THE SPECIAL SESSION**

1. **Discuss and take appropriate action on matters discussed in Executive Session regarding pending lawsuit: Charles E. Foerster vs. The City of Jersey Village and others in the United States Court of Appeals for the Fifth Circuit.**

This item was not called. There was no discussion on this item.

**J. ADJOURN**

There being no further business on the Agenda the meeting was adjourned at 9:30 p.m.

---

Lorri Coody, City Secretary



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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** F2

**AGENDA SUBJECT:** Consider Resolution No. 2021-10, receiving the Planning and Zoning Commission's Recommendation confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document.

**Department/Prepared By:** Lorri Coody, City Secretary **Date Submitted:** November 2, 2020

**EXHIBITS:** [Resolution No. 2021-10](#)  
[Exhibit A](#) – P&Z Recommendation

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission met on January 25, 2021 to receive, review, and discuss the Comprehensive Plan Update Committee's Draft Recommendations for the City of Jersey Village's Comprehensive Plan and take appropriate action regarding the preparation and presentation of the Commission's recommendation to City Council confirming the Commission's review and approval of the Draft Comprehensive Plan.

This item is to receive the Commission's Recommendation to City Council confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document.

**RECOMMENDED ACTION:**

**MOTION:** To approve Resolution No. 2021-10, receiving the Planning and Zoning Commission's Recommendation confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document.

**RESOLUTION NO. 2021-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION CONFIRMING THE COMMISSION'S REVIEW AND APPROVAL OF THE DRAFT CITY OF JERSEY VILLAGE'S COMPREHENSIVE PLAN 2020 UPDATE DOCUMENT.**

\* \* \* \* \*

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

**THAT**, the Planning and Zoning Commission's Recommendation confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document is hereby received. The recommendation is attached hereto as "Exhibit A."

**PASSED AND APPROVED** this the 22nd day of February, 2021.

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



# Exhibit A

**The Planning and Zoning Commission's Recommendation  
Confirming the Commission's review and approval of the  
Draft City of Jersey Village's Comprehensive Plan 2020 Update Document**



## **CITY OF JERSEY VILLAGE PLANNING AND ZONING COMMISSION'S RECOMMENDATION TO CITY COUNCIL**

The 2020 Comprehensive Plan Update Committee (CPUC) has met many times over the course of the past several months to review and make recommendations for updates to the City's 2016 Comprehensive Plan.

The CPUC compiled their recommended changes to the City's 2016 Comprehensive Plan into a Draft document titled the City of Jersey Village's Comprehensive Plan 2020 Update.

During the CPUC's final meeting on January 7, 2021, the CPUC approved the final version of the City of Jersey Village's Comprehensive Plan 2020 Update and ordered that the updated plan be submitted to the Planning and Zoning Commission for review.

Sec. 213.003 of the Local Government Code requires that before City Council may adopt or amend the City's Comprehensive plan, the Planning and Zoning Commission must make a review of the proposed changes.

The Planning and Zoning Commission met on January 25, 2021 in order to review, and discuss the Comprehensive Plan Update Committee's Draft Recommendations for the City of Jersey Village's Comprehensive Plan.

After review and discussion, the Planning and Zoning Commission makes its recommendation to City Council confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document, attached hereto as Exhibit A.

Respectfully submitted, this 25th day of January 2021.

s/Commission Chairman, Rick Faircloth

**ATTEST:**

s/Lorri Coody, City Secretary



# Exhibit A

## **Draft**

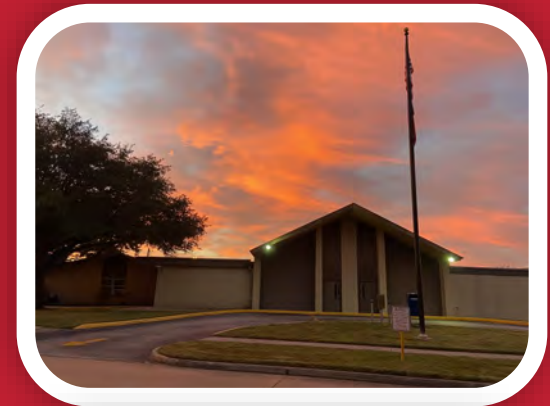
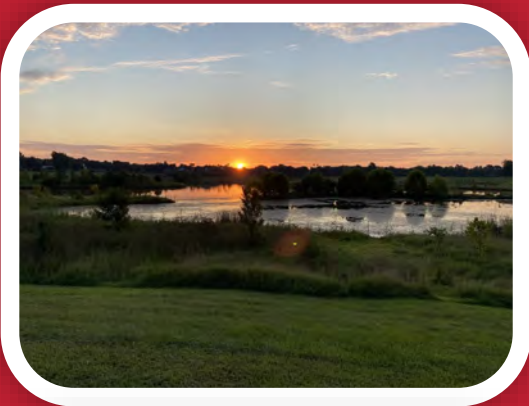
### **City of Jersey Village's Comprehensive Plan 2020 Update Document**



# Jersey Village Comprehensive Plan 2020 Update



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021





# Letter from the Jersey Village Comprehensive Plan Update Committee Chair

Letter Coming

DRAFT

# Acknowledgements

## Comprehensive Plan Update Committee

Courtney Standlee, Committee Chair

Gabriella Cole

Brittany Davies

Ashley Hart

Peter Jessup

Anthony Martin

Jennifer McCrea

Debra Mergel

Judy Tidwell

Amy Weyer

## City Staff

Austin Bleess, City Manager

Harry Ward, Public Works Director

Danielle Cordova, Administrative Assistant  
Public Works

Christian Somers, Building Official

Robert Basford, Parks and Recreation Director

Bob Blevins, IT Director

Mark Bitz, Fire Chief

Lorri Coody, City Secretary

Kirk Riggs, Police Chief

## City Council

Andrew Mitcham, Mayor

Drew Wasson, Council Member Place 1

Greg Holden, Council Member Place 2

Bobby Warren, Council Member Place 3

James Singleton, Council Member Place 4

Gary Wubbenhorst, Council Member Place 5

## Planning and Zoning Commission

Courtney Standlee, Position 1

Jennifer McCrea, Position 2

Barbara Freeman, Position 3

Joseph J. Paul, Vice Chairman, Position 4

Debra Mergel, Position 5

Ty Camp, Position 6

Rick Faircloth, Chairman, Position 7

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# Introduction

## Introduction

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by City staff, councils and boards, along with citizens, to guide the community's physical development for 10 to 20 years. A comprehensive plan has two primary and interrelated focuses. The first focus is to allow the City's residents the opportunity to create a shared vision of what they desire for the future of their community. The second is to establish methods in which a community can effectively achieve that vision.

## Brief Overview of the Development of the Jersey Village Comprehensive Plan

With growth pressures to the north and tremendous redevelopment potential to the south, Jersey Village is at the doorstep of remarkable opportunities, which has created a time-sensitive opportunity for the City to plan for its future. In the past, the City of Jersey Village has utilized planning strategies, which have included regular updates to their original 1989 Comprehensive Plan. In 2014 the city began a process to create a new Comprehensive Plan, the 2016 Comprehensive Plan. This document is an update of the 2016 Comprehensive Plan. Though many of the plan's elements are still relevant today, a fresh sense of direction and collective excitement created the need for an

updating of the community's original vision.

In response to this need, the City of Jersey Village sought to update the comprehensive plan so it can continue to serve as a guide to achieve its vision and goals through growth and development over the next several years. As a result, this update brought together the City's residents, elected officials, City staff and community stakeholders for the purpose of creating a flexible plan that will serve as a living document for both current and future decision-makers. The primary intentions of the comprehensive plan include the following:

- Efficient delivery of public services;
- Coordination of public and private investment;
- Minimization of potential land use conflicts;
- Management of growth in an orderly fashion;
- Cost-effective public investments; and
- A rational and reasonable basis for making development decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather it is a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests and other development decisions are made, the comprehensive plan helps to safeguard coordinated growth. By determining what land uses are appropriate within Jersey Village, and where such land uses should be located, the plan helps to protect the integrity of the City's neighborhoods and

corridors. Ultimately, the synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Jersey Village Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life.

The plan focuses not only on the physical development of the city, but also on its overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

This Comprehensive Plan anticipates change and proactively addresses major issues. The purpose of proactive planning is to minimize conflicts in decision-making to more efficiently manage time, money and resources. This plan will also lay the foundation for future improvements and prioritize action items that will shape the physical and economic characteristics of the City.

## Legal Authority

The State of Texas has established laws regarding the way incorporated communities can ensure maintain the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Authority The authority of a City to create a comprehensive plan is rooted in Chapters 211, 212 and 213 of the Texas Local Government Code.

### CHAPTER 211

Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning.

### CHAPTER 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the City limits and within the Extraterritorial Jurisdiction (ETJ), which varies depending upon the population of the community.

### CHAPTER 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the long-range development of the municipality. Basic recommendations for comprehensive planning are to address land use, transportation and public facilities, but it may also include a wide variety of other issues determined by the community.

As previously stated, the comprehensive plan is not a zoning ordinance, but rather it is intended to be used as a tool to guide development, infrastructure and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made as specified by Chapter 211 of the Texas Local Development Code.

## 2020 Comprehensive Plan

Over time the vision for Jersey Village has evolved. The need to revise community livability and development expectations has arrived, and that led to the creation of the 2016 Comprehensive Plan. Four years after adoption it is now necessary to update the City's Comprehensive Plan. The City has accomplished many of its goals in recent years which include flood control improvements, residential growth, and park improvements. This plan is not a mandate, but rather it is a flexible guide for City Staff and elected officials to use in determining a clear future for the City. The plan contains ideas, graphics, policies and actions that originate from the identified vision created by Jersey Village residents.

This 2020 Comprehensive Plan will serve as an update to the City's 2016 Comprehensive Plan. The updates will include revisions to the community vision and future land use plan (FLUP) where necessary, updates to the City's goals and objectives, and new strategies for the community to elevate standards for development. These important updates will help Jersey Village continue to be a desirable community. The creation of the 2020 Comprehensive Plan will also signal to current residents, prospective residents and future business interests that the City has a vision and a plan for its future, and reassesses that plan on a regular basis to ensure it continues to meet the needs of the city. Updating the plan will also allow for the tracking of goals and strategies over time, to see what has been accomplished, and provide the historical context that is necessary to keep the city moving forward. This plan may also appeal to business and real estate investors by showing that investment in our City is part of a greater plan, supporting the long-term sustainability and viability of business and real estate investment.

## DOCUMENT STRUCTURE

A deliberate plan development process involving background research, visioning, recommendations and implementation was utilized. This process is reflected in this document's ten components:

### Community Snapshot

To understand where Jersey Village is going, it will first be necessary to understand its history. This section serves as the reconnaissance stage for the planning process. Historical population trends, demographics, existing conditions, physical constraints and past planning efforts are all examined for the development of a baseline from which future planning decisions should be made.

### Vision, Goals and Strategies

The community's vision is reflective of the many tangible and intangible characteristics and values that Jersey Village desires to preserve and provide for current and future residents. This section identifies the primary issues provided by community stakeholders and lists the goals and strategies derived from stakeholder engagement. Goals and strategies ultimately guide action items, which will be described within individual chapters and prioritized in the Implementation Plan Matrix.

### Future Land Use

The cornerstone of the Comprehensive Plan is the Future Land- Use Plan Map. This section describes the appropriate land use types within Jersey Village and graphically depicts the ideal locations for such uses on the Future Land Use Plan Map.

### Transportation and Circulation Plan

This chapter will provide a transportation framework that will serve as a guide for mobility decisions within Jersey Village. Land use decisions

ultimately impact the City's transportation network, and therefore, this section's Thoroughfare Plan provides roadway recommendations that coincide with future land use decisions.

### **Economic Development**

The City of Jersey Village does not have an Economic Development Corporation. The City's approach to economic development has been one of reaction to developer and/or business proposals on an ad hoc basis. This chapter examines existing information, incentives, economic development approaches and programs.

### **Parks, Recreation and Open Space**

The space devoted to satisfying the active and passive recreational needs of citizens is a vital component of any community. The parks chapter provides guidance for parks and open space improvements. This chapter examines and analyzes existing recreational opportunities and makes recommendations that are consistent with present and future community needs.

### **Community Character**

Character refers to the many tangible and intangible characteristics that contribute to the City's quality of life. This section provides recommendations pertaining to quality of life issues within Jersey Village. Community character refers to the many things that conjure community pride and help make the City attractive to visitors. This includes aesthetics, social well-being, as well as health and wellness. Community character related recommendations are outlined within this chapter.

### **Community Facilities**

Public investment into community services and the level of community services provided are critical to manage growth and safety. This chapter

includes reviews of the existing conditions for public facilities and recommendations for maintenance.

### **Implementation Plan**

The Implementation Plan organizes and prioritizes the recommendations contained within the various plan elements into an action items matrix.



## Historical Context

There are several pieces of history that are important to include as part of any comprehensive plan. As Robert Penn Warren once said, "History cannot give us a program for the future, but it can give us a fuller understanding of ourselves, and of our common humanity, so that we can better face the future." So, as we prepare for the future this plan also looks to the past to help us understand where Jersey Village has come from.

### 1936

The 1936 county highway map shows multiple dwellings located at the site, which is now Jersey Village. Clark W. Henry owned 1,236 acres of land on which he operated F&M Dairy and raised Jersey cattle.

### 1953

The community officially began in 1953, when Clark W. Henry partnered with Mr. Leroy Kennedy to create Jersey Village Development Company and decided to develop homesites on Jersey Lake. Land was purposefully set aside in Jersey Village for schools, a park, and an 18-hole golf course.

### 1954

Five miles of streets, drainage, gas, sewer and water services were developed. The first family moved to the newly developed area in October 1954.

The Jersey Village Fire Department was formed.

### 1956

Jersey Village officially incorporates on April 16, 1956 when all 58

residents voted in favor of incorporation. The city was approximately 1.9934 square miles, with the corporate limits shown in Figure I-1.

Because of Mr. Henry's success with jersey cattle, it was decided to use this name for the new community.

City Hall was established at 16501 Jersey Drive, the site of the current Fire Station.

Mayor Leonard F. Lee called to order the first meeting of the Jersey Village City Council to order on June 18, 1956.

A volunteer police force was created.

### 1960

Post Elementary School was constructed. It is named for Ernest Stephen Post, who served of the Cy-Fair School District Board of Trustees for 26 years.

### 1972

The site for the Jersey Village City Hall was given to the city by Mr. Leonard Rauch. At the time the site was used as offices for the Fire Department and Public Works.

The Jersey Village High School opened to high school students in and around Jersey Village.

### 1975

City Council authorizes a swimming pool to be built at Clark Henry Park for a cost of \$102,636.

### 1976

Wall Street neighborhood developed.

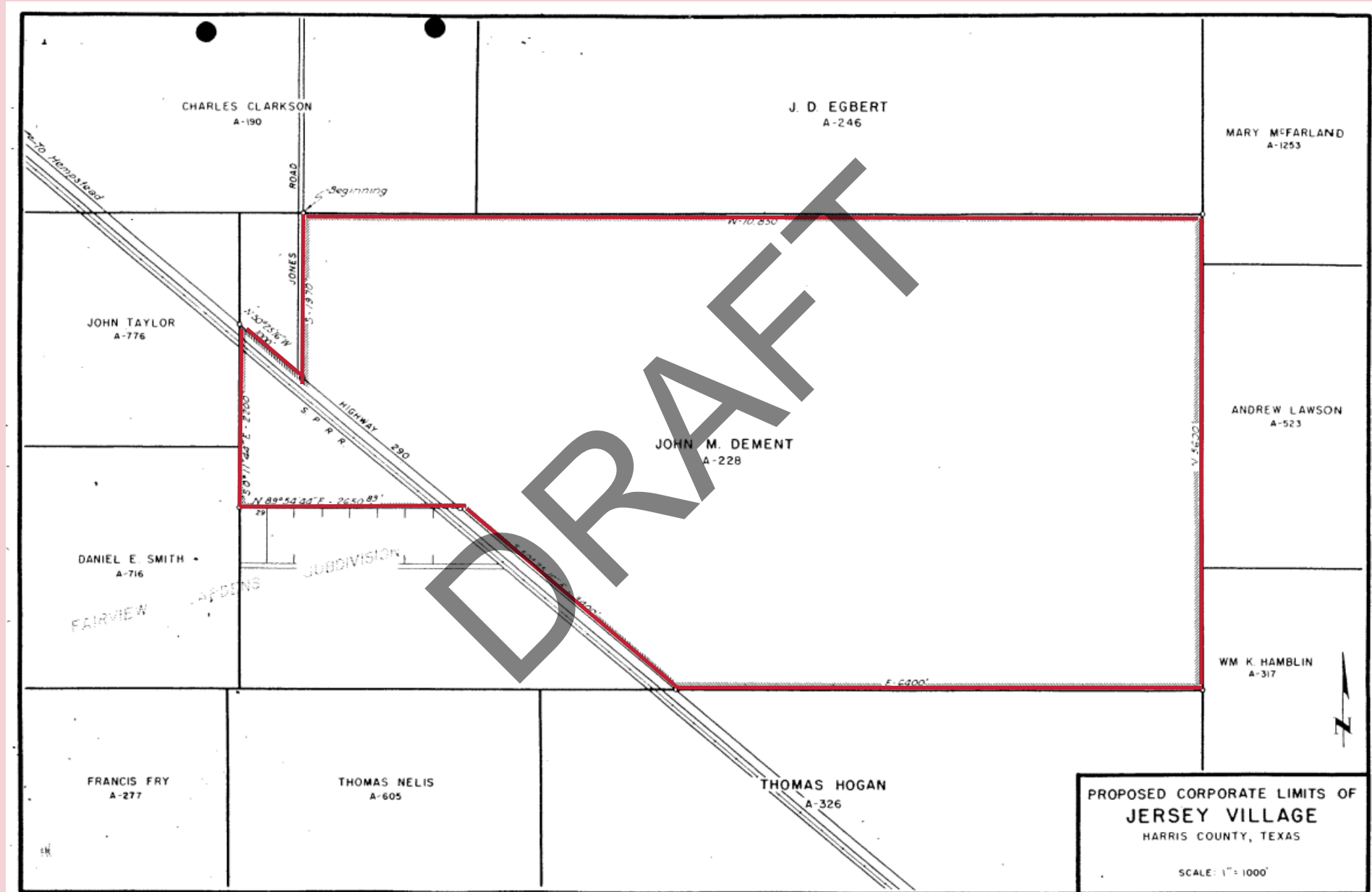


Figure I-1. The 1956 Proposed Corporate Limits of Jersey Village is highlighted in red.

**1980**

Jersey Village establishes Emergency Dispatch for Police and Fire operations.

Shopping Center at US 290 and Jones Road was constructed.

**1983**

Smith Street and Koester Street neighborhood developed.

**1986**

Due to the growth of Jersey Village, the voters approved a Home Rule Charter for the City. This home rule charter created the present Council-Manager form of Government.

**1988**

The City adopts the slogan “A Texas Star Community”. This slogan is chosen to highlight Jersey Village as a great community, like the meaning of the Texas Star. Just as the Texas Star “sends out its radiance to nations near and far” and is an “emblem of freedom”. The Jersey Village star radiates Jersey Village’s status as a premiere community throughout the state and nation.

**1989**

A comprehensive plan is adopted by the City Council for the first time.

**1990**

Construction on Beltway 8 on the east side of Jersey Village is completed.

Wyndham Village subdivision developed.

**1991**

Kube Court and Kevindale Court neighborhood constructed.

**1992**

Senate Avenue Park was renamed “The Carol Fox Park” to honor Mrs. Carol H. Fox who contributed her time and talent to the City as City Secretary, Treasurer, Tax Assessor-Collector, City Administrator, Acting City Manager and Deputy Court Clerk from September 25, 1975 to December 25, 1991.

**1998**

July - City Council establishes a citizen committee with the charge to review and evaluate the feasibility of the acquisition of a municipal golf complex.

September - Tropical storm Frances hits the Houston area, flooding approximately 200 homes in Jersey Village.

**2000**

August– The City purchases Jersey Meadow Golf Course to preserve the green space and continue to have the golf course amenity.

**2001**

June – Approximately 500 homes flood in Jersey Village during Tropical Storm Allison.

The City Council approved the first Homestead Exemption of 4%.

**2002**

October - Approximately 53 homes flood during severe thunderstorms.

**2003**

The City Council raised the Homestead Exemption to 8%.

**2004**

Lakes of Jersey Village subdivision built.

**2007**

Wyndham Lake Subdivision developed.

**2009**

The City did a feasibility study for the area south of US 290 to be developed as a Transit Orientated Development (TOD).

**2010**

The City adopts Form Based Ordinances to guide the development of the TOD.

**2012**

Work begins on the Jersey Meadow Recreation and Detention Facility a 98-acre detention pond on 9 holes of the 27 hole Jersey Meadow Golf Course.

**2013**

TXDOT begins US 290 Expansion Project to create five general lanes in each direction through Jersey Village

**2016**

March - The 2016 Comprehensive Plan is adopted, the first comprehensive plan in 27 years.

April – Over 230 homes were flooded in the Tax Day Flood.

September – The city begins a Long-Term Flood Recovery Plan to study what the city can do to mitigate future flooding in Jersey Village.

The Enclave At Castlebridge subdivision developed.

**2017**

August – Hurricane Harvey dumps 32 inches of rain on Jersey Village, however no major flooding occurred in Jersey Village.

September—City Council adopts Long Term Flood Recovery Plan.

**2019**

The City enters into a Master Development Agreement with Collaborate Special Projects for the development of the TOD, now referred to as Village Center.

TXDOT substantially completes US 290 Project that was started in 2013.

Nearly two years after the original grant application was submitted the first homes in Jersey Village are elevated utilizing FEMA funding.

The City Council raised the Homestead Exemption to 14%.



## Planning Process

The 2020 comprehensive planning process occurred over a 7-month period, beginning in June 2020 and culminated in the December 2020. The 2016 Comprehensive Plan laid the foundation for the efforts of the 2020 Plan. Due to COVID-19 the city was unable to hold the large community engagement meetings that were done in 2015. However, the Comprehensive Plan Update Committee (CPUC) utilized community feedback from an online survey and other means to help guide their work. As a result, this planning process has provided a clear vision for Jersey Village's future, identified opportunities and challenges, and defined methods of prioritizing implementation of the vision.

The CPUC guided the development of goals, strategies, action items and the future land use for the City. Committee members were chosen and appointed by City Council, bringing together a group of residents with unique experiences, backgrounds and interests, which helped facilitate discussions and capture a wider variety of perspectives and opinions, that were ultimately considered during plan formation.

The CPUC members gathered multiple times during the project to discuss a variety of topics and issues related to the development of the Comprehensive Plan. Initial stages of the process included issue identification and reviewing all the information that led to the creation of the 2016 Comprehensive Plan. The committee's foresight, in conjunction with public participation, formulated the plan's vision and goals. The CPUC served as a sounding board for plan strategies and recommendations.

## Planning Context

An understanding of the planning context sets the framework for which planning decisions can be made. This includes an understanding of both local and regional planning efforts, as well as issues which may significantly impact future planning decisions within the City.

### REGIONAL RELATIONSHIP

The City of Jersey Village is in west-central Harris County, Texas, approximately 17 miles from Downtown Houston, 22 miles from Sugar Land, and 23 miles from Katy. The City is easily accessible due to its location along major transportation corridors such as Beltway 8, U.S. Highway 290, Farm-to-Market Road 529, and the Southern Pacific Railroad. Houston remains a significant draw for Jersey Village residents seeking a wider-range of entertainment and special services.

### RELATED AND REGIONAL PLANNING EFFORTS

Relevant local and regional planning efforts should be considered when developing a comprehensive plan to facilitate coordinated recommendations for the entire region. This section provides an overview of these related efforts.

### Previous Comprehensive Plans

To some degree, the 2016 Comprehensive Plan was informed by the 1989 - 2010 Comprehensive Plan. The 2020 Comprehensive Plan generally follows the previous plan's outline with respect to identification and analysis of plan elements, organization of demographic and statistical information, and other areas. Additionally, several important issues identified and discussed within the 1989 and 2016 Comprehensive Plan are still relevant today. Many of these issues

have been revisited within this plan update, including the following:

- Growth management, with respect to which areas of the Extraterritorial Jurisdiction (ETJ) will potentially require City services and provisions. The land uses and development patterns within the ETJ continue to impact the community;
- Housing maintenance and neighborhood aesthetics, with respect to the protection of neighborhood cohesiveness and integrity;
- Initiative-driven economic development programs to promote land uses that maintain a vibrant community fabric and increased tax base;
- Maintaining high-quality municipal services, the enforcement of zoning and subdivision regulations, signage restrictions, thoroughfare planning and similar regulatory authorities to preserve the residential quality of life; and
- Mitigating the impact of incompatible uses outside of Jersey Village.

### **Village Center**

The Jersey Village Mixed-Use/TOD Plan was presented in 2009 to establish a framework for sustainable development options that will utilize the City's public services efficiently. Since that time discussions of a commuter rail system have ebbed and flowed. Currently there is no near-term plan for light rail services along the US 290 Corridor. It is possible the high-speed train, currently being contemplated by Texas Central, could utilize a corridor through the Village Center Area.

Today the plan for [Village Center](#) does not include a transportation component but is an upscale mixed-use development. See "Spotlight Village Center" in Chapter 3 for more on Village Center.

### **SH 6 Access Management Study North**

In 2001, the Houston-Galveston Area Council (H-GAC) initiated a series of access management studies throughout the Greater-Houston Region. The [SH 6 Access Management Study North](#) analyzes the SH 6/FM 1960

and FM 529 corridors, and makes recommendations to improve mobility and safety, while maintaining economic viability. This study impacts Jersey Village due to FM 529 being the southernly border of the city limits and ETJ.

### **"Moving Our Region Into Tomorrow"- Houston-Galveston Area Council (H-GAC) 2045 Regional Transportation Plan**

The [H-GAC 2045 Regional Transportation Plan](#) seeks to address greater regional growth and explore how the core values of our region's residents relate to the way the Houston-Galveston region will grow, as well as the quality of life this growth will provide. The plan illustrates the importance of linking land use, and transportation planning and policy to afford residents more options when it comes to modes of travel. Its primary focuses are on system efficiencies, opportunities to manage demand and improve safety, as well as options for adding roadway and transit system capacity.

The plan also includes recommendations for regional coordination and implementation across all 13 counties on topics, such as, system expansion, demand management, operations management, livable centers and air quality. These recommendations imply direct impacts on cities like Jersey Village that are located along major access corridors. Recommendations that influence this plan include:

- Automated and Connected Vehicles that could provide for an on-demand type of transit;
- Improving connectivity by exploring opportunities for expanding multi-modal transit facilities for connecting local services;
- Working with local transportation to develop flexible, seamless fare policies across providers;
- Exploring potential High Capacity Transit (HCT) Corridors including US 290.

## **"Our Great Region" - Houston-Galveston Area Council (H-GAC) Regional Plan for Sustainability**

According to the summary of the [Our Great Region](#) plan, "The Regional Plan for Sustainability looks at current and future opportunities to meet the needs of the diverse communities and residents of the region in a manner that does not compromise the needs of future generations." The plan also outlines goals for the region, develops metrics to assess sustainability, analyzes regional scenarios, and makes recommendations for implementation strategies. The Our Region plan spans topics like housing, transportation, economic development, healthy communities, and the environment. It also reflects HUD's livability principles. The plan aims to:

- Enrich efforts that support workforce improvements, facilitate job growth and attract new residents, as well as conserve the natural environment and enhance the built environment; and
- Enable the pursuit of federal funding for implementation of transportation, housing, hazard mitigation, and community and economic development projects that further sustainability in the region.

This plan is important in the consideration of this Comprehensive Plan because these goals align with a number of the goals outlined in this plan, which are to preserve FEMA flood plains, enhance sustainability efforts in new construction, the facilitation of public-private partnerships, and neighborhood preservation initiatives.

### **Flood Mitigation Efforts**

It is known that the City of Jersey Village has a history of flood issues, primarily along White Oak Bayou but also in a smaller tributary of the bayou. The White Oak Bayou watershed is in central and northwest Harris County, originating northwest of FM 1960 near U.S. 290. It flows

southeast to join Buffalo Bayou in downtown Houston—making this bayou finger an essential drainage-way for much of northwest Harris County, the City of Jersey Village, and the City of Houston. Over time the White Oak Bayou has been modified and enlarged. The largest expansion of this bayou occurred between 1964 and 1976, when the lower 10.7 miles of the bayou was included as part of a federal flood damage reduction project by the Harris County Flood Control District and U.S. Army Corps of Engineers.

In October 2002 damaged more than 200 homes during a major flood. Prior to that time, Tropical Storm Allison (2001) flooded approximately 500 homes, and Tropical Storm Francis (1998) flooded approximately 200 homes. There are currently 98-acres of detention pond/lake within city limits, comprising nearly 4.3 percent of the City's land. In May of 2011, Harris County Flood Control District (HCFCF) applied for FEMA Hurricane Ike Hazard Mitigation Grant funding for construction improvements to the 43-acre [Jersey Meadows Stormwater Detention Basin](#) to reduce the risk of future flooding in this area. In 2012, the project was granted the funding, which would reimburse up to 75 percent of construction costs needed to complete the project.

This 30-month project began in June 2012 and included removing nearly 432,000 cubic yards of soil, constructing a weir spillway structure and re-grading the detention basin's slopes. According to the Harris County Flood Control district, the project included a 1 mile trail around the detention basin and expands the basin to hold about 114 million gallons of water.

In addition to the Jersey Meadows Stormwater Detention Basin, HCFCF has constructed additional flood control mechanisms in close proximity to Jersey Village. Figure 1.3, HCFCF Flood Control Projects identifies the



locations of existing, and future planned flood control measures near Jersey Village. These highlighted projects were made possible through a cooperative program which provides federal funding assistance for critical flood control infrastructure. This funding provided the necessary resources for HCFCF to complete the 7.5-mile of channel conveyance improvements along White Oak Bayou from Beltway 8 to Tidwell Drive, as well as improvements to the 2-mile Jersey Village Channel. The Jersey Village Bypass Channel (E200) is significant in that it carries 30-percent of White Oak Bayou's maximum flows around the City of Jersey Village during times of heavy rain.

In addition to regional drainage and flood prevention improvements, Jersey Village has also taken the initiative to make improvements within the city limits. The following are improvement projects undertaken: Argentina, Carlsbad, Chichester, Equador, Glamorgan, Leeds, Shanghai and Tahoe Paving Storm Sewer and Waterline Improvements; Honolulu Paving, Storm, and Water Line Improvements; and Phase III Paving, Storm, and Water Line Improvements. These projects assist in providing the necessary flood control measures to protect the residents of Jersey Village and their property.

After the 2016 Tax Day Flood, which flooded more than 230 homes in Jersey Village, the City undertook a Long-Term Flood Recovery Plan, which was adopted in September 2017. The goal of the Jersey Village Long-term Flood Recovery Planning Study was to develop a flood damage reduction plan that balances social acceptability with economic, hydraulic, and environmental feasibility. The plan identified both short-term and long-term flood damage reduction projects that can be designed and implemented as funding allows. The plan recommended four main projects:

- Widening and deepening the E100 Branch of the White Oak Bayou

- A berm around the golf course
- Drainage and street improvements in the Wall Street Neighborhood.
- Home elevations

In December 2020 HCFCF broke ground on the E100-00-00-E005 White Oak Bayou Federal Flood Damage Reduction Project. According to HCFCF the plan is to widen the base of the E-100 channel to 30 feet through Jersey Village, and the E-200 (the bypass) Channel to 20 feet. This project is expected be completed in 2021.

In December 2020 the City and HCFCF began negotiations for an interlocal agreement to begin the design phase of the E127 deepening/ widening

project. This project should enter the construction phase in 2022, with the project being completed in 2023.

Drainage improvements in the Wall Street Neighborhood and the Berm around the golf course have been a priority item for the city. This project is estimated to cost \$6.2 million dollars. The city has worked with the Texas Department of Emergency Management and FEMA to secure Hazard Mitigation Grant Program funding to cover approximately



Figure I-2. Map depicting E100-00-00-E005 Project reach. This project should enter the construction phase in 2022, with the project being completed in 2023.

\$4.3 million. Another approximately \$1.8 million in grant funding from the Community Development Block Grant – Disaster Recovery funds from the US Housing and Urban Development and Texas Government Land Office have been awarded to the City to cover the remaining costs of this project. This project received final approval from all federal agencies in December 2020 and construction should start in the second quarter of 2021.

Annually since 2017 the city has applied for grants from FEMA to elevate homes throughout Jersey Village that have flooded and are susceptible to future flooding. As of December 2020, 17 homes have been elevated, and four more are scheduled to be elevated in 2021.

## EXISTING LAND USE AND PHYSICAL CONSTRAINTS

Providing for the continued orderly and efficient use of land should be a major planning consideration in Jersey Village. The pattern of land use that exists today has evolved as a result of the City's past needs. The activities of residents create a need for various land uses, as well as for the supplemental systems that support the land uses (i.e. thoroughfare systems, city services, infrastructure). The relationships of existing and future land uses will shape the character and quality of life of the community; especially, since nearly 92 percent of the City is developed. In order to accurately assess the City's future land use needs, an analysis of past trends and existing patterns is the topic of discussion in this chapter. From earlier demographic discussion, it was highlighted that more than three-quarters of the housing stock was built before 1970; also, while 55 percent of the City's households moved into homes between 2000 and 2009, only 18 percent of the housing stock was constructed during the same time period.

The City's man-made and physical environment greatly influences its

future land use pattern growth regarding FEMA flood maps updates, road expansions and new development. These factors ultimately contribute to the City's urban form and content, and therefore it is important to analyze them when fashioning the elements of this plan.

## Municipal Boundaries and Extraterritorial Jurisdiction

The City of Jersey Village's ETJ comprises 704-acres of land, which is located south of U.S. 290. The City's ETJ commonly extends up to one mile from the city limits based on the 2010 population of 7,620 residents. However, due to the City being nearly landlocked by other municipalities, the ETJ may extend only where other cities and their ETJ's do not exist. The ETJ serves two purposes. The first purpose is to make sure cities only annex land only within their ETJ, because it creates a limitation against annexing into the ETJ of another city. The second purpose allows for cities to extend and enforce their subdivision regulations into their ETJ. Cities cannot, however, enforce zoning regulations in their ETJ.

The major land uses that characterize the ETJ are Industrial (43%), Commercial (28%) and Vacant (17%). There is a major difference in character and function in the land uses of the ETJ from those of the residential-oriented uses in the northern city limits. This is a situation that makes transitions and guided growth essential to successful development and sound infrastructure investment. Due to the limited area in which the City can expand, the plan's focus must be on the development of the remaining vacant land and redevelopment efforts, which will impact the overall development patterns and character of Jersey Village.

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# Community Snapshot

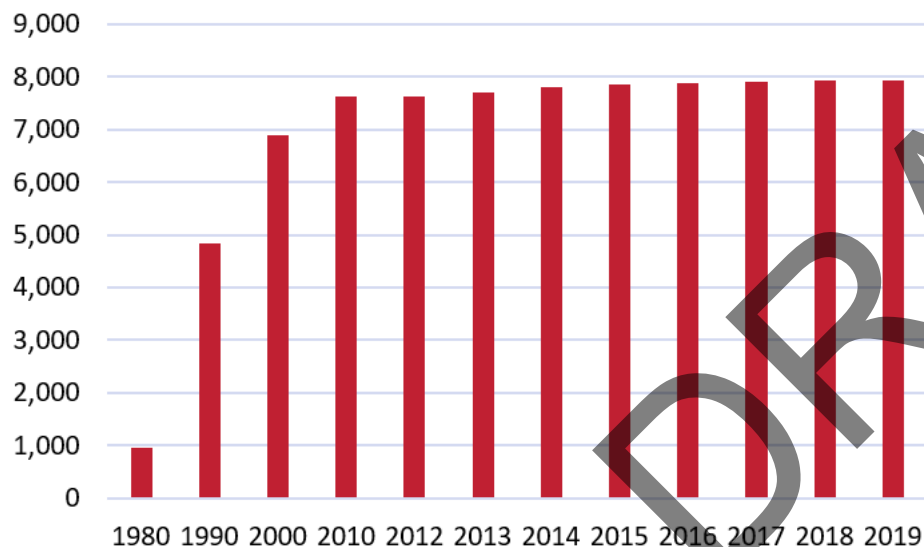
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## Introduction

The Community Snapshot chapter of this Plan explores key, data-based characteristics of the City of Jersey Village. Through this analysis, the City can better understand and identify particular demographic patterns that may impact future growth. Thus, the Community Snapshot provides the City with a comprehensive, fact-based introduction to the socio-economic conditions that exist in Jersey Village. Some of the highlights include population growth, age diversity, race and ethnicity, age distribution, educational levels, household type and income, housing value, employment industry, commute time and land use are all discussed in this section.

## HISTORIC POPULATION GROWTH

Fundamentally, people are the most vital element of any community. The following discussion is intended to provide insight into the historical and existing populations of Jersey Village. The City experienced its biggest population growth between 1980, with a population of less than 1,000 residents, to almost 5,000 residents in 1990. Growth continued between 1990 and 2000, with a 43% population increase. By 2010, the City had grown by an additional 11% to a population high of 7,620 people. Since that time the city has grown by another 4% to 7,933, according to the American Community Survey (ACS) population estimates for 2019.



Source: US Census and ACS 5 Year Estimate Data.

Figure 1-1. Historical Population Growth,



Based on Table 1-1, Historical Growth Rates, Harris County experienced a 17% population growth between 1980 and 1990. Jersey Village's

Year	Jersey Village		Harris County	
	Population	Change	Population	Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2012	7,623	0.0%	4,101,752	0.2%
2013	7,694	0.9%	4,182,285	2.0%
2014	7,795	2.3%	4,269,608	4.1%
2015	7,849	3.0%	4,356,362	6.2%
2016	7,871	0.3%	4,434,257	1.8%
2017	7,896	0.3%	4,525,519	2.1%
2018	7,945	0.6%	4,602,523	1.7%
2019	7,933	-0.2%	4,713,325	2.4%

population growth exploded in 1990 and growth rates rapidly declined over the next two decades from a nearly 400% growth rate to an estimated 2.3% in 2012. Harris County similarly

represented in decision-making processes. Those who identified themselves as Caucasian made up the largest portion of the total population in both the 2000 and 2010 U.S. Census and the 2018 5 Year ACS Estimate as seen in Table 1-3, Race and Ethnicity. However, their total percentage decreased by 11% from 2000 to 2018, which is in line with state-wide and national trends as other ethnicities continue to grow across the country. Since 2000 Jersey Village has seen a 10% increase in those who identify as African-American. The number of people of Hispanic origin has also doubled since 2000.

## JERSEY VILLAGE POPULATION PROJECTIONS

The Compound Annual Growth Rate (CAGR) is a method for analyzing annual average rates of growth. The City's annual growth between 1980 and 2010 was 7.1%. Based on historical population growth and recent population estimates, Jersey Village is projected to experience a 1% to 1.5% CAGR in the next 20 years.

Population projections are an important component of a long-range

Source: U.S. Census and ACS 5 year estimate data  
Table 1-1. Historical Growth Rates

declined from 20% growth rate to an estimated 3.9% in 2012. Since 2010 the growth rate for Jersey Village has been just below 1%, while Harris County has seen a 2.4% growth rate.

## RACE AND ETHNICITY

Information regarding race and ethnicity is important to local governments to ensure that all citizens are being

Race/Ethnicity	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Caucasian	5,960	86.6%	5,813	76.3%	5,994	75.4%
African-American	280	4.1%	631	8.3%	1,174	14.8%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%
Asian	350	5.1%	663	8.7%	629	7.9%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%
Some Other Race	167	2.4%	320	4.2%	63	0.8%
Two or More Races	104	1.5%	164	2.2%	85	1.1%
Total	6,880	-	7,620	-	7,945	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,256	15.8%

Source: U.S. Census 2000, 2010, 2018 5-Year Census Estimates

Table 1-2 Race and Ethnicity



	0.25% CAGR	0.5% CAGR	1.0% CAGR	1.5% CAGR	2% CAGR
Year	Population	Population	Population	Population	Population
2019	7,933	7,933	7,933	7,933	7,933
2020	7,953	7,973	8,012	8,052	8,092
2021	7,973	8,013	8,092	8,173	8,253
2022	7,993	8,053	8,173	8,295	8,419
2023	8,013	8,093	8,255	8,420	8,587
2024	8,033	8,133	8,338	8,546	8,759
2025	8,053	8,174	8,421	8,674	8,934
2026	8,073	8,215	8,505	8,804	9,113
2027	8,093	8,256	8,590	8,936	9,295
2028	8,113	8,297	8,676	9,071	9,481
2029	8,134	8,339	8,763	9,207	9,670
2030	8,154	8,380	8,851	9,345	9,864
2031	8,174	8,422	8,939	9,485	10,061
2032	8,195	8,464	9,028	9,627	10,262
2033	8,215	8,507	9,119	9,772	10,467
2034	8,236	8,549	9,210	9,918	10,677
2035	8,256	8,592	9,302	10,067	10,890
Source: 2019 ACS 5 Year Estimate					
Table 1-3. Population Projections Based On Compound Annual					

planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community's physical growth. In Table 1-2, Future Population Growth, analysis was conducted to project the City's population out to 2035; using a conservative 0.5% to 2% growth rate, it was calculated that Jersey Village's population would reach between 8,648 and 11,125 persons by the year 2035, if such growth is allowed by the physical city limits. Table 1-2 provides a comparison of several potential scenarios for future population change in Jersey Village. The projections build on the latest ACS 5 Year Estimates figure of 7,945 persons for 2018, and identify potential population levels out to 2035.

## AGE DISTRIBUTION

There have been fluctuations across the board for each age group in the City of Jersey Village. In 2019, the largest segment of the population comprised of the Prime Labor Force whose age range between 25 to 44, as seen in Table 1-4, Age Distribution. The second largest segment comprised of the Older Labor Force whose age range from 45 to 64. These two groups have stayed relatively the same since 2000 while the Elderly (65+) increased by nearly 14%. The Young, newborn to ages 14, shows a 5% population decrease over the same time period.

While the 2019 ACS 5 Year Estimate has the median age at 44.3 years old, sources such as ESRI have the median age at 41.3 years old and Applied Geographic Solutions and GIS Planning (2019) state the median age at 39 years old.

## Race vs. Ethnicity

While race and ethnicity share an ideology of common ancestry, they differ in several ways. First of all, race is primarily unitary. You can only have one race, while you can claim multiple ethnic affiliations. You can identify ethnically as Irish and Polish, but you have to be essentially either black or white. The fundamental difference is that race is socially imposed and hierarchical. There is an inequality built into the system. Furthermore, you have no control over your race; it's how you're perceived by others.

Source: Conley, Dalton. [https://www.pbs.org/race/000\\_About/002\\_04-experts-03-02.htm](https://www.pbs.org/race/000_About/002_04-experts-03-02.htm)

Age Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14)	1,209	17.6%	1,121	14.7%	1,008	12.7%
High School (15-19)	464	6.7%	427	5.6%	339	4.3%
College, New Family (20-24)	446	6.5%	544	7.1%	375	4.7%
Prime Labor Force (25-44)	2,175	31.6%	1,986	26.1%	2,293	28.9%
Older Labor Force (45-64)	2,063	30.0%	2,424	31.8%	2,247	28.3%
Elderly (65+)	523	7.6%	1,118	14.7%	1,671	21.1%
Total	6,880	100%	7,620	100%	7,933	100%
Median age	37.8		41.8		44.3	

Source: U.S. Census 2000, 2010, ACS 5 Year Estimates

Table 1-4. Age Distribution

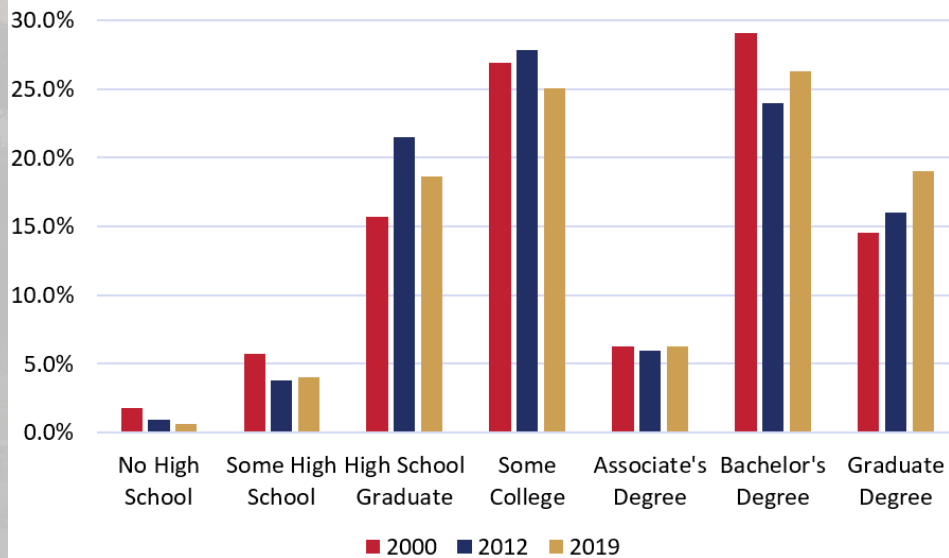


Figure 1-2. Citizen's Educational Attainment

## CITIZEN'S EDUCATIONAL ATTAINMENT

The educational level of a population generally indicates the skills and abilities of the residents of the community, which then guides the City for which types of job should be provided. In general, the educational attainment rate in Jersey Village has not changed much. While the number of high school graduates has increased since 2000, the number of Bachelor's degree holders has decreased, but the number of Graduate degree holders has increased since 2012 (see Figure 1-2, Education Attainment).

This attainment rate is higher than that of the State's overall average. In Texas 19.5% of residents have a Bachelors Degree, and 10.4% have a Graduate Degree. According to a brief statistical analysis done utilizing U.S. Census Bureau data, staying in school and gaining higher education really does pay off in the long run. The connection between schooling and employability and wages exists not only today, but also existed more than 20 years prior. The more educated an individual is, the better

his or her chances of getting hired, and the more likely he or she is to earn higher wages—which ultimately leads to a higher overall standard of living. (Graham & Paul, *Does higher education really lead to higher employability and wages in the RMI?* 2010)

## LOCAL INCOME LEVELS

Knowing local income levels in a particular area can guide the planning process to provide the right kinds of business and residential options. Income is also an indicator for the retail market; higher income levels generally mean more disposable income, therefore, more retail possibilities. In turn, this will mean a higher tax base for a community.

It is interesting to examine average income in Jersey Village compared to Harris County and the State of Texas, as seen in Figure 1-6, Income Levels. The bar graph shows that Jersey Village had a mean income of \$80,015 in 2018. Harris County has an overall mean income of \$66,148 while Texas has an overall median income of \$62,355. This is important to note

because it indicates that residents are earning higher wages than most other cities across the State.

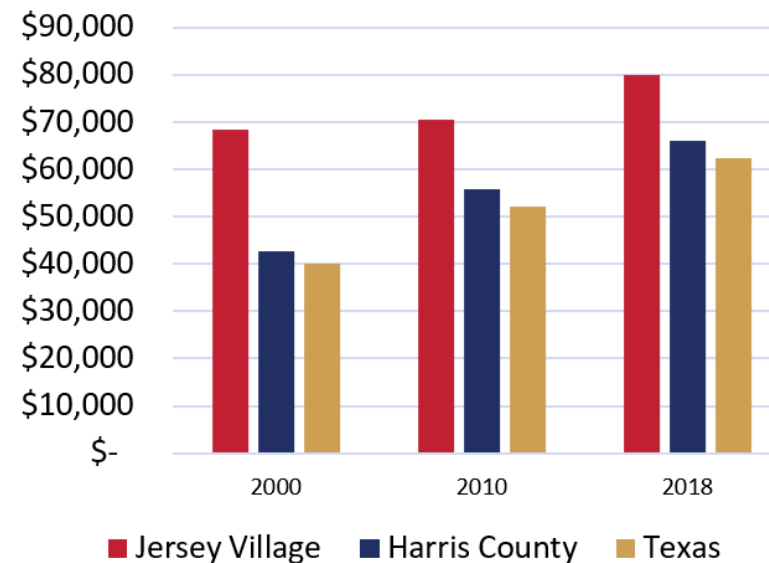


Figure 1-3. Household Income Levels

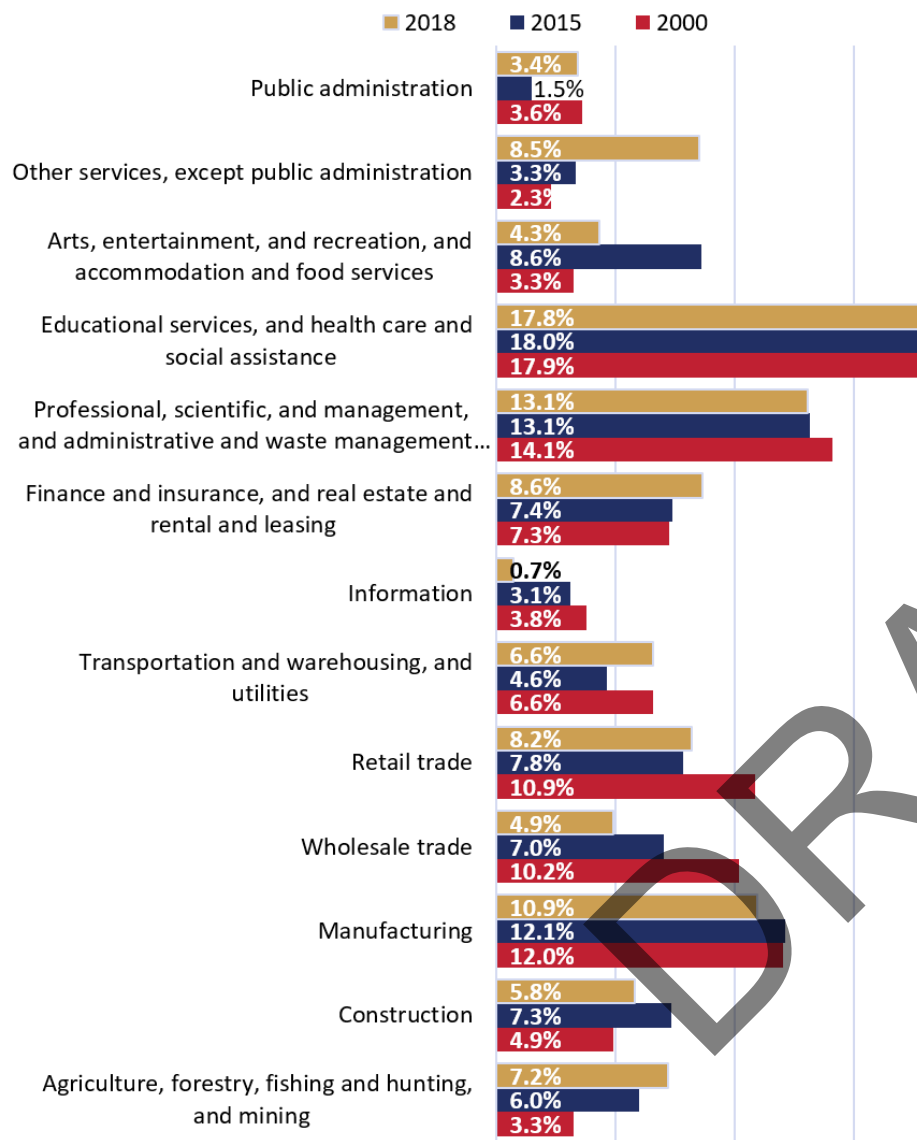


Figure 1-4. Employment Industry

## EMPLOYMENT BY INDUSTRY

In 2018, the highest largest category of employment was in the educational services, health care and social assistance sector,

accounting for nearly 18% of the total employment industry in Jersey Village. The second largest employment industry belonged to the professional sector, followed by manufacturing, and then finance. All major industries are represented graphically in Figure 1-5, Employment Industry, showing which sectors of the local economy changed the most since 2000.

## HOUSEHOLD TYPE

Household type refers to how the people who live within a household are related, if they do not live alone. This section looks at what types of households are found within Jersey Village, and whether those types have changed significantly between 2000, 2010 and 2018; this data can be seen in Table 1-5, Household Type.

Household composition has shifted over the past decades, from predominantly traditional nuclear families to a large percentage of nontraditional and blended families. The latter type of family is a combination of two families, single-parent families or couples without children. Between 2000 and 2018 the City of Jersey Village experienced nearly a 14% decrease in the family households percentage although the number had increased. Of the household category, Married Couple Family had the largest decrease by 15%. Non-family Households make up 45% of the population, 40% of which are householder living alone and 11% are 65 years and older. The average household size in 2000 was 2.42 persons and has decreased to 2.04 in 2018, which is also a national trend as family sizes decrease.



Household Type	2000	2010	2018
Family Households	1,943	2,134	2,127
With Own Children Under 18 Years	825	764	565
Married Couple Family	1,693	1,766	1,732
With Own Children Under 18 years	669	570	360
Female Householder, No Husband Present	176	268	258
With Own Children Under 18 Years	116	148	135
Non-Family Households	897	1,245	1,768
Householder Living Alone	704	1,069	1,559
65 Years and Over	72	299	432
Total Households	2,840	3,379	3,895
Average Household Size	2.42	2.25	2.05

Source: US Census Bureau, ACS 5 Year Estimate

Table 1-5. Household Type

## HOUSING TYPE

Single family dwellings make up 58% of the total housing supply while multifamily dwellings make up 42%. The percentage of 1-unit, attached housing have decreased by two percent in 2012 while the number of multifamily housing increased. Analysis was done regarding the number of units per dwelling from 2000 to 2018, in both the City of Jersey Village and the State of Texas. The largest changes occurred among one-unit detached and 5 to 9 unit multi-plexes/apartments.

## HOUSING VALUES

Housing values are important to examine because they generally indicate what the City can expect its future housing stock to contribute to the local economy. In Table 1-7 Housing Values, the majority of homes in Jersey Village are valued between \$200,000 and \$299,000. Back in 2000 the largest number was in \$100,000 to \$149,999. This

House Values (Owner-Occupied)	2000				2012				2018			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,652		3,849,585		1,870		5,609,007		2,087		5,917,771	
Less than \$50,000	11	0.7%	875,444	22.7%	0	0.0%	696,888	12.4%	12	0.6%	581,011	9.8%
\$50,000 to \$99,999	167	10.1%	1,561,509	40.6%	66	3.5%	1,361,239	24.3%	29	1.4%	1,083,861	18.3%
\$100,000 to \$149,999	797	48.2%	700,830	18.2%	231	12.4%	1,238,795	22.1%	76	3.6%	1,031,400	17.4%
\$150,000 to \$199,999	402	24.3%	335,179	8.7%	719	38.4%	895,978	16.0%	388	18.6%	949,590	16.0%
\$200,000 to \$299,999	182	11.0%	223,968	5.8%	678	36.3%	758,661	13.5%	838	40.2%	1,070,333	18.1%
\$300,000 to \$499,999	55	3.3%	104,821	2.7%	162	8.7%	436,502	7.8%	573	27.5%	801,637	13.5%
\$500,000 to \$999,999	38	2.3%	37,697	1.0%	14	0.7%	167,999	3.0%	158	7.6%	314,746	5.3%
\$1,000,000 or more	-	-	10,137	0.3%	0	0.0%	52,945	0.9%	13	0.6%	85,193	1.4%
Median (dollars)	142,900		82,500		194,300		128,000		268,900		161,700	

Source: U.S. Census 2000, ACS 5-Year Estimates

Table 1-6. Housing Values

shows home values in Jersey Village have risen at a steady rate over the past 18 years. The median house value in 2000 was \$142,900 and increased to \$268,900 in 2018, an increase of nearly 88%.

## YEAR BUILT AND YEAR MOVED IN

Being a relatively young city, the housing stock in Jersey Village is also fairly new. According to the 2018 ACS 5 Year Estimate nearly 30% of the homes in Jersey Village were built in 1990 to 1999, while approximately 48% of the homes in Jersey Village were built before 1990.

Jersey Village has seen just over 50% of its householders move in since 2010, according to the 2018 ACS 5 Year Estimate. Anecdotally several realtors in Jersey Village will say the majority of their home sale transactions in recent years have been retired adults selling their homes to young families that are moving into Jersey Village.

## COMMUTE TIME

An important element to consider related to where people would like to live is the amount of time it takes to travel between work and home. Since the construction on U.S. 290 the commute time for most Jersey Village residents has drastically reduced. While there is no data from the US Census Bureau that reflects these changes, the survey done of residents as part of this 2020 Comprehensive Plan shows the majority of commuters say their commute time was 11-15 minutes. Just over 11% of those that work reported that they work from home, even before COVID-19. During COVID-19 commute times have decreased even more for those continuing to commute.

Means of Transportation to Work	2012	2015	2019
Workers 16 years and over	4,237	4,246	4,138
Car, truck, or van -- drove alone	86.5%	87.5%	88.0%
Car, truck, or van -- carpooled	6.4%	6.7%	3.5%
Public transportation (excluding taxicab)	2.5%	2.0%	3.0%
Walked	1.2%	0.8%	0.5%
Other means	1.5%	0.4%	2.2%
Worked at home	1.9%	2.6%	2.7%

Source: ACS 5 Year Census Estimate

Table 1-7. Means of Transportation to Work

## MEANS OF TRANSPORTATION

The most common method of transportation to work for Jersey Village's residents is alone by car, truck, or van. According to Table 1-6, Means of Transportation to Work, six percent carpooled while almost three percent took public transportation. While this information is important in predicting future travel demand, recent events such as COVID-19 have made working from home much more prevalent. The commute trends should be closely monitored over the coming years to gauge the amount of pressure placed on transportation infrastructure.

## Conclusion

The demographic patterns discovered through these analyses helped to inform goals, strategies, and action items presented in the plan. Demographics change, and should be evaluated annually in order for cities to adjust and respond properly to those changes.

# Vision, Goals, and Strategies

## 2

### Introduction

During the first meetings of the 2020 Comprehensive Plan Update Committee (CPUC) the committee gained a better understanding of what individual objectives were discussed during the 2016 Comprehensive Plan, as well as what the current committee felt priorities were. City residents were also surveyed to better understand how the community pulse on the topics may have changed since 2016. This understanding also includes the overarching vision, which will serve to guide daily decisions to shape, and direct growth and development for the City of Jersey Village for the next twenty years and beyond.

This update to the 2016 Comprehensive Plan is premised upon a shared vision of what Jersey Village should be as it continues to grow and mature. During the planning process, the committee reviewed the 2016 Comprehensive Plan and all of the goals that were suggested at that time. The Committee revised the goals, highlighted successful strategies for various goals that had been completed since 2016, and recrafted the remaining goals and strategies to reflect the changes since 2016 moving the community forward into the future.

As the Committee moved through the 2016 Comprehensive Plan they proposed updates to the plan that tied back into the goals and strategies.

### Community Input

Due to COVID-19, citizen and stakeholder input and participation was limited to online surveys, comments at the committee meetings, and feedback that was given directly to committee members. The survey was promoted in a variety of ways including email blasts to residents, social media, on the digital marquee signs, in the Jersey Village Star, and on the mobile app.

The survey asked a variety of questions, including seeking feedback on each of the goals and strategies. The survey also asked about the resident perception of various city services. This was done to better understand how current services are viewed and to see where any areas for improvement may be.

The results of this community input was reviewed by the CPUC and helped to guide the goals listed along with the strategies to achieve them. Public comment opportunities were also held during the Planning and Zoning meeting to review the plan, and a public hearing was held at the Council meeting before the plan was formally adopted.

### Comprehensive Plan Update Committee

The CPUC was appointed by the City Council in May of 2020. The Committee was made up of 10 members. Three members were also members of the Planning and Zoning Commission. The other members

are residents of Jersey Village.

The CPUC met 12 times over 6 months. During these meetings they reviewed the 2016 Comprehensive Plan in its entirety. They discussed the goals and strategies recommended and what the progress on the plan has been so far.

After all of these meetings the CPUC has recommended this update to be considered by the Planning and Zoning Commission.

## Planning and Zoning

The 2020 Comprehensive Plan has been reviewed by the Planning and Zoning Commission. The Commission reviewed each of the goals and strategies and the content of the plan. The Commission also gave the public an opportunity to make comments on the plan as well.

## City Council

The final stop in the process was the City Council meeting where the Council held a public hearing for people to make comments on the proposed updated plan. After the public hearing the City Council discussed the document. They approved the updated Comprehensive Plan on February 15, 2021.

## Goals and Strategies

Goals and strategies are created to define what the City wants to accomplish over the next ten years. Goals are broad ideas, and strategies are steps to achieve the goals. The goals and strategies are identified within this section, and relate to various sections of the Comprehensive Plan. As this plan is an update to the 2016 Comprehensive Plan each Goal highlights some of the accomplishments since the original plan was adopted. Each goal also has a list of

strategies to pursue that can help achieve the goals in the coming years.

### **GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Upgrade of the City Logo and Branding.
- City Street Signs have been updated with city logo and unique background color.
- The first phase of new gateways and digital marquee signs has been completed, with the new logo and landscape improvements.

#### **Additional Strategies To Achieve This Goal:**

- Complete Phase 2 of the Gateway and Entry Monuments.
- Improve the landscape character of commercial business properties.
- Reduce visual clutter by removing billboards, moving aerial utilities underground, and eliminating blighted structures.
- Improve the character of corridors throughout the community.

### **GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Developed a fenced in, off-leash dog park where canine citizens can exercise in a clean, safe environment meeting the needs of a growing number of citizens interested in this type of open space.
- Offering more community events, of various themes and activities that encourage a broader number of residents.
- Hired a Rec and Events Coordinator to expand and improve city



events, such as:

- Expanded Easter Egg Hunt
- Improved Spring Fling
- Arbor Day
- Fourth of July Parade
- Food Truck Fest
- Movies in the Park/Pool
- Health Expo
- Doggy Dip Day
- Holiday In the Village
- Jersey Village Lights and Christmas Decorating Contest.
- Added a splashpad with shade sail in Clark Henry Park.
- Utilizing the open area between the Community Center and the Police Department HQ to host a farmer's market.
- Parks Master Plan Completed.
- Updated playground equipment with shade sails at Carol Fox Park.
- Partnered with sports groups to have youth sports offered.
- Improvements made to Jersey Meadow Golf Course.
- Improvements made to Community Pool.
- Created interactive map for city parks and recreational opportunities.

#### **Additional Strategies To Achieve This Goal:**

- Explore expanded recreational opportunities.
- Implement the goals and strategies of the Parks Master Plan. Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.
- Encourage programs and events that engage the community.
- Improve maintenance of parks and open spaces.
- Increase community connectivity, including walking, hike and bike opportunities.
- Increase community awareness of parks and recreation

opportunities.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Ability to report ordinance violations via city's website and/or app.
- Updated building standards requiring new homes be built 2 feet above the 100 Year Flood Plain.
- Jersey Village Lights and Tour of Homes.

#### **Additional Strategies To Achieve This Goal:**

- Encourage housing and property maintenance to maintain neighborhood integrity.
- Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.
- Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.
- Enhance existing neighborhoods infrastructure when possible (ie: sidewalks and lighting).
- Provide pedestrian connections within the neighborhoods.
- Provide residents with opportunities to submit feedback on areas that jeopardize quality and character of the neighborhoods.

### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE RESIDENTS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Several new restaurants and a brewery have opened.
- Farmers Market started in 2017 as a monthly event and is now the 1st and 3rd Sunday of each month.

- New city events including Concerts In The Village and Movies In The Park.

### **Additional Strategies To Achieve This Goal:**

- Create Economic Development Corporation.
- Hire an Economic Development Coordinator.
- Market Jersey Village to targeted businesses.
- Identify the business types most likely to be successful given the surrounding demographic profile.
- Ease the processes for business expansions and relocations.

## **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Authorization of Golf Carts to be used on city streets.
- Purchased a Street Sweeper using grant funding to clean streets and storm water utilities.
- Partnered with Harris County Flood Control District (HCFCD) to push for the E100 White Oak Bayou Federal Flood Damage Reduction Project to be completed.
- Worked with HCFCD to get E127 Deepening and Widening Project included in Flood Bond.
- Increased fiber network throughout the community.
- Facilitated distributed antenna system and nodes for cellular and telecommunications through the community.
- Joined the Community Rating System (CRS) at Level 7, which provides a 15% reduction in flood insurance premiums for those in the flood plain.
- Received over \$10,000,000 in grant funding for flood mitigation projects.

### **Additional Strategies To Achieve This Goal:**

- Continue efforts to implement the [Long Term Flood Recovery Plan](#) and mitigate future flooding in the city.
- Create policy for funding and implementation of sidewalks and connectivity in existing areas and with new development.
- Increase access to non-motorized transportation options to promote healthy living.
- Improve and maintain older existing street networks.
- Ensure that all storm runoff is handled in a high standard and quality and that streets and neighborhoods are properly drained.
- Ensure all utilities serving city residents are of the same high standards.
- Maintain or increase CRS Rating.

## **GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- New Public Works building.
- Two new Fire Trucks.
- New Jersey Village Mobile App.
- Designs and specifications have been made for Golf Course Convention Center and Club House and new City Hall.
- Upgraded City Financial and Utility Billing software for more efficient and cost effective technologies such as e-bills for utility bills and city financial transparency.
- Received Transparency Stars from State Comptroller transparency related to [traditional finances](#), [economic development](#), [public pensions](#) and [debt obligations](#).
- Installed Emergency Warning Siren utilizing grant.
- Supervisory control and data acquisition (SCADA) systems installed

to monitor water and waste water plants.

- Completion of new Sound wall along Seattle Street.
- Implementation of Flock Camera System to assist Police Department.

### **Additional Strategies To Achieve This Goal:**

- Maintain, replace, or improve the quality of city-owned structures.
- Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.
- Continued efforts toward development of city facilities such as City Hall and Jersey Meadow facilities including the club house.
- Transparency on the improvements of existing and new developments.
- Encourage more people to join as Volunteer Fire Fighters for the Jersey Village Fire Department.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Entrance and Marquee Signs with Jersey Village Logo – Phase I Complete.
- New buildings/businesses established on the US 290 corridor.
- Green space that was added to existing businesses.
- Increased Code Enforcement.
- Increased Telecommunications and Fiber through the community.
- Utilizing economic incentives to help bring in major anchor tenant in Northwest Village.

### **Additional Strategies To Achieve This Goal:**

- Create a sense of place and maximize the visual appeal of the Highway 290 corridor.

- Hire an Economic Development Coordinator to maximize the economic value of the Highway 290 corridor.
- Invest in infrastructure that supports the revitalization of the Highway 290 corridor.
- Remove blighted properties along the Highway 290 corridor.
- Continue code enforcement efforts to protect visual appeal.

## **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Completion of Gateway and Landscape Master Plan.
- Created a consistent, identifiable signage design throughout the city.
- Improved traffic flow at Post Elementary and Jersey Village High School.
- Implemented street name signs with custom design for all Jersey Village streets to better indicate location and city limits.
- Improved wayfinding signage.
- Installation of identifier signs at Clark Henry and Carol Fox parks.
- Replacement of stop signs, painting of cross walks and fire hydrants city-wide.
- Completed Phase 1 of the Gateway Project.
- Provided interactive maps on website and mobile app to easily find points of interest.

### **Additional Strategies To Achieve This Goal:**

- Continue to implement consistent, identifiable signage design, including sign poles, throughout the city.
- Complete Phase 2 of the Gateway Project.
- Engage the community through existing and new communication mediums.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Utilized Chapter 380 Agreements to bring in large sales tax generating companies and major tenants to Northwest Village.
- Secured property on Jones Road south of 290 for Village Center Development.
- Creation of Economic Incentive Package and promoting that information on our website and in the media.
- Received over \$4,000,000 in FEMA grants for home elevations.
- Demolition of blighted buildings.

### **Additional Strategies To Achieve This Goal:**

- Analyze annexation options for the ETJ property.
- Encourage development and investment in the Village Center area, and surrounding ETJ.
- Promote the highest and best use for vacant or underutilized properties.
- Utilize all tools available, including economic incentives and Tax Increment Reinvestment Zones (TIRZ), to achieve this goal.
- Hire an Economic Development Coordinator to promote infill and redevelopment.



# Future Land Use

## 3

### Overview

In communities worldwide, the use of land is a critical factor in the way people live and work. In the cities of the United States, most property is held in private ownership. As a result, there are three aspects of land use that must be considered and balanced. First, the owner should be able to build structures and make other improvements that enable them to use their property. Second, the adjacent property owners should be assured that their properties and lives will not be negatively impacted by the actions of the property owner. Third, all property owners in a community have a shared interest in ensuring that the property held in common (such as public land) and the cumulative results of all individual land use decisions create a community that is a stable and desirable place to live and work.

The purpose of this chapter is to establish the necessary guidance that enables the City to plan effectively for future growth, development, and redevelopment. Sound planning is essential to ensure that the community is prepared to serve anticipated infrastructure needs, as well as preserving key community areas in the face of future growth. Ensuring high quality development is as critical as providing the utility infrastructure and connecting streets.

### The Future Land Use Plan

The concepts of land use and future land use are integral to other components of the Comprehensive Plan. For instance, the transportation network provides access to land, which influences the type and density of development that will ultimately be placed there. The provision or lack of utilities can also dictate the amount, location, and timing of development. Design and development character impact community aesthetics and, thus, the perceptions held by area residents and those considering investment in Jersey Village. Similarly, proximity to public facilities can impact public health and safety at specific locations and, as a result, impact the development potential of an area.

The Future Land Use goals and policies explain the community's objectives about the development, use and redevelopment of land. The Future Land Use Map provides a geographic application of these policies to the areas within the City and ETJ, for use during the development review process. The Future Land Use Plan should ultimately be reflected throughout the City's policy documents and development decisions. The ultimate purpose of the Future Land Use Plan is to serve as a flexible guide to City staff and City decision-makers. It provides a rational basis for decision-making by ensuring that each individual decision is ultimately working towards the larger community goals. The Future Land Use Plan also protects property investments by aiding in the provision of compatible development. The last, and most tangible,

purpose of the Future Land Use Plan is to help the City plan for infrastructure improvements by determining where transportation and other such improvements should be made to accommodate current and long-term needs.

The Future Land Use Plan is not a zoning map, which deals with specific development requirements on individual parcels. The zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Land Use Map.

The right of a municipality to manage and regulate land use is rooted in its need to protect the health, safety and welfare of local citizens. The first step in establishing the guidelines for such management and regulation is the Comprehensive Plan. Although it is one component of the Comprehensive Plan, the significance of the Future Land Use Plan text and map cannot be overstated. Land use decisions are influenced by many of the elements of the Comprehensive Plan, including community growth, mobility, neighborhood preservation and integrity, utility infrastructure, and economic development.

Similar to the way in which a road map serves as a guide to a particular destination, the Future Land Use Plan should serve Jersey Village as a guide to its particular, unique vision for the future. Each mile driven that is represented on a map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or detract from the City attaining its vision. In order to provide the most complete map possible, the Future Land Use Plan establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses.

Jersey Village's land use pattern has evolved over the past several decades to become what it is today. The challenge now is to maintain

the City's quality of life and treasured neighborhoods, while encouraging new, quality development in key areas that will contribute to the City for years to come.

Land use considerations and guidance are at the core of any comprehensive city plan. Effective land use planning provides a framework for successful economic development efforts, for quality and sustainable residential development, for timely investment in new and upgraded infrastructure, and for coordinated extension of the public park system and a range of other municipal services, especially critical public safety services.

## Compatibility of Land Uses

Compatibility of land uses has long been an important consideration for cities, residents, businesses, and planners. In fact, zoning was originally recognized as a public, health, safety, welfare issue due to the need to separate incompatible land uses from one another. Variables like noise, pollution, light, and traffic can play a huge role in the quality of life in surrounding areas and have direct impacts on adjacent land uses and residents. It is the City's responsibility to ensure that factors such as these do not negatively impact the community or its residents. This is especially critical in a unique bedroom community like Jersey Village that is primarily made up of single-family homes and retail/commercial businesses. Therefore, an important consideration of this Future Land Use Plan is to guide the allocation of land uses in a pattern that is intended to produce greater compatibility between the different types of existing land uses.

As shown in Figure 3-1, Compatibility of Land Uses, the more intense the type of nonresidential land use is, the less compatible the land use is with residential uses. In general, office uses and small (neighborhood)

retail establishments adjacent to residential uses create positive relationships in terms of compatibility; these are considered lower intensity land uses. There are many techniques, including buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses—many of which Jersey Village already takes into consideration and regulates through existing policies and documents. Specific consideration should be given to how the various types of land uses relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

## Issues Affecting Jersey Village

The following are considered the most important issues regarding future land use in Jersey Village.

**Development in the ETJ** – Development is slowly occurring in the ETJ. These developments will affect adjacent development going on within the City Limits, as well as the services and infrastructure provided by the City.

**Fiscal Balance** – Jersey Village's Land Use pattern is a significant revenue source. Therefore giving consideration to infill and redevelopment of existing land uses, as well as new land uses, will aid in its fiscal health.

**Flood Mitigation** – Flood mitigation is an important issue for Jersey Village, as well as Harris County as a whole. Taking a concerted effort to mitigate future flooding via home elevations, redevelopment of the housing stock to meet new design standards, improving street drainage, utilizing the golf course for water retention, and working closely with Harris County Flood Control District to deepen and widen the bayous through Jersey Village will be vital to the future land use of the City.

## Compatibility of Various Types of Land Uses

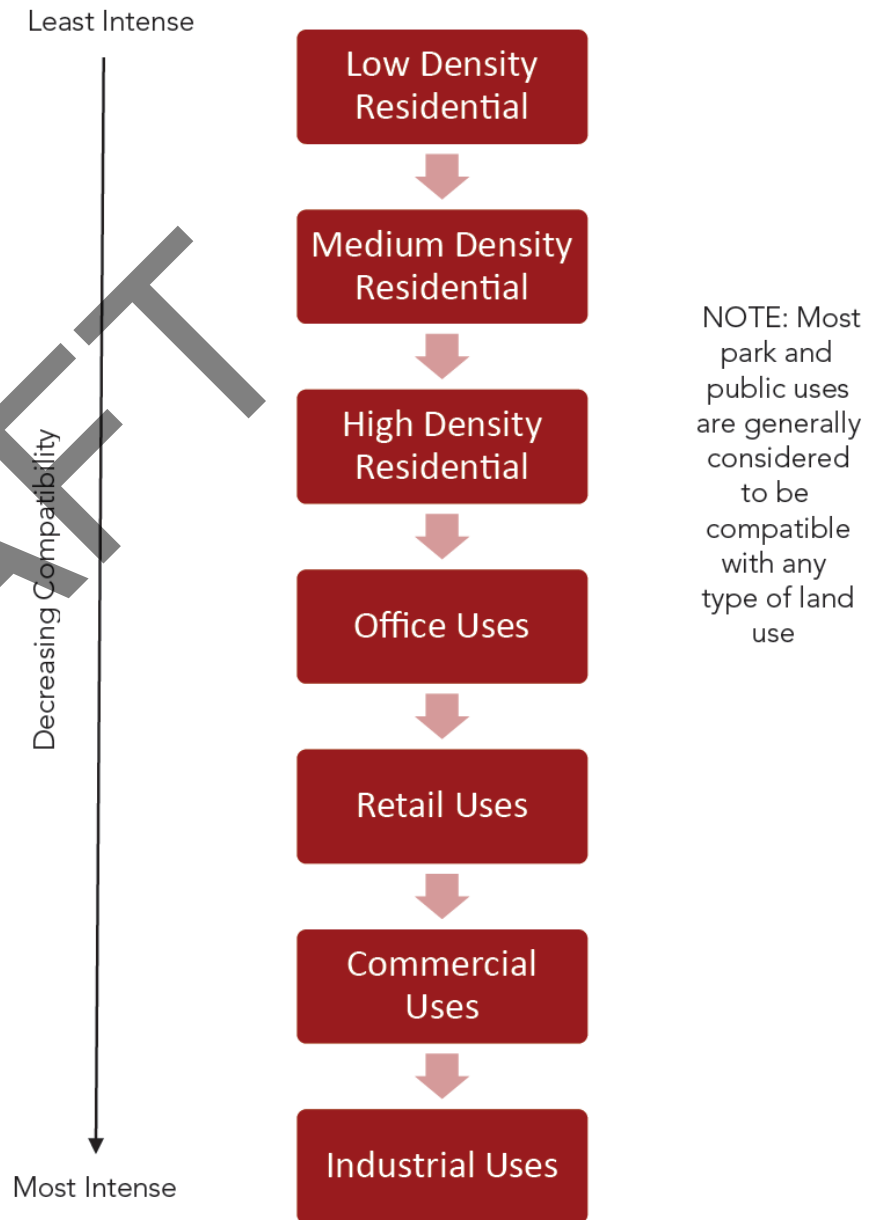


Figure 3-1. Compatibility of Land Uses

## Highlight: The Differences Between Planning and Zoning Maps

This side-by-side comparison below highlights the distinct purposes and uses of a long-range land use plan map (such as Map 3-1 Future Land Use Map) relative to a City's official Zoning District Map (Map 3-2). You can find the most current Zoning Map on the city website.

Future Land Use Plan	Vs.	Zoning District Map
<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Outlook for the future use of land and the character of development in the community.</li> <li>• Macro-level, general development plan.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Guidance for City zoning map and related decisions (zone change requests, variance applications, etc.).</li> <li>• Baseline for monitoring consistency of actions and decisions with Comprehensive Plan.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Inventory of existing land use in the City.</li> <li>• Elevating area character (High-Density Residential / Low-Density Residential, Mixed Use, Office, Retail/ Commercial, Industrial, Public / Semi-Public, Parks and Open Space, and Water / Detention) as a core planning focus along with basic land uses.</li> <li>• The map includes a notation required by Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."</li> </ul>		<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Basis for applying unique land use regulations and development standards in different areas of the City.</li> <li>• Micro-level, site-specific focus.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Regulating development as it is proposed, or as sites are positioned for the future (by the owner or the City) with appropriate zoning.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Future Land Use map, for general guidance.</li> <li>• Other community objectives, such as economic development, redevelopment, flood prevention, etc.</li> <li>• Zoning decisions which differ substantially from the general development pattern depicted on the Future Land Use map should indicate the need for some adjustments to the planning map the next time the Comprehensive Plan is updated.</li> </ul>



**Infill** – Although Jersey Village has been growing in some areas, infill development and redevelopment are important strategic actions for the future due to aging homes.

**New Business** – As new businesses seek to locate in the Houston-Galveston region, it will be important to have a variety of different sites that provide mobility, accessibility, and visibility within the City.

**Outdoor Recreation and Greenspaces** – The discussion continues regarding the future of the Jersey Village golf course. There was strong support for renovation and update, as well as for keeping the greenspace as golf and recreation.

**Redevelopment of Existing Housing Stock** - As infill redevelopment occurs, the need to demolish existing housing may be necessary. The City has taken a proactive approach to minimize the impact of any future residential conversions. In 2013 a detailed study outlined the most appropriate course of action for future residential redevelopment. Future redevelopment of existing residential housing has the potential to affect infrastructure needs. It will be imperative to fully study the infrastructure needs of any future redevelopment site.

**Village Center** – The development of Village Center along Jones Road on the south side of US 290 will provide an advantageous opportunity for the City to create a mixed use development that does not currently exist along the 290 Corridor. This will impact the future development of the ETJ, as well as change the economic landscape for the city.

## Future Land Use Types

Future Land uses in this element have been recommended based on three principal factors:

1. Recognizing existing land uses by ensuring compatibility.

2. Maximizing non-residential land uses.

3. Creating an overall balanced land use pattern. Knowledge of the recommended future land use can help the City apply zoning regulations accordingly.

This knowledge can also help the City ensure there are adequate public facilities available, such as water, wastewater, police protection, and park facilities. The various chapters of this Comprehensive Plan address these needs and have been based in part on the Future Land Use Plan. The following sections offer brief descriptions of each of the land use types portrayed on the Future Land Use Plan Map (see Figure 3.2, Future Land Use Map). The following are general characteristics that define the land use areas. More specific information related to design and community character are included within Chapter 7, Community Character of the Comprehensive Plan.

## RESIDENTIAL LAND USES

Residential land uses are currently the predominant use within Jersey Village, and it is recommended within the Future Land Use Plan to maintain this trend. It should be noted that low density residential land uses can be buffered from non-residential uses with medium and high density residential land uses. The following sections discuss specific aspects of the recommended residential land uses within Jersey Village.

### Low Density Residential Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to be the primary land use for the City. The areas designated for low density residential land use are isolated and generally not adjacent to other land uses. Although all single family areas have been labeled low density, the City should ensure that the

housing stock is in good shape and well maintained going into the future. For the purpose of discussing Jersey Village's ultimate population capacity, low density residential areas have been calculated at three dwelling units per gross acre within the City limits, and 3.0 units per gross acre within the ETJ.



Figure 3-2. Low Density Housing In Jersey Village

### High Density Residential Land Uses

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently three high density residential areas within Jersey Village and areas that have been recommended to become/remain used for high density are also shown. In order to ensure that multifamily areas are designed to a high standard in the future, the City should consider incorporating design guidelines into the appropriate section of the Jersey Village Zoning Ordinance.

## PUBLIC LAND USES

### Park and Open Space Land Uses

This land use designation is provided to identify all public parks and open spaces within Jersey Village. A community's park system is key to a high quality of life. The City has recognized this not only through its allocation of park areas (now and throughout the City's history), but also

by the fact that a Parks Master Plan for Jersey Village has been incorporated as part of this Comprehensive Plan. The Parks Master Plan addresses specific future park locations, local park and open space needs, and other recreational related issues, as well as funding mechanisms. It is intended to help Jersey Village meet the park and recreation needs of its citizens as it continues to grow in population over the next two decades.

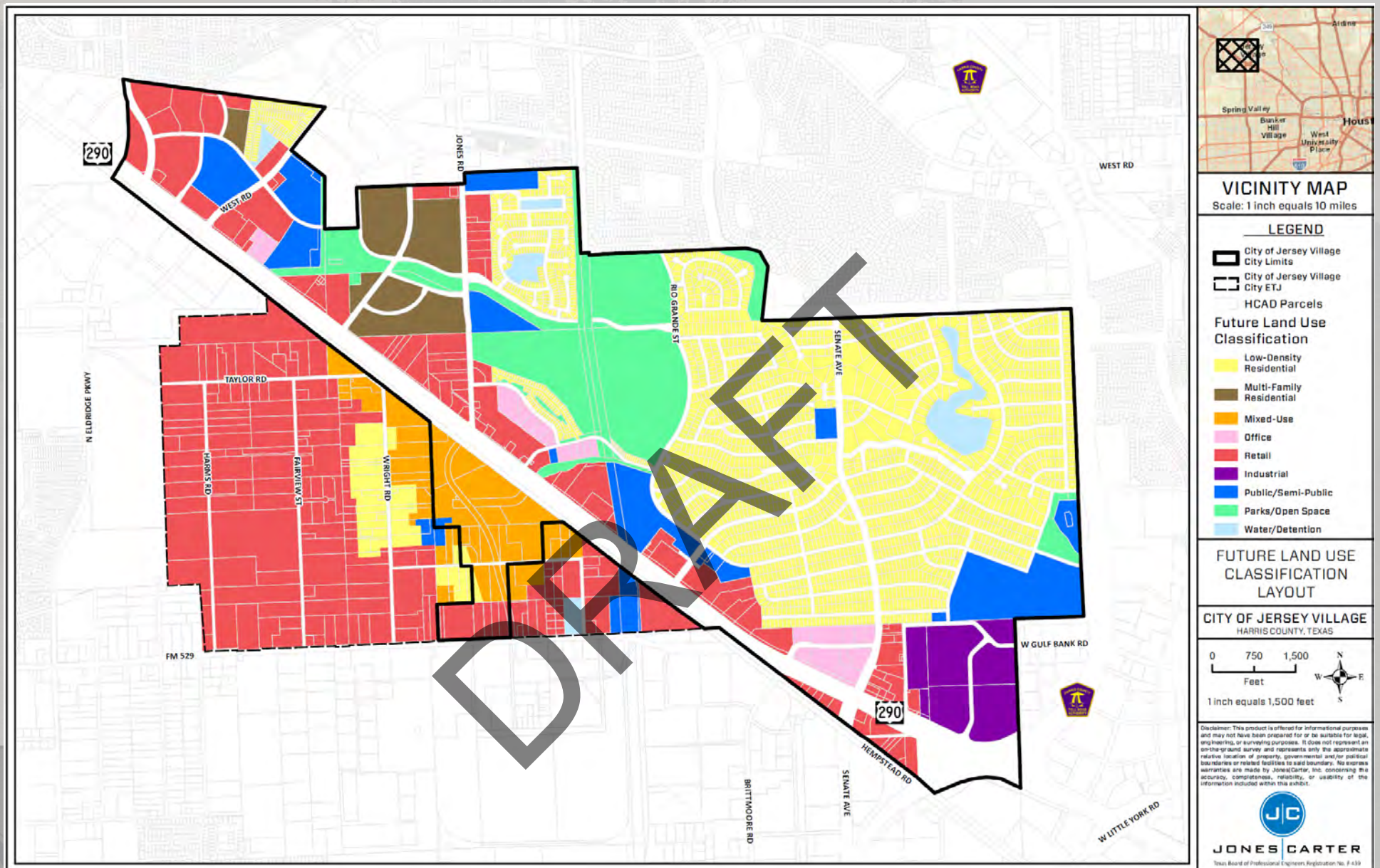
### Public/Semi-Public Land Uses

This land use designation is representative of uses that are educational, governmental or institutional in nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the Future Land Use Plan map include the related uses that are currently in existence. However, it is anticipated that there will be a need for



Figure 3-3. Park and Open Space Land Use in Jersey Village





Map 3-1. Future Land Use Plan.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Source: [City of Jersey Village Capital Improvements Plan, Future Land Use Plan, and Impact Fee Study](#). Adopted July 2020.





Figure 3-4. Semi-Public Land Use, Jersey Village Police and Fire Station

additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for city administration. The Public Facilities Assessment addresses some of Jersey Village's anticipated public facility needs based on the population projections made within this Future Land Use Plan, as well as the existing conditions of those facilities.

## NON-RESIDENTIAL LAND USES

Generally, residents of a community should be able to live, work, and recreate all within the community itself; the existence of non-residential uses allows this to occur. These uses provide a positive element for residents, and the community as a whole. A key benefit is the tax base and revenue that is provided by nonresidential uses. Citizens of Jersey Village should not have to travel to other cities in order to meet their needs for employment, goods, or services; as these needs should be met within the City. Therefore, several areas of the City have been recommended for various types of non-residential use.

## Retail / Commercial Land Uses

Retail land uses are intended to provide for a variety of retail trade, personal, and business services establishments. Retail establishments generally require greater visibility than do other types of nonresidential land use (e.g. office, commercial). In response to this need, retail land uses have been designated in the higher traffic areas of Jersey Village, with concentrated retail uses recommended along U.S. 290, and at major intersections. However, the type of retail that develops in each of these areas will likely be different, as described in the following sections.



Figure 3-5. Retail/Commercial Land Use in Jersey Village

Areas designated for commercial land use are intended for a variety of commercial uses and establishments. These may require outside storage, product display and sales. Examples of such uses include

automobile-related services and dealerships. Commercial uses often locate along major thoroughfares because they have a need for increased accessibility. The challenge lies in the fact that some commercial uses generally have a greater need for outside storage areas, which tend to lessen the visual quality of major thoroughfares.

For areas in which retail/commercial uses have been recommended along U.S. 290, increased design-related guidelines should be applied to future commercial development within close proximity of these corridors (e.g. 100 feet). This could be done with an overlay district, and would help to ensure these commercial uses do not detract from the positive aesthetic quality of Jersey Village along this high-traffic thoroughfare. These guidelines should, at a minimum, require: 1) open storage areas to be buffered and/or screened from public view; and 2) building facades to be of masonry material.

Within recommended retail/commercial areas, office uses should be permitted as well; however, commercial uses should generally not be permitted within office areas. Commercial uses should be permitted within industrial areas, provided they are properly buffered from less-intense uses and follow the guidelines previously recommended.

### Office Land Uses (Light Intensity Business)

Today, office uses in Jersey Village are generally located intermittently between retail and commercial uses throughout the City. Office land uses are generally appropriate in all other nonresidential areas of the City, such as along U.S. 290 where many offices exist today. Office development is generally compatible with any adjacent residential area. Office uses are also appropriate within the Central Business area.

### Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to roadway and rail transportation are becoming increasingly hard to find for the industrial business community. Several large areas within Jersey Village the ETJ, all with proximity to railroad lines, could be utilized for industrial land use, if desired by the City.

Examples of desirable uses within the designated industrial areas include research and technology complexes. It is recommended that the City concentrate on attracting businesses engaging in light industrial-type activities contained within a building (i.e. a minimal amount of open storage), such as high-tech services, medical services, and software manufacturing. Such businesses tend to have many advantages, including employment and increased tax base.



Figure 3-6. Industrial Land Use in Jersey Village



## U.S. 290 – A Regional Retail Corridor

U.S. Highway 290 has currently been developed with various types of retail and commercial uses. Generally, regional retail uses draw from a service area radius of five miles or more, depending on the actual use. For example, a large single-item retailer may draw from a 5-mile radius, while a shopping mall may draw from a radius of more than 15 miles.

Another example of a regional retail use is a fitness center which draws from about a 5-mile area. It is anticipated that the U.S. 290 Corridor will continue to develop with retail and commercial uses intended to serve a larger population than Jersey Village itself provides.

It is important to note that this retail corridor is capturing sales tax dollars from people traveling from adjacent localities through Jersey Village, thereby increasing the City's sales tax revenue. The continued opportunities for regional retail development have potential positive financial impacts on Jersey Village.

Examples of regional retail uses include:

- Multi-item big box retailers, such as Target, Walmart, Sam's Club.
- Single-item retailers, such as restaurants.
- Recreation, entertainment and fitness uses, such as movie theaters, indoor amusement uses.
- Hardware stores, such as Lowe's and Home Depot.
- Food stores such as H.E.B.
- Clothing retailers, i.e., Kohl's.
- Pet-item retailers, such as PetSmart or Petco.
- Sporting goods retailers, such as Academy.
- Hotels and motels.
- Medical Office Space.

Smaller scale retail uses that serve a regional population and therefore would be appropriate within the U.S. 290 corridor include coffee shops, such as Starbucks, and dine-in restaurants.



Figure 3-7. Regional Retail Corridor along US290 in Jersey Village.

## Mixed Use Description

Mixed Use Areas allow residents and workers the opportunity to utilize multiple land uses in very close proximity. The end goal is a synergy of uses in one area that captures some personal trips that would otherwise require an additional trip in a vehicle. Retail, commercial, residential and even civic uses can be combined on one site to take advantage of each other's characteristics and share infrastructure like key roadway access, site topography, water lines and drainage treatment, and proximity to activity centers. Tangible results can include reduced vehicle trips, and shared or even reduced parking needed if combined uses have separate peak use time periods. Characteristics of mixed use areas include a required mix of land use types, particularly residential and retail, or commercial and retail, or all three. Often they are oriented vertically, with retail or commercial on the first floor and residential or office on the upper floors, but the areas can also have mixed uses on different lots. Zoning ordinances will need to be addressed and modified to allow for more mixed use development in areas of the city that are already established.

## Future Land Use Projections

As depicted on the Future Land Use Map, the largest land use in Jersey Village will continue to be low density residential, comprising approximately 31.85% of the total land use. The future land use plan indicates that 3.3% will be devoted to industrial, retail/commercial will cover 33.2% of the city limits, and 10.1% of the total land use will be devoted to parks and open spaces. The smaller land uses include the public/semi-public, high density residential, office, and detention/retention ponds (refer to Table 3-1, Future Land Use Categories).

In order to ensure that taxes remain low, it will be necessary for Jersey Village to diversify the tax base and capitalize on non-residential tax

generators. As depicted on the Future Land Use Plan map, the City intends to capitalize on the large amount of retail/commercial space that is available to fully maximize the sales tax potential and to not put an undue strain on property taxes of its residents.

Future Land Use	Acres Currently In City Limits	Acres Currently in ETJ	Total
Low Density Residential	736.26	56.81	792.44
High Density Residential	92.71	-	92.71
Parks and Open Space	252.33	-	252.33
Public/Semi-Public Land	179.09	17.05	196.14
Retail/Commercial	256.08	570.11	826.19
Office Land Use	45.74	-	45.74
Industrial	82.21	-	82.11
Mixed Use	43	104	147
Water Detention	41.56	12	53.56

Table 3-1. Future Land Use Categories

Parks and Open Space will comprise approximately 10.1% of Jersey Village's land use. These categories represent developed recreational spaces as well as the golf course, open spaces and floodplain preservation areas/detention ponds. This greenspace acreage will help to maintain Jersey Village's quality of life, as it was a key topic of discussion during public meetings and input. Residents of Jersey Village take pride in their parks and voiced strong support of the system's continued success and preservation into the future. Jersey Meadow Golf Club is a strong community asset that has seen a resurgence of use since 2019. The City has made strategic investments to improve the quality of

Year	Population	Percent
1980	966	-
1990	4,826	399.6%
2000	6,880	42.6%
2010	7,620	10.8%
2012	7,785	2.2%
2015	7,877	1.2%
2016	7,892	0.2%
2017	7,896	0.1%
2018	7,945	0.6%
2019	7,933	-0.2%

Source: U.S. Census and ACS 5 year estimate data

Table 3-2. Jersey Village Historical Growth

establishments that have a regional draw, as well as high-density residential and potential TOD development (see Spotlight: Village Center on page 3-13).

## Growth Rates

As outlined in Table 3-2, Jersey Village Historical Growth Rates, Jersey Village's population and percent change are shown by decade, as well as the compound annual growth rate. The City experienced the largest population growth from 1980 to 1990, experiencing almost 400 percent growth that decade.

play, and that is visible in the reviews of the course as well as the number of rounds played and revenue generated.

Approximately 5.9% of Jersey Village future land use will be Mixed-Use. This is important because businesses along and south of U.S. 290 will function as income generators for the community both through tax base and sales tax revenue. This district will be largely retail and commercial in nature with

## Ultimate Capacity

The ultimate capacity is the estimated build-out population of Jersey Village. It represents the ultimate population that could be accommodated if Jersey Village develops according to the land use patterns portrayed in the Future Land Use Plan Map. The ultimate capacity is important because it helps define what the implications of land use decisions are. Additionally, the ultimate capacity helps in regards to future infrastructure needs—particularly water and wastewater. Jersey Village is an encapsulated community, meaning that it will never be larger than its extraterritorial jurisdiction, thereby making the estimate of build-out more reliable.

The ultimate capacity is based upon a variety of assumptions. The 2018 American Community Survey 5-Year Estimates for Persons Per Household (PPH) was used for assumptions regarding the number of residents per household. Approximately 17 acres of vacant land remains within the low density residential category. Lot sizes within the single-family residential category are on average a half acre, and therefore an average lot size of 0.5 acres was assumed (2 dwelling units per acre). This translates to approximately 34 additional units and an additional 92 residents.

High density Residential will have more units per acre than Low Density

Vacant Residential Land Use	Vacant Acres	Ultimate Capacity within Vacant Areas				Future Projected	
		Dwelling Units Per Acre	Occupancy Rate (1)	PPH (2)	Housing Units	Households	Population
Low Density Residential	17	2	100%	2.63	34	34	89
Village Center			89%	3.29	360	320	1,054
Ultimate Capacity within Vacant Areas					394	354	1,144

(1) Occupancy Rate 2016: ACS 5-Year Estimate, Table ID DP04

(2) Person Per Household 2018: ACS 5-Year Estimate, Table ID S2501

Table 3-3. Ultimate Capacity Within Vacant Areas of Jersey Village, excluding ETJ



## Spotlight: Village Center

Originally planned in 2009 and 2010 as a Transit Oriented Development (TOD) and referred to as Jersey Village Crossing, Village Center is a 45 acre mixed use development that will be a one-of-a-kind place that will transform Jersey Village. Located along Jones Road, south of US 290, this exciting new development includes residential, entertainment, retail, and hospitality.

In 2017 the City began to actively seek out developers to help make this plan a reality. After talking with several development groups, the City Council and City Staff found the right development partner in Collaborate. Collaborate is an architecture, engineering and construction (AEC) multi-discipline and development firm known for partnering and collaborating to create quality of life projects. After extensive planning and negotiations the City entered into a Master Development Agreement with Collaborate for Village Center.

Village Center will be developed as a new economic center welcoming a wide variety of residents, workers and visitors of all ages and diverse cultures. The development will create a live, learn, work and play mix-use that serve as a hub for innovation, business, education and economic engine.

Village Center will include an upscale hotel, up to 250,000 square feet of Class A Office Space, over 100,000 square feet of restaurant and retail space, and a large educational component as well. This development will have a great plaza area along with an outdoor amphitheater to host musical events, performing arts, and more. It will serve as a tourism destination in its own right, and would greatly compliment any major business looking to locate in the Houston area.

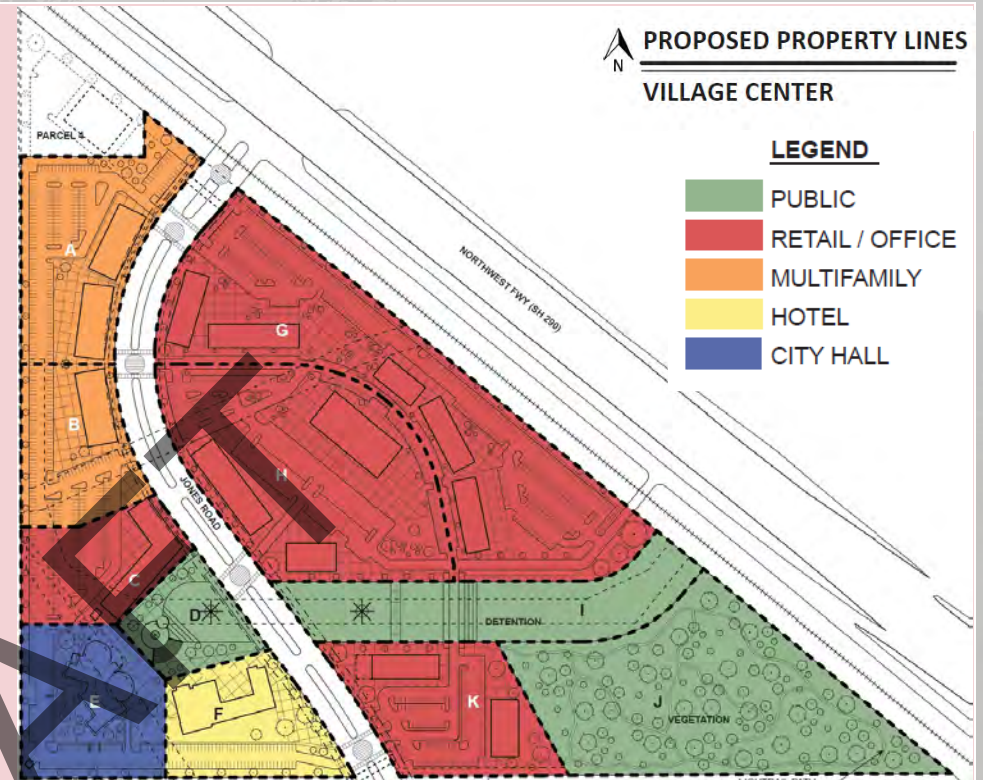


Figure 3-8. Village Center

A new City Hall building is also proposed for the building. The approximately 34,000 sq foot building is designed to be the long term home for city offices as the City grows over the next decades.

The City is actively working to make the area accessible via the bayou system under US 290, to allow for easy access from the residential areas of Jersey Village. The development itself will be pedestrian-friendly and provide great outdoor space.

It is anticipated Village Center will be the catalyst to start the redevelopment and annexation of the ETJ.

Ground breaking for Village Center should begin in 2021.

Residential areas. However because there is no vacant land designated high density there is no projected units or population growth in this classification.

Finally, Village Center will have a residential component, which will be critical to ensuring the vibrancy and synergy of the area. Currently Village Center is estimated to have approximately 360 dwelling units.

Based upon the Future Land Use Plan Map, approximately 1,144 new residents could call Jersey Village home at build-out, based on the current city limits. When combined with the 2018 population estimate of 7,945 people, the ultimate capacity of Jersey Village will be approximately 9,089 residents.

Considering that the City of Houston and its ETJ surround Jersey Village, there are no vacant areas for the City to grow geographically beyond its city limits and ETJ. This means that population increase will only occur by developing the vacant residential areas that are already within the City's limits, plus the few remaining infill parcels within the City limits and ETJ. To guide the City in planning for how many people may ultimately need to be supported, an assessment of Jersey Village's ultimate population is provided in Figure 3-9, Population Projections.

## Population Projections

Population projections are based on historical growth rates and anticipated future development. Figure 3-9, Population Projections shows three different growth rate scenarios projected through 2035.

The 1.0% and 1.5% growth rates are conservative

estimates. The 2.0% growth rate is an average and consistent projection that has been seen historically in Jersey Village and is most likely to occur based on the current Compound Annual Growth Rate determination.

As shown in Table 3-3, Ultimate Capacity within Vacant Areas: Jersey Village, TX, the City is estimated to reach capacity at about 9,080 residents; therefore the projected population will likely be maxed out in 2027.

It is important to keep in mind that population projections are subject to change and can be impacted by a number of factors. The main factor impacting population would be retired residents selling their homes to

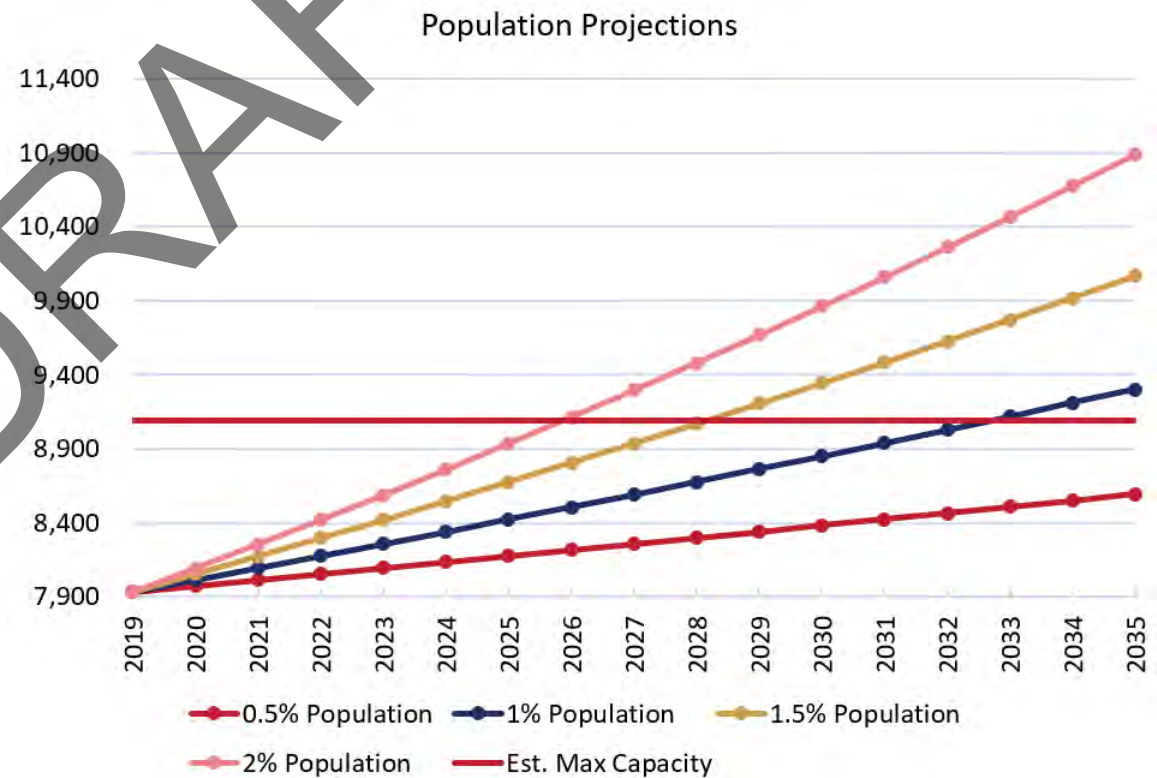


Figure 3-9. Population Projections

younger families with children that move to Jersey Village. Other factors impacting population growth include: local and national economies, the real estate market, and annexation.

## Administration of the Future Land Use Plan

### DEVELOPMENT PROPOSALS & THE FUTURE LAND USE PLAN

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and surrounding area?
- Is the proposed change a better use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Plan.

It is important to recognize that proposals contrary to the Plan could be

an improvement over the uses shown on the Plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Jersey Village then these proposals should be approved, and the Future Land Use Plan should be amended accordingly.

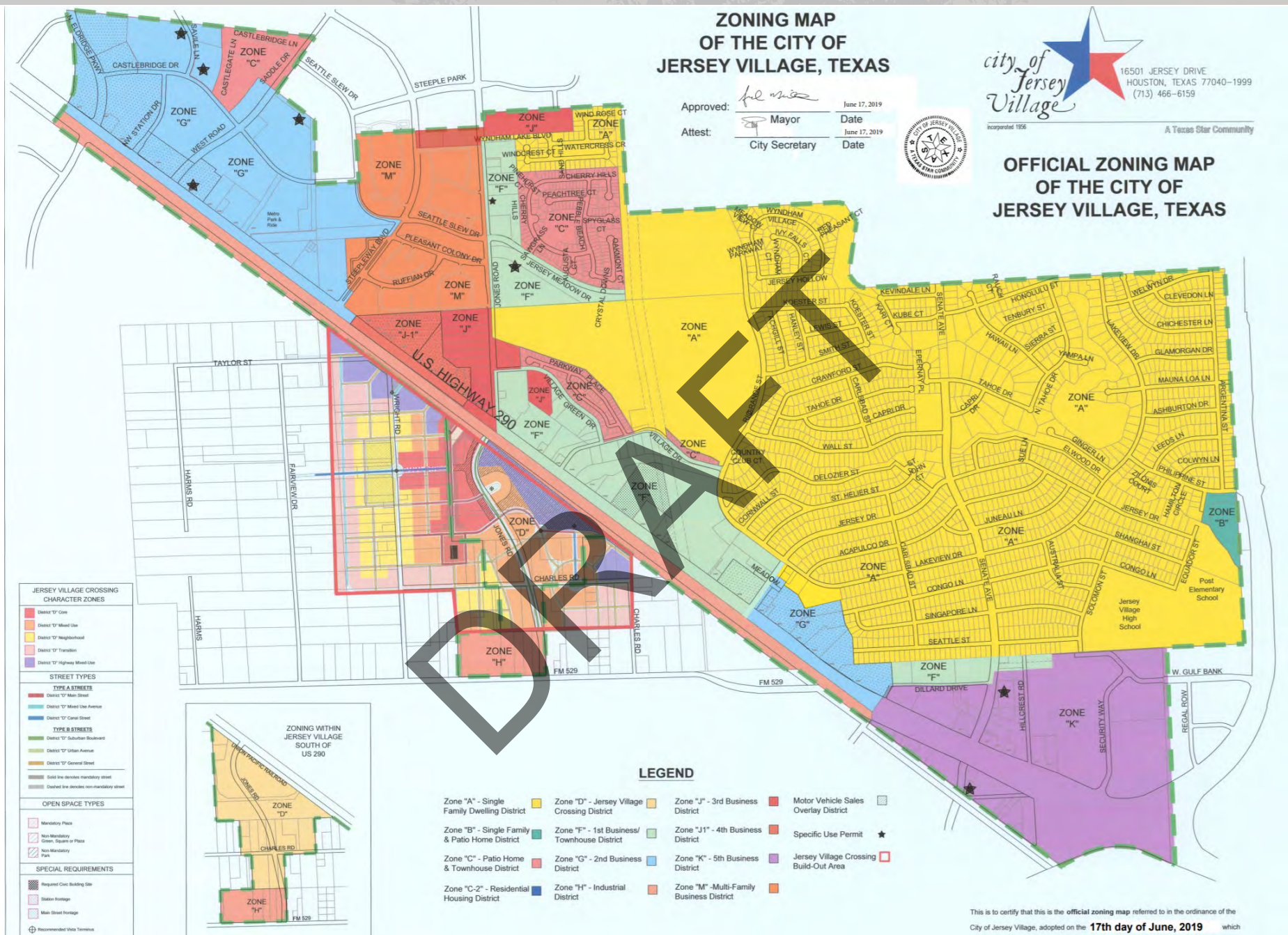
### ZONING AND THE FUTURE LAND USE PLAN

Chapter 211 of the Texas Local Government Code states that zoning regulations must be adopted in accordance with a comprehensive plan. Consequently, a zoning map should reflect the Future Land Use Plan to the fullest extent possible. See Figure 3-6, City of Jersey Village Existing Zoning Map (on the follow page) to view existing districts as they are designated today.

### REACTIVE AND PROACTIVE USE OF ZONING AND THE PLAN

Approval of development proposals that are inconsistent with the Future Land Use Plan may result in inconsistency between the future Land Use Plan and zoning regulations. It is recommended that Jersey Village amend the Future Land Use Plan prior to rezoning land that would result in such inconsistency. In order to expedite the process of amending the Future Land Use Plan to ensure zoning regulations correspond, the related amendment recommendation(s) could be forwarded simultaneously with the rezoning request(s). It is recommended that the City of Jersey Village engage in regular review of the Future Land Use Plan to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption. It should be noted that specific implementation measures related to zoning are addressed within the





Map 3-2. Zoning Map of the City of Jersey Village. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Please see the Jersey Village website for the most up to date Zoning Map.



Implementation Strategies of this Comprehensive Plan.

While the recommended Future Land Use Plan map herein was partially based on existing land use and the City's adopted zoning map, some areas within Jersey Village conflict in terms of the way in which they are recommended to develop based on the Future Land Use Plan map and the way in which they are currently zoned. In certain instances, such inconsistency can be in the City's favor; this would be the case if the zoning map showed an area zoned as Agricultural, while the Future Land Use Plan showed the same area recommended for a nonresidential use. Such a reactive position can enable the City to rezone, thereby allowing the nonresidential use, when the particular proposed use is ideal for the location.

## Conclusion

The recommendations contained herein should guide Jersey Village future land use planning and related policies. It is important to note that the Future Land Use Plan is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The Future Land Use Plan should be used consistently and updated as needed. As coordinated, quality development continues in Jersey Village over time. The official copy of the Future Land Use Plan map is on file at Jersey Village's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale Future Land Use Plan map contained within this Comprehensive Plan document.

## Land Use Recommendations

### GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.

#### STRATEGIES

**Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.**

- Establish and maintain a forecast of housing type needs, and set periodic goals to meet anticipated housing demand.
- Create an inventory of current housing assets and programs. Gaining a better understanding of the assets and programs currently available to Jersey Village will help meet any future housing challenges.
- Assign a City staff person to oversee housing-related activities and concerns.
- Improve supply of housing options by identifying impediments for the creation of a greater range of housing types.
- Promote residential projects that assist young, first-time home-buyers and mature, retired residents to stay in Jersey Village when their housing needs change.
- Update ordinances to make them suitable for senior housing.

**Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.**

- Provide for adequate transitions between land uses using buffering and screening and other site design techniques to promote compatibility between uses.

## **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

### **STRATEGIES**

**Identify the business types most likely to be successful given the surrounding demographic profile.**

- Compile all relevant demographic data regarding the economy of the City and update at least annually.

**Ease the processes encountered by business expansions and relocations.**

- Review existing codes to ensure they are supportive of the desired office, retail, service, and entertainment uses.

## **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

### **STRATEGIES**

**Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not

located within walking distance of other developments.

- Provide proper drainage as the city redevelops and changes.
- Ensure new development does not create drainage problems adversely affecting other properties.
- Ensure that all storm drainage facilities are maintained in good working condition.
- Continue to coordinate with the flood control district to ensure potential flood risks are minimized and for the continuation and completion of flood reduction projects that benefit the City.
- Correct any existing drainage problems as resources permit.
- Provide utility extensions, improvements, and upgrades only in a manner consistent with the city's desired growth strategies. Utility extensions and improvements should not be available except to areas where development is consistent with the city's plans for growth.
- Ensure all new development is served by city utilities or by utilities with equivalent levels of service. This will ensure a fire service rating equivalent to the city's rating.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Review existing development codes for compatibility with desired uses (higher quality restaurants, services, and entertainment).
- Investigate code options to amortize existing billboards and private negotiations to consolidate/update remaining billboards.

### **Invest in infrastructure that supports the revitalization of the Highway 290 corridor.**

- Ensure that water and sewer infrastructure has adequate capacity to serve the desired intensity of redevelopment.

## **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

### **STRATEGIES**

#### **Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow, as well as control future commercial development signs.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

#### **Analyze annexation options for the ETJ property.**

- Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).
- Investigate any potential ETJ exchange opportunities with the City of Houston that may be mutually beneficial.

#### **Promote the highest and best use for vacant or underutilized properties.**

- Continue to encourage residential infill, especially as existing housing stock ages.

#### **Revitalize areas of opportunities to attract new investment and activity.**

- Locate uses adjacent to each other that are compatible and complimentary, such as residential and some nonresidential

development. Offices and small (neighborhood) retail establishment should be adjacent to residential uses.

- Encourage neighborhood retail nodes to develop at key intersections in order to serve the needs of adjacent neighborhood areas within an approximate one-mile radius.
- Encourage auto-oriented land uses such as drive-through conveniences to locate on major corridors with highway access (Highway 290), but discourage them in more residential and traditional neighborhoods.
- Consider and evaluate each proposed medium and high density development on its own merit, but also by using the criteria outlined within the Future Land Use Plan.
- The City should develop a Highway 290 corridor plan and updated market assessment to determine specific steps for revitalization of the corridor.
- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

#### **Encourage development and investment in Village Center, and surrounding areas.**

- Consider mixed use development combining residential and nonresidential uses, based principally on: 1) how the various types of land uses relate to one another within the development, and 2) how the overall development relates to the existing land uses surrounding it.
- Encourage site design that promotes walking and biking.
- Allow medium density uses to be permitted in any area designated for high density use.

#### **Update city ordinances to encourage appropriate development.**

- Adopt the future land use map to guide zoning and other development decisions.



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# Transportation and Circulation Plan 4

## Introduction

The transportation component of the Comprehensive Plan identifies future transportation needs for the City of Jersey Village, the basis for them, and describes goals and policies to direct related decisions. The transportation component of a community is often a high-profile element of a plan, since it is experienced by residents daily as they make choices of how to connect with where they live, work, play, and learn. This plan provides a framework for a more balanced transportation system to offer choices in how people travel, and includes assessment of traffic volumes and crash statistics, corridor design, and a recommendation for a thoroughfare plan with functional classifications and multimodal components. This transportation plan serves as a blueprint for transportation investment decisions. Key principles were recognized in the preparation of the Comprehensive Plan recommendations and include:

- Ensuring that transportation, public services, and utilities are maintained;
- Enhancing transportation, public services, and utilities to meet the community's present and future needs, and;
- Increasing community connectivity.

## REGIONAL CONTEXT

As noted in Chapter 1, Jersey Village is in the Houston-Sugarland-Baytown metro area, in the west-center of Harris County. From a transportation perspective, the regional context includes the Houston-Galveston Area Council of Governments (H-GAC). Regional planning by H-GAC in the 2040 Regional Transportation Plan: Bridging Communities identifies priority transportation investments over the eight central counties of the region to support the anticipated growth in households and jobs. These initiatives are aimed at addressing growth over the next 25 years. Currently, over \$75 billion in investments are recommended in the plan. Within Jersey Village, recommendations from the 2040 Plan include improvements to U.S. 290 which was completed in 2019, as well as the potential for future additional lanes in the 2034 timeframe. Additional projects include commuter bus service expansion, managed lanes on Beltway 8, and the potential for a privately operated highspeed rail.

- This Comprehensive Plan, and future updates to it, should monitor regional growth implications to pro-actively address mobility and accessibility issues to and from Jersey Village.
- Future updates should reflect and support the opportunity for a station located in Jersey Village to serve as a destination for mass transit, on demand transit, and automated and connected vehicle transit developments along the U.S. 290 Corridor, with a supporting walkable street grid surrounding the proposed station location.

## LOCAL MOBILITY

Jersey Village generally has good mobility options, alternate route choices and the roadway network is largely built-out. U.S. 290 and Beltway 8 serve as the main axis for regional travel for Jersey Village, though they do not provide mobility within the City, which is instead served by freeway frontage roads and arterial roads. The thoroughfares also serve a significant portion of through-traffic from Harris County and Houston, and some effort has been made in the past to limit some planned through- street connections, such as Senate, from being completed. Some of these connections have been limited to prevent

### 2040 Freeway, Tollway, HOV/HOT System

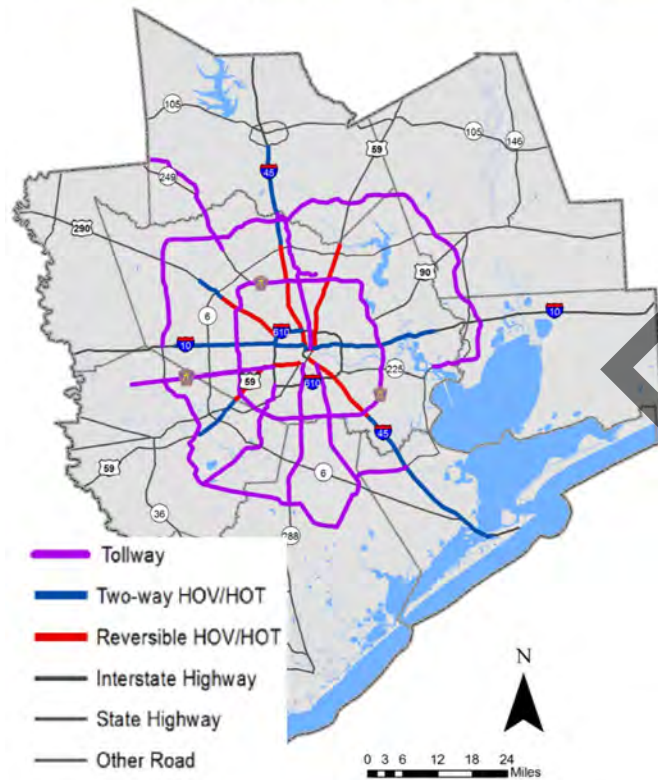


Figure 4-1. 2040 Freeway, Tollway, HOV/HOT System

some through travel from areas to the north and east occurring in neighborhoods.

Throughout the residential area the City has taken steps to encourage slower speeds on residential streets and open up alternative modes of transportation.

In 2020 the City Council passed

an ordinance allowing golf carts to be utilized on city streets. The adoption of golf carts has seen a steady increase and provides residents another option for transportation.

The ETJ area west of Jones Road is primarily industrial, with large, long blocks with no through connection. Local connections and alternatives remain, though, and some small connections for local trip movement and to connect neighborhoods are proposed in this plan, as well as an increased fine-grid of streets south of U.S. 290 that will support mixed use development there, which also makes it a key location for any potential future mass transit station that may be planned.

## Potential Issue Areas

### EXCESSIVE DRIVEWAYS ON MAJOR CORRIDORS

Development over time has created a situation of an excessive number of access points along major corridors. While properties have access rights to public corridors, the excessive number of driveways can reduce the carrying capacity of key corridors. As redevelopment occurs, sharing drives using cross-access easements would reduce the number of curb cuts thereby enhancing the carrying capacity of the corridor.

### EXTENDING COLLECTOR NETWORK CONNECTIONS

As Jersey Village begins to experience infill redevelopment in its ETJ, the existing grid network of long, narrow blocks north of FM 529 will provide the basis for continued industrial use, but also the base network for potential redevelopment. As it does, a connected network of collector class routes should be considered in order to reduce travel time along key corridors, allow for increases in vehicle use, and allow for safe passage of pedestrians and bikes in addition to cars and trucks. A

supporting connected collector network would reduce corridor impedances on the arterial network, but also serve to provide for neighborhood connectivity as well as allow corridors for bike/pedestrian opportunities. Thoroughfare network expansion to the east would also serve to facilitate access/circulation to growth occurring in the eastern ETJ sector.

## TRAFFIC VOLUMES

According to U.S. Census data, approximately 93-percent of all Jersey Village work trips are automobile-based. The percentage of total home-based work trips in single-occupant vehicles has stayed relatively stable, with some ebbs and flows over the years. In 2000 it was 89% but dropped to 84% in 2013. However, the 2018 estimate was back up to 89%. The overall rates have stayed constant over time, though the numbers of workers reporting that they worked at home has increased from 1.8-percent in 2000 to 3.6-percent in 2013. For those not working at home, the commute time varies based on the length of trip, destination, and chosen route. The performance of the local roadways (and resulting congestion) can be linked to many components – including the number of lanes, speed limit, daily traffic volumes, local

peaking characteristics, adjacent land uses, traffic signal parameters, driver types, signage, pavement conditions, road design elements, and access control. In this section, traffic volumes are reported to track average conditions at the time of the plan.

As part of the Comprehensive Plan Survey residents were asked about their commute times, before COVID. The majority of respondents who commute said their commute time to work was 11-15 minutes. This is lower than previous census estimates of 29 minutes. One main reason for this change is the completion of U.S. 290 which was not completed during the last survey done by the Census Bureau. Approximately 8% of respondents said they work from home, and over 28% said they do not commute, meaning they are retired or are not otherwise employed.

Since COVID many residents have been working from home. It remains to be seen how the Work From Home arrangements of 2020 will continue through the years to come, but it could drastically impact future transportation needs.

Average annual daily traffic (AADT) volumes were gathered from TxDOT, and other published studies. The most heavily traveled route in Jersey Village is U.S. 290, which carries upwards of 211,000 vehicles on an

Key TXDOT Roadway	2017 AADT	2018 AADT	2019 AADT	Growth 17-19*	Future Annual Growth	2035 Potential ADT
US 290	210,908	210,268	211,139	0.11%	2%	278,703
Beltway 8	Not Available	144,827	145,959	0.78%	2%	192,666
FM 529	32,705	29,515	33,478	2.31%	2%	44,191

AADT = Average Annual Daily Traffic

\* Growth rate is 2018 to 2019 for Beltway 8

Table 4-1. Potential AADT at Key TXDOT Roadways



average day just north of Beltway 8. Beltway 8, in turn, carries nearly 146,000 vehicles daily. In terms of arterial routes, Jones Road, West Road, and FM 529 have the highest AADT's with segments averaging over 20,000 vehicles per day. Another busy route segment includes Senate Avenue to the north and south of U.S. 290, which serves as the main access for the western residential heart of Jersey Village, with approximately 11,700 vehicles counted in 2016, the most recently available saturation counts available. Should traffic conditions warrant additional study for potential mitigation, a Level of Service analysis of the roadway network could be conducted for an individual corridor, or the local network in conjunction with H-GAC or independently by the City of Jersey Village. Such a study could recommend further actions for mitigation, including access management, intersection improvements, and operational changes (see Table 4-1, Potential Daily ADT at Key TxDOT Roadways).

- The Comprehensive Plan recommends ensuring that roadways have adequate capacity and connectivity to serve desired levels of redevelopment.

## CRASH ANALYSIS

Vehicle crashes are a source of considerable personal anguish, disruption, loss of personal property, and time, and can result in personal injury and in the worse cases, death. Analysis of crashes recorded over the prior three-year period of available data was conducted to determine if patterns were prominent and rates were compared to cities of similar size.

The analysis showed that, generally, Jersey Village has a higher number of crashes resulting in severe outcomes per year compared to communities of similar size in Texas. However, once controlled for the

number of crashes that occur on freeway or frontage roads, the number falls to average rates similar to those for other communities of similar population size.

For the three-year period, an average of 765 crashes per year were reported, but no crashes resulted in fatalities. Despite increases in vehicle safety technology such as airbags and crumple zones, higher speeds and speed differential between vehicles involved led to increasing severity of crash outcomes. The policy implications for the City of Jersey Village are that speed differentials between crash vehicles increase crash severity, and lower speeds are more appropriate for residential areas, with enforcement and education of speed risks an ongoing concern. However, it should also be noted that the majority of crashes occurred on roads that the city does not have authority to set the speed limits for.

## Transportation Planning

### EXISTING CORRIDOR DESIGN

The City of Jersey Village has existing roadway design components that support the intended function for each of the roadway classifications outlined in this plan according to its place in the classification hierarchy. The standards include pavement widths that correspond to number of travel lanes and posted speeds of the roadway, and lane widths to allow for higher travel speeds. Standard lane widths are also regularly 11'-12' wide, with some collector streets and streets in residential sections being wider to allow for on-street parking. Increasingly, recent standards of practice by AASHTO, NACTO and others allow and encourage narrower lane widths for street applications, which preserves mobility and traffic volumes, but also help to promote lower speeds



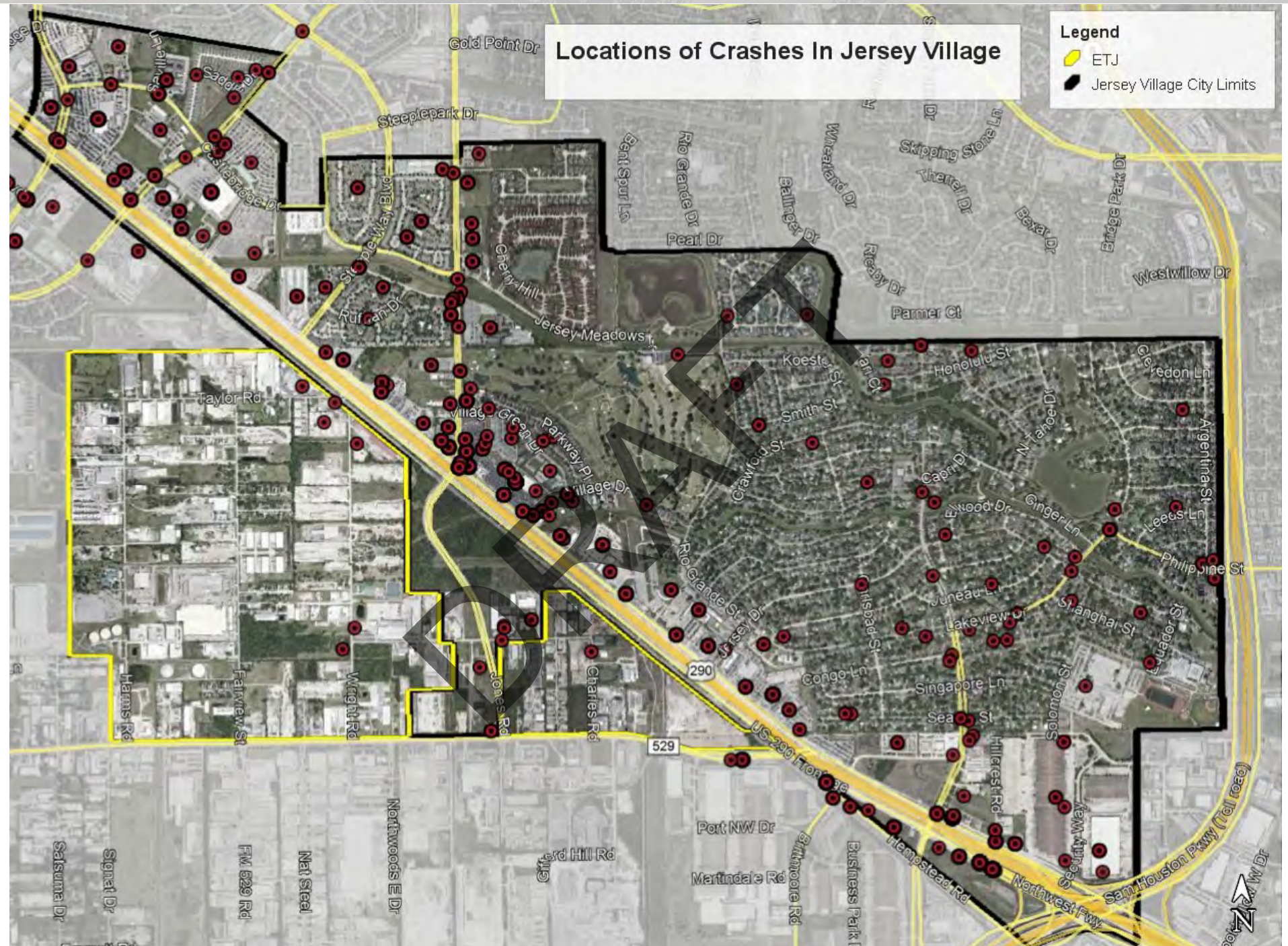


Figure 4-2. Locations of Crashes in Jersey Village



which in turn translate to reduced severity of crashes, reduced crossing times for pedestrians, shorter cross-traffic signal timing, less stormwater runoff, and less pavement to construct and maintain.

Jersey Village appears to have intended more major thoroughfare connections, such as Senate Avenue, to allow for a finer grid of major roadways as developments and communities developed in the western section of the city and to the north. In lieu of some of the connections being constructed, a larger spacing between arterials has developed, approximately 2 miles between Jones Road and Beltway 8, meaning that local trips as well as through-trips must use a route that includes one of the major thoroughfares, extending local trips in distance and time as well as adding to traffic volumes on the thoroughfare. Similarly, although sidewalks are abundant in Jersey Village, in the few areas that are without sidewalks, pedestrian and bike trips must also divert to the main roadways.

## NETWORK DESIGN, SPACING AND SPEED

Jersey Village has a traditional suburban network of connected streets for most of its current geographic area, which channels vehicular trips to the regional freeway network. Local trips internal to the city are limited to collector roadways and winding through residential neighborhoods, discouraging through travel. Connectivity is generally good for thoroughfares, such as FM 529 and Jones Road. Thoroughfare spacing ranges from approximately a quarter mile in the western portion the city, to two miles between Jones road and Beltway 8, with collector roadways radiating out of the eastern portion of the city connecting residents there to the arterials at the edge. The roadway network also allows for a connected but discontinuous path parallel to U.S. 290 and the westbound frontage road, allowing for filtering of vehicles and

access to commercial services.

In general, for higher levels of the functional classification system, mobility is intended to be emphasized over providing local access to adjacent land uses. Higher levels of the functional classification system also maintain more continuity over distance. Relatively higher travel speeds and flow of traffic are emphasized on these arterial routes, though conflicts exist that can reduce travel speed and lead to an increased probability of stops that can increase the chance for crashes. These impediments include the number and spacing of traffic signals, number of access points such as driveways and cross streets, non-linked signal timing, a lack of turn lanes or median presence, and poor roadway geometrics. This can be observed as higher speeds on roadways or extended-flow signal timing at intersections.. Signalized intersections are shown in Figure 4-3.

- The Comprehensive Plan recommends promoting redevelopment and land use patterns in line with the “15 Minute City” movement. This would lead to a reduction of the number and length of auto trips, as well as supporting walking and bicycling. It would also encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers for redevelopment, such as reduced parking requirements.

## COMPLETE STREETS

One of the planning concepts Jersey Village may consider incorporating in roadway design is a complete streets initiative. The focus of a complete streets initiative is to consider all modes during the planning, design, construction, operation and maintenance of the city’s street network. Effective complete streets policies help communities routinely create safe and inviting road networks for everyone, including bicyclists,





Figure 4-3. Signalized Intersections



drivers, transit operators and users, and pedestrians of all ages and abilities. Instituting a complete streets policy ensures that transportation planners and engineers consistently design and operate the entire roadway with all users in mind. For the Complete Streets policy to be effective, a program of supporting policies and procedures need to be put in place in all City departments which could include a program of land use planning guidelines, a series of project development checklists, established responsibilities for addressing modal issues, and more specific design and operating standards for

implementation and maintenance. An illustrative of how this policy would apply to a Minor Residential Collector is shown in Figure 4-4. This method could be implemented in the numerous upcoming street rehabilitation projects that are a part of the 10-year Capital Improvement Plan.

To continue implementation of sidewalks in construction, the city requires all new development and significant redevelopment to provide sidewalks on both sides of collectors and thoroughfares within the developed area of the city. Where developments are not within walking

distance of other significant developments, or places where development is anticipated shortly, the city should consider a sidewalk bank to be established for payments in lieu of construction.

## ACCESS AND CORRIDOR MANAGEMENT

Access management refers to the practice of coordinating access connection points to a roadway by considering specific design criteria for the location, spacing, design and operation of driveways, median openings and

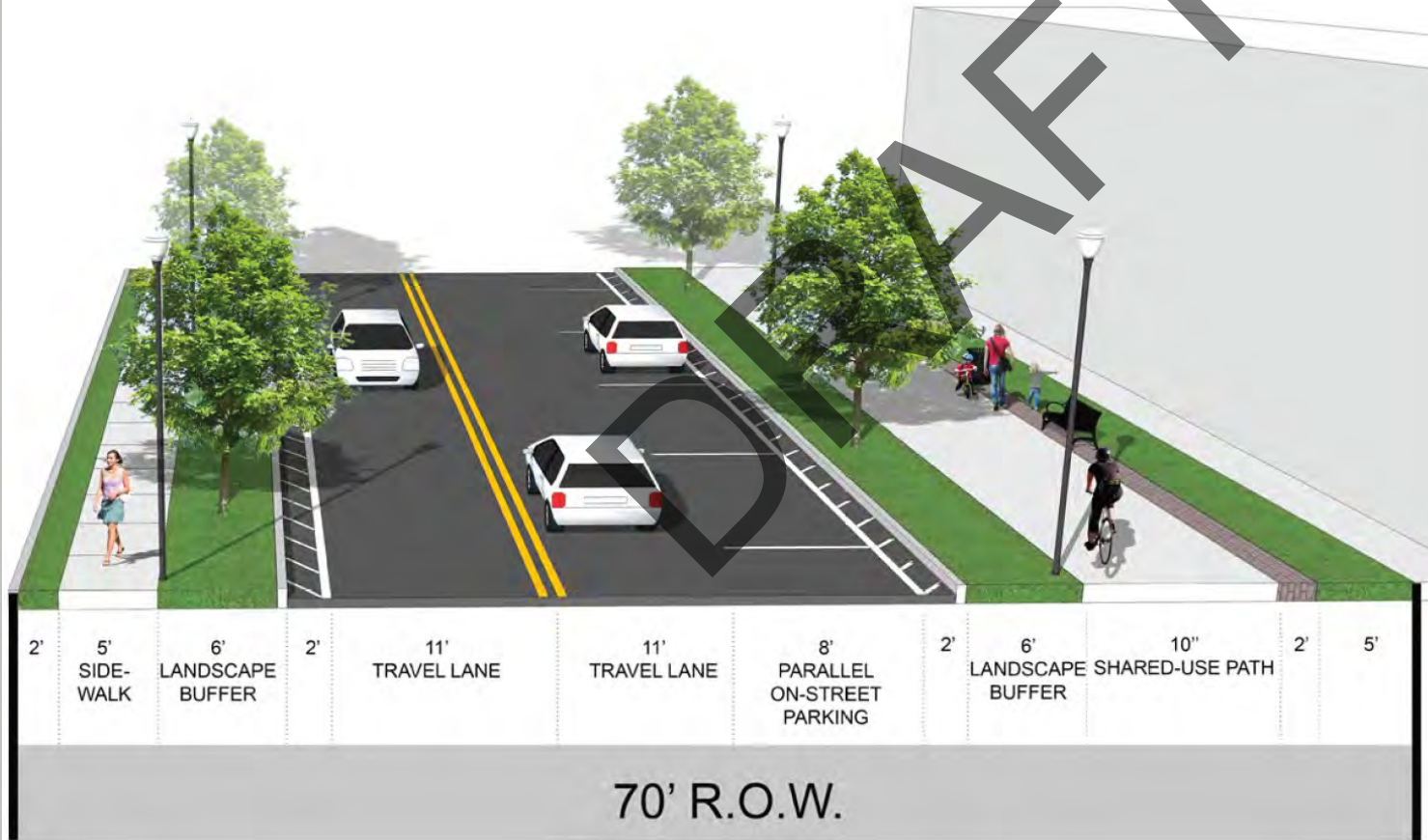


Figure 4-4. Example of Complete Street Layout.

intersections. In general, the goal is to have access to a specific facility decreased in order to maintain the roadway efficiency and enhance traffic safety.

As access points are reduced, the mobility and capacity of a roadway are increased through the operational and geometric improvements.

Access management provides a significant benefit to the mobility and function of the roadway and reduce the potential for accidents by minimizing speed differentials between vehicles and turning movements. Research has shown that accident rates increase consistently with an increase in the number of roadway access points, while accident rates decrease with the construction of raised medians and controlled signalized cross access.

The city should consider Access Management control standards for application on frontage roads and major thoroughfares such as Jones Road and FM 529. As part of such a policy the following components may be included:

- The use of shared driveways should be considered as a standard when any more than

one driveway is requested;

- Cross access between adjacent properties should be a stated standard for development, with justification required for not providing cross access.

- Shared parking provisions for reduction in parking requirements should be established as a benefit to providing cross access between parcels and shared driveways.

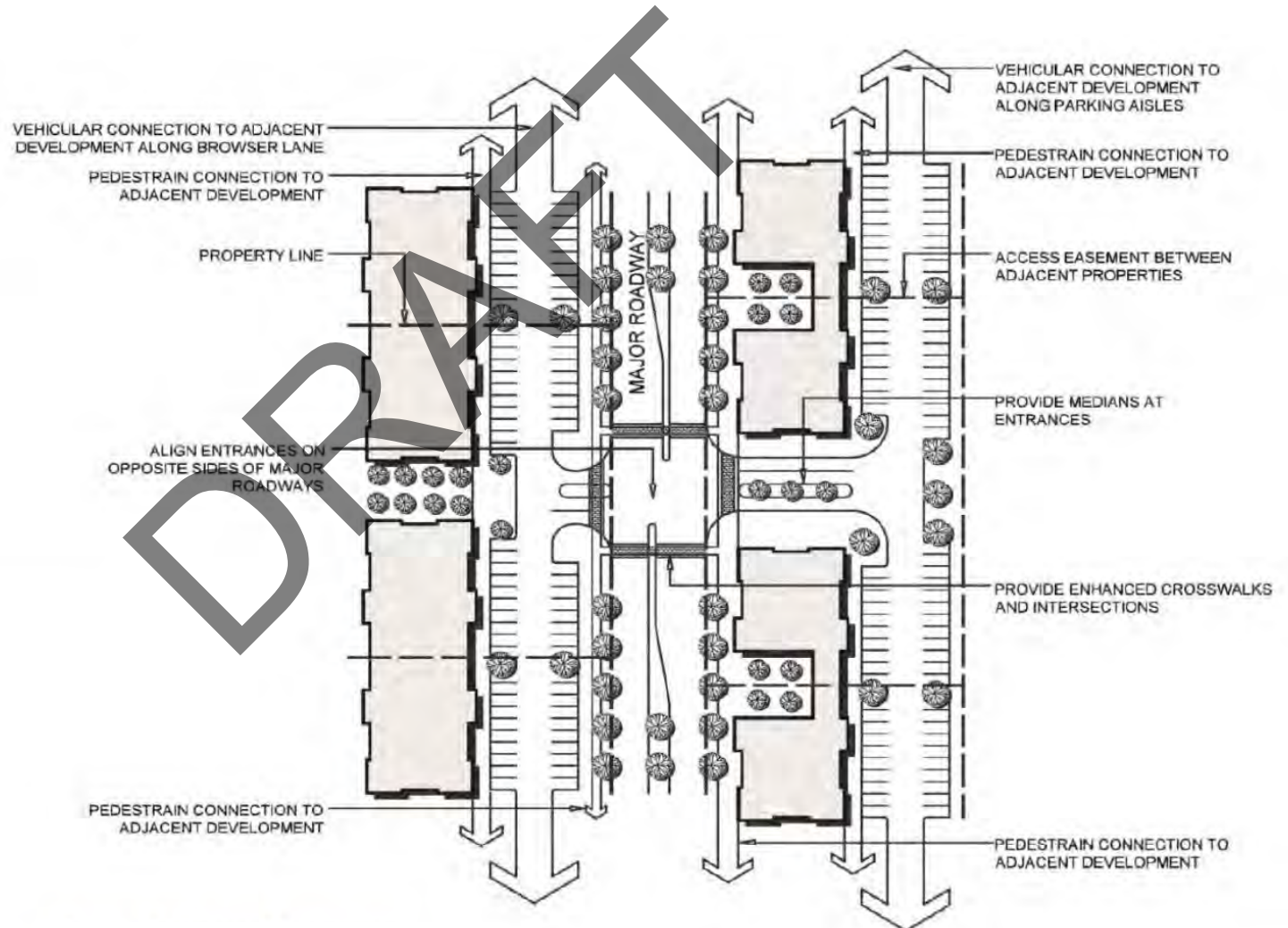


Figure 4-5. Access Management



## Thoroughfare Plan

### FUNCTIONAL CLASSIFICATION

The Jersey Village street network is categorized by functional classifications according to roadway function (refer to Figure 4.6, Thoroughfare Map with Classifications). Functional classification is the hierarchy by which routes are arranged into groups according to the nature of intended service (mobility and access). Higher functional classifications limit access but provide enhanced mobility (long distance, high speed trips). Lower functional classifications provide limited mobility but ample access to adjacent land uses. The City of Houston includes functional classifications for roadways which include the following:

#### Freeways and Tollways

Freeways are grade-separated with the highest level of mobility and full control of access via interchange ramps. Jersey Village is served by U.S. 290, an important corridor of regional significance connecting to the Houston central business district, as well as Brenham and Austin and points west. Beltway 8 is a major ring road of the Houston metro area, and provides access to George Bush Intercontinental Airport, as well as points north east and west via I-10, I-45, and I-69.

#### Thoroughfares

These routes serve major traffic movements within urbanized areas, connecting Central Business Districts (CBDs) and major route nodes, outlying residential areas, significant intercity communities, and major suburban centers.

Principal Thoroughfares typically offer higher travel speeds, but these routes may have a limited number of traffic signals and driveways.

Within the Jersey Village plan area, FM 529 is the only road considered a principal thoroughfare.

Thoroughfares can also typically feature medium to higher travel speeds, but these routes may have more frequent traffic signals, at-grade intersections, and driveways to access adjacent land uses. They typically can fill out a transportation network grid at approximately one-mile spacing intervals and can serve local and longer distance trips. Within Jersey Village, the following examples are routes classified as Thoroughfares:

- Jones Road
- West Road
- North Eldridge Parkway
- Senate Avenue

#### Collector

The collector street system features facilities that collect traffic from local streets in neighborhoods and channel traffic to the thoroughfare system. These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances.

Major Collectors place more emphasis on land access and typically have closer spacing for crossing streets, driveways, and traffic signals. These routes typically serve trips of moderate length at a lower through-travel speed than thoroughfares. Existing major collectors in Jersey Village include:

- Castlebridge Drive
- Steeple Way Boulevard
- Jersey Drive (from U.S. 290 to Lakeview Drive)
- Senate Avenue (from U.S. 290 to Lakeview Drive)



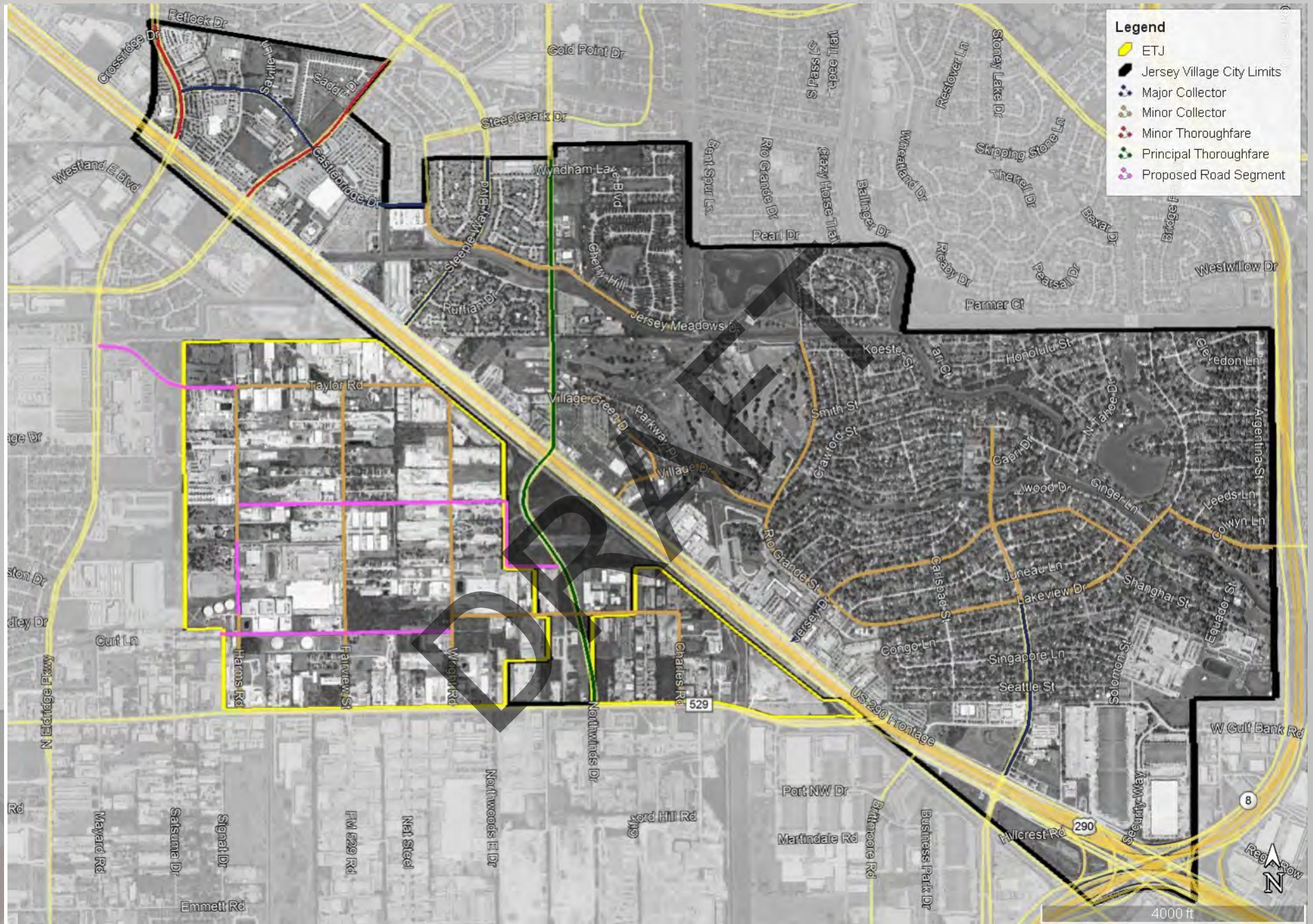


Figure 4-6. Thoroughfare Plan Map with Roadway Classifications



### Minor Collectors: Minor Residential Collector and Minor Industrial Collector

These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances. Examples include Rio Grande Street, Jersey Meadows Drive, Taylor Road and Wright Road. Spacing and location is intended to facilitate access to the network system from neighborhoods and commercial areas as well as encourage transportation modes like biking and walking as an alternative for short distance trips.

### Local Streets

The local street system offers the least mobility and the highest land access service; local access for all parcels. These streets include all facilities not classified under a higher system.

## Thoroughfare Design Standards

Thoroughfare classification reflects the intended function of specific roadways that serve as part of the street and highway network. The cross section of a roadway is related to traffic volume, design capacity, and Level of Service. Standards for Freeways and Tollways are the responsibility of TxDOT or other agencies, and therefore not presented. In developed areas, varying design standards may be implemented to accommodate existing conditions.

The general roadway cross-sections used throughout the city have not changed since being identified as part of 2016 Comprehensive Plan effort. To determine the exact dimensional requirements of each intersection, a traffic analysis should be conducted at the time of facility implementation. At a minimum, each general roadway cross-section can

accommodate a separate left-turn lane. The right-of-way for the minor residential collector roadway illustrative is also designed to allow for left-turn lanes at the intersection with major arterial facilities, in lieu of on street parking near the intersection.

## SIDEWALK SYSTEM AND BICYCLE ACCOMMODATIONS

Sidewalks are a vital element of the transportation system, providing access and service to activity centers, transit, homes, businesses, schools, libraries, and parks. Jersey Village provides sidewalks on most of its collector and thoroughfare network, though the collectors in the ETJ, originally constructed with industry and automobile access in mind, have sporadic and limited sidewalk connectivity. A complete streets approach includes accommodating pedestrians and cyclists safely and comfortably, with adequate space and separation from travel lanes.

In the example of the northeastern boundary of the City, there are no pedestrian and bicycle accommodations on the frontage road of Beltway 8, making a pedestrian or bicycle traverse not possible. Additional outreach should be conducted to determine where and how additional pedestrian and bike connections should be made, including taking advantage of existing right-of-way for unbuilt roadways and bayou service easements, with grants being a potential source to provide funding for planning and construction.

- In order to provide greater pedestrian connections within the neighborhood, the Comprehensive Plan recommends developing neighborhood pedestrian connections through a trail system, including securing land needed for additional paths and utilizing existing bayous and conveyance channels to help expand the trail network.
- Ensure pedestrian mobility by repairing existing sidewalks and extending missing segments.



- Encourage site design that promotes walking and biking access and egress.
- The Comprehensive Plan recommends conducting a corridor pedestrian mobility study to identify specific corridor deficiencies and potential solutions for improvement prioritization.

## TRANSIT CONSIDERATIONS

Local fixed route transit service is provided by the Metropolitan Transit Authority of Harris County, or Metro. Metro's service area consists of 1,660 miles and approximately 84,000,000 passenger trips served in 2019. In Jersey Village, the service consists of two fixed route commuter lines that serve downtown Houston from the Northwest Station Park and Ride located at West Road and Castlebridge Drive, with a direct express ramp to the U.S. 290 HOV lane. Metro has considerable success with its commuter service, and approximately 10% of the passenger trips served are via commuter busses.

## REGIONAL HIGH CAPACITY TRANSIT

The H-GAC 2045 transportation plan includes High Capacity Transit (HCT) which could be considered regionally significant. The HCT could be a combination of light rail, commuter rail, bus rapid transit, and barrier separated HOV lanes. The City should continue to proactively plan with H-GAC and/or other interested agencies to further advance the idea for an HCT connection to the city. The City should also promote active dialogue for long-term investment within or adjacent to the existing rail corridor.

With the optimal location of the Jones Road Station, adjoining road and planned non-motorized connectivity, and proximity to the Metro Northwest Park and Ride, this potential site could serve a dual purpose as an intermodal hub serving. This hub would also be used to connect

potential transit service throughout the community and points beyond. Village Center should be planned with the potential to accommodate this type of site.

The Comprehensive Plan recommends exploring TxDOT and H-GAC funding opportunities for multi-modal transportation alternatives.

## Transportation and Circulation Recommendations

The following action items address issues related to transportation and circulation discovered through the planning process.

### GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

#### STRATEGIES

**Improve the corridor character throughout the community.**

- Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

**Complete Phase 2 of the Gateway and Entry Monuments.**

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

**Increase community connectivity.**

- Explore TxDOT funding opportunities for multi-modal transportation

alternatives.

- Ensure pedestrian mobility by repairing existing sidewalks or extending missing sections.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

##### **Provide pedestrian connections within the neighborhoods.**

- Develop neighborhood pedestrian connections through a trail system.
- Acquire/secure land needed for initial paths of trail system.
- Utilize existing bayous and conveyance channels to help expand the trail system.

### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

#### **STRATEGIES**

##### **Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Create a Thoroughfare Plan to be used as a mechanism for securing H-GAC funding for streets within existing and developed areas of the city.
- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials

within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not located within walking distance of other developments.

- Increase access to non-motorized transportation options to promote healthy living.
- Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority. Solicit available funding for these types of pedestrian mobility accommodations.
- Enhance the safety of pedestrian crossing of major thoroughfares and other high traffic volume streets by providing accessible pedestrian signals at no less than one-quarter mile spacing within the developed areas of the city.
- Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

##### **Improve and maintain older existing street networks.**

- Through the development process, secure additional right-of-way at critical intersections to enable the implementation of channelized turn movements, as well as adequate pedestrian landings and ramps at the corners.
- Identify and define minimum design and construction standards to be met by 2025.
- Maintain implementation priorities for all street improvements through a capital improvement planning process.
- Identify funding alternatives and resources available for roadway maintenance implementation.
- Develop a policy and programs for City consideration of public/private partnerships and donations to fund transportation infrastructure, amenities and aesthetics.
- Extend West Gulf Bank Road to Hillcrest Road.
- Realign Village Drive, moving existing road south, connecting to Rio

Grande Street.

- Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

Invest in infrastructure that supports the revitalization of the Highway 290 corridor.

- Ensure that roadways have adequate capacity and connectivity to serve the desired intensity of redevelopment.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

Encourage development and investment in the Village Center area, and surrounding ETJ.

- Encourage site design that promotes walking and biking.

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# Economic Development

5

## Background and Existing Conditions

The non-residential development history of Jersey Village is largely one of “retail following rooftops” along a freeway system increasingly extending outward from Downtown Houston. Over the last three decades Jersey Village has endured significant impact to its commercial areas and enterprises as US 290 has been widened, elevated, and upgraded from highway to freeway status with changing ramp locations and access conditions. During this time, the City’s strong residential base and appeal remained constant. Prior to 2017 the City’s modest approach to economic development had been to react to developer proposals, involving a few requests for tax abatements and sales tax rebates.

Since 2017 the City has taken a more aggressive approach to economic development. The City has entered into three Chapter 380 agreements in that time which have added to the job base and sales tax growth of the City. The City has created guidelines for property tax abatements and Chapter 380 grants. These items are actively promoted as part of the outreach efforts the city undertakes to find new businesses and developers.

The City’s tax structure includes both ad valorem taxes and sales tax. The ad valorem tax rate from 2006 through 2020 was \$0.7425/\$100 of value. In Fiscal Year 2021 the ad valorem tax rate decreased to

\$0.723466/\$100 of value. This stable tax rate through the recessionary period beginning in 2008 reflects the stability and discipline of council leadership and city management’s budgetary practices. Additionally the City collects \$0.015 of sales tax for its general fund and \$0.005 of sales tax for its Crime Control and Prevention District.

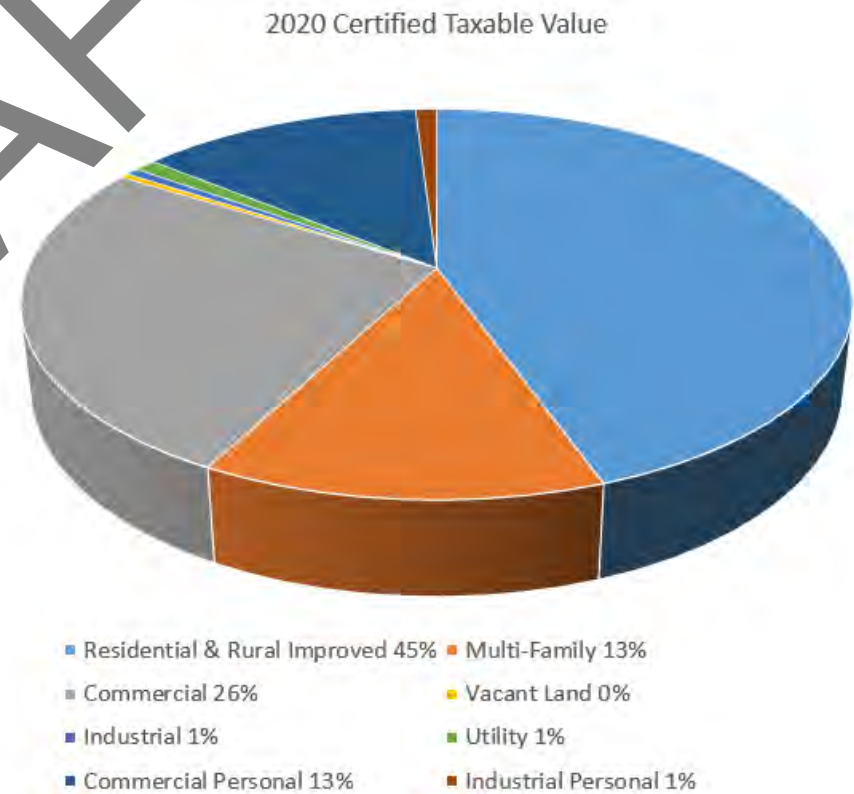


Figure 5-1. 2020 Certified Taxable Value



The previous pie chart (Figure 5-1) indicates the breakdown of categories of properties and the percentage of the property tax revenue they make up for Fiscal Year 2021. Figure 5-2 shows how the property values have changed over the past 10 years. It is important to note that with very little vacant land within the corporate limits, policies and programs to maximize the taxable value of existing non-residential use is critical to maintaining or reducing the percentage of revenues needed from homeowners.

The City also has taken steps to increase the marketing of the community and its businesses. The City has launched a Jersey Village Business Directory in which businesses can register and promote their

locations to residents. They can also offer exclusive deals to residents with promotions that can be found using the Jersey Village Mobile App.

## Economic Development Going Forward

As part of the 2016 Comprehensive Plan the public meeting processes overwhelmingly confirmed that Jersey Village residents value the residential character of their community and are eager to maintain that character for future generations, yet they understand that the long term vibrancy of the community requires a balance of land uses and a stable or growing tax base.

To see how that may have changed, the CPUC surveyed residents on the same question. The community survey set the stage for the economic development goals of the community. The second largest response was attracting restaurant and entertainment venues, followed closely by improved retail development. The greatest threat to achieving these goals cited in the survey was related to the loss of commercial base due to the Highway 290 expansion.

Since the completion of US 290 in 2018 that threat has subsided. As is shown in Figure 5.2 the commercial property values have increased from 2010 to 2020.

Therefore, the concepts of growing the tax base (both property and sales), providing locally-serving establishments, and improving the image of the community all have a nexus with economic development policies aimed at the revitalizing the Highway 290 corridor.

Growing the tax base in conjunction with maintaining

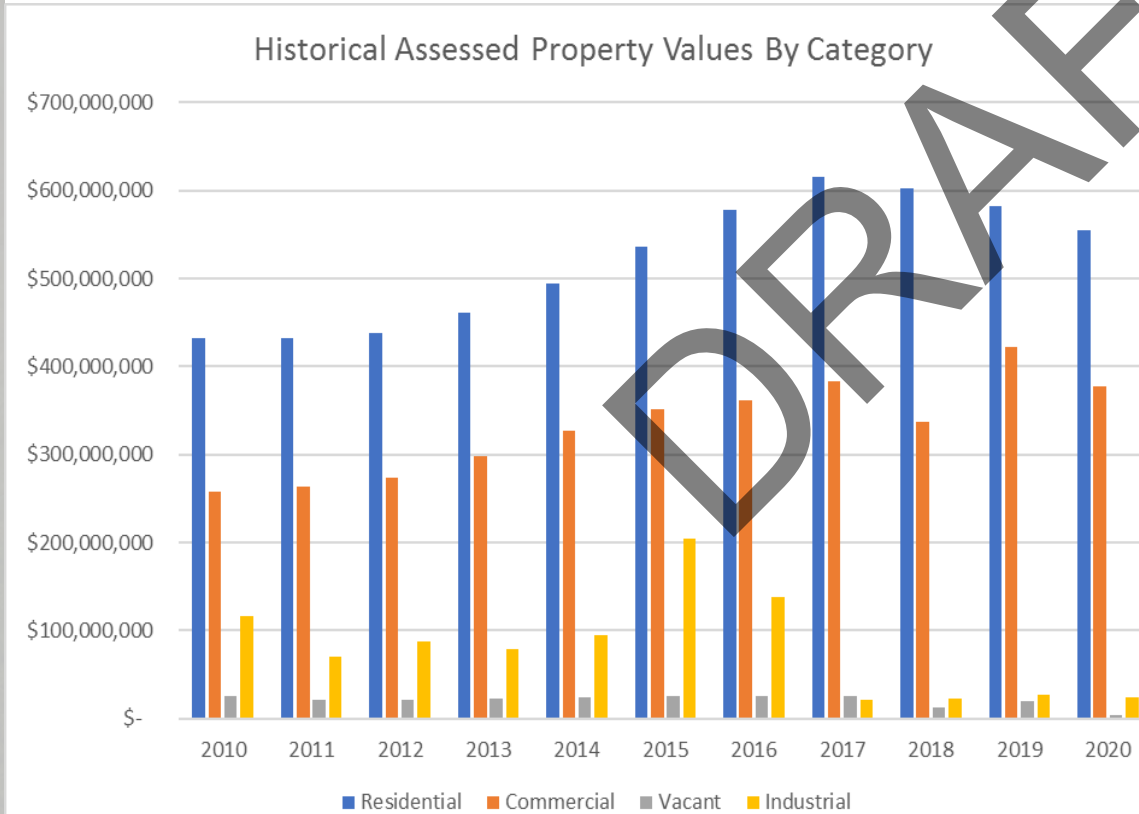


Figure 5-2. Historical Assessed Property Values By Category



community character and values was a main focus of the CPUC. These discussions clearly indicated that the community recognizes the linkage between a strong and diverse economic base and the City's ability to provide efficient, high-quality infrastructure, municipal services, education, and responsive governance. In general, the CPUC feedback indicated that primary focus of future economic development efforts should be directed toward adding targeted non-residential locally-serving businesses that complement existing residential uses and that enhance the tax base.

With regard to economic development, the residents were asked two questions:

- What do you want to achieve?
- What are you willing to fund?

These two questions were designed to elicit opinions regarding the future vision of the community and the level of effort with which they are comfortable in order to achieve those goals. The ultimate balance of what is achievable is a result of the level of desire to achieve a particular goal, and the public will and ability to invest toward achieving the goals.

In response to the first question, the residents' responses are tabulated in Figure 5-3.

The responses illustrate that the Jersey Village residents put a large emphasis on reducing the flood risk in the city. A common theme in the comments for the survey related to the stigma that Jersey Village floods. The city should continue its efforts of flood mitigation via the implementation of the Long Term Flood Recovery Plan. The residents also want to achieve more and higher quality restaurants/services/entertainment opportunities. With the new restaurants that have recently opened, and with the planned Village Center the City is well

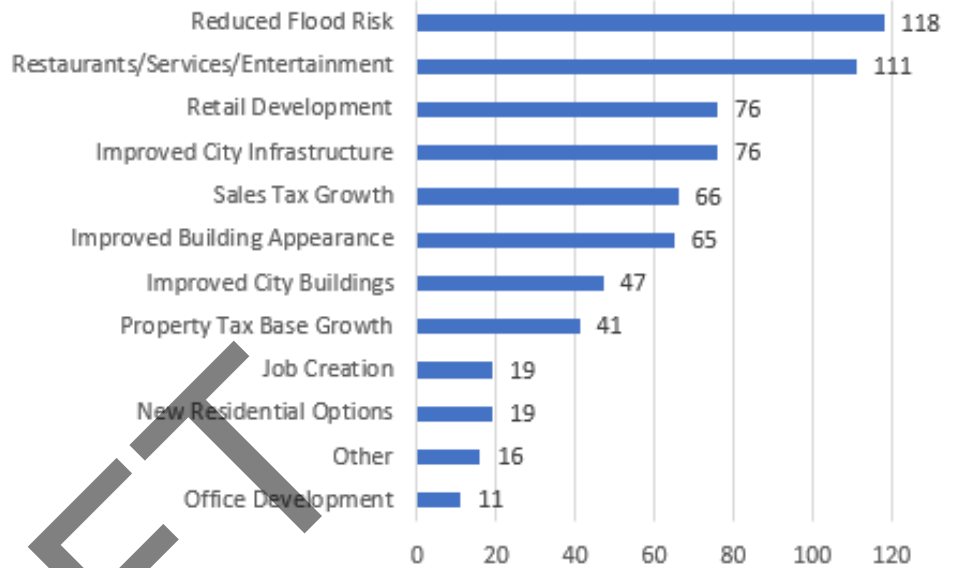


Figure 5-3. What do you want to achieve?

poised to achieve this goal of the residents.

Tied for third in goals to achieve were retail development and improved city infrastructure. The City works with owners of retail space within the city to provide assistance, both financially and marketing-wise, to attract new retailers to the community. Village Center will also increase the amount of retail development within the city bringing in some more in-demand tenants. The City should continue to actively pursue other ways to attract higher quality retail development. All of these goals reflect the community's desire to have locally-serving establishments and retailers that will enhance community cohesion for the next generation of residents.

The responses to the question "What are you willing to fund?" show where the residents feel the city should put its resources to help achieve these economic development goals.

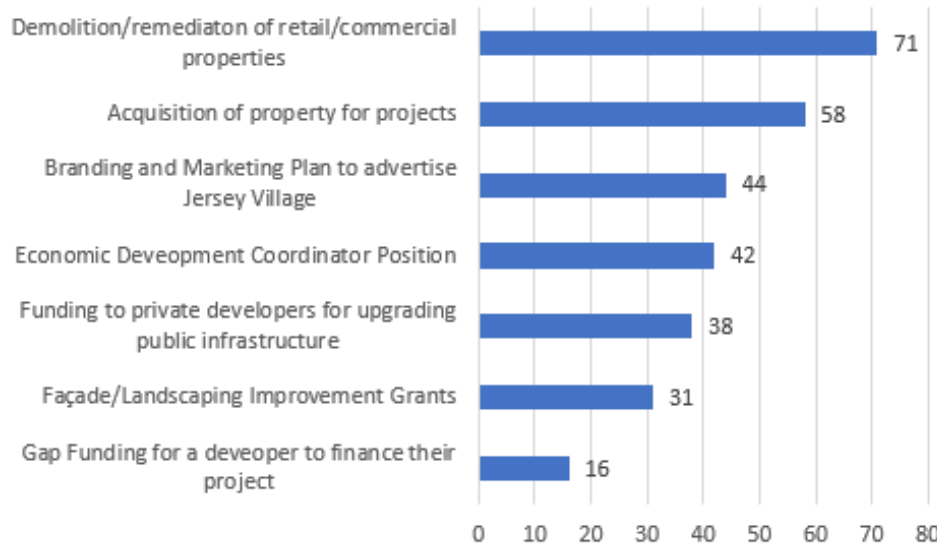


Figure 5-4. What are you willing to fund?

Based on these responses, the residents see the need for the City to take an active role in the cleanup of properties that may be considered blighted. The corner of Senate Ave and US 290 was one commonly mentioned area residents felt should be cleaned up.

It is also clear the residents support the city acquiring property for projects that work to achieve these goals. Some examples of this could include the city buying a blighted property to clean it up and then sell it to a developer for the development of something that meets the needs and desires of the city. Another example is the city purchasing land to control the future outcomes of what is placed on the land.

Before economic development priorities and tools can be framed, the current threats which must be addressed and the assets that can be built upon must be analyzed. These threats and assets were compiled from public meeting feedback, surveys, and comprehensive plan advisory committee comments.

## Potential Threats

In the current setting and longer term, the community has recognized several threats that may negatively impact the economic vibrancy and sustainability of the quality of life experienced by current residents.

These threats are listed and described below:

Flooding was highlighted by the residents as a threat to Jersey Village.

- **Assessment:** Working with Harris County Flood Control and continued implementation of the Long Term Flood Recovery Plan will be key to overcoming this threat.

Potential legislative changes the state may pass limiting local control on municipal budgets.

- **Assessment:** This could reduce the amount of money Jersey Village could put towards economic development.

Potential decline of surrounding areas: Jersey Village is surrounded by either City of Houston city limits, ETJ, or unincorporated Harris County over which Jersey Village has no control.

- **Assessment:** Therefore, efforts to preserve the character and property values within the city are doubly important. Annexation of the ETJ would provide greater control of the growth on the southwestern side of the city.

Competition from new master planned communities with more contemporary amenities: As the Houston metro continues to grow, newer master-planned communities draw population into newer homes with a broader range of amenities than currently available in Jersey Village.

- **Assessment:** Efforts need to be focused on strengthening, enhancing, and promoting the existing valuable assets of the community.

## Community Assets

Counterbalancing these potential threats is a wide range of community assets. These assets are valued by current residents and have a positive impact on the overall quality of life experienced by residents. Economic development efforts targeted toward enhancing these strengths and counteracting the potential threats will create the best opportunities for success.

### LOCATION

The community's location at the corner of Beltway 8 and US 290 is seen as a great asset. From this location, residents have ready freeway access to other areas of Houston and access to public transit and park and ride locations.

- Assessment: In the long run, this location provides a convenient location for residents and also serves as a magnet for development and redevelopment.
- Assessment: According to a 2018 HGAC Study over 50,000 new jobs will be added to a 6 mile area surrounding Jersey Village between 2015 – 2045.

### PUBLIC SAFETY

The City's police and fire services are highly regarded and frequently cited as a major community asset which promotes a sense of security for residents.

- Assessment: Ensuring that these services, and other City services, can be adequately funded is a top priority.

### SCHOOLS

Jersey Village is in the Cypress Fairbanks ISD and has two public schools located within its corporate limits. Local schools are often cited as a major attraction for new residents with young families.

- Assessment: Adapting the locally available retail and services that add to tax base and appeal to the demographics of the community as an aging population turns over is critical.

## Economic Development Priorities

Inherent in the definition of economic development is the concept of improving the standard of living in a community, including enhanced quality of life assets that are valued by the community and improved public services. The economic development priorities identified through this comprehensive planning process are:

### REDUCED FLOOD RISK

While not always thought of as a consideration in economic development, reducing the hazards (in this case flooding) associated with development should be a top consideration. For all new economic development the city should encourage low impact development and flood mitigation efforts that go above the minimum requirements. This type of eco-friendly development can help attract visitors to it as a marketing point in itself.

### EXPANDED RESTAURANT/SERVICES/ENTERTAINMENT ALONG WITH RETAIL DEVELOPMENT OPTIONS

The highest economic development priorities continue to be expanded restaurant/services/entertain and retail development options.

Since 2016 the City has seen an increase in these areas. The Northwest Shopping Center has seen new restaurants, along with new restaurants on Senate Ave at Dillard Drive. The new Village Center will also serve to increase these opportunities along with the potential for entertainment options as well.

## IMPROVED CITY INFRASTRUCTURE

Businesses can only locate in an area that has the infrastructure in place, or planned to be developed, to support their operations. Accordingly city infrastructure is a high priority for the residents when it comes to economic development. A strong focus on the infrastructure of the city will be seen by businesses and developers as a positive factor in their decision to locate in the City.

## SALES TAX GROWTH

Closely related to restaurants/services/entertainment and retail development, priorities number 2 and 3, is the priority to grow the sales tax base. Growing and diversifying the sales tax base benefits the local economy and also provides revenue enhancements for needed

	Sales Tax
FY14	\$ 2,160,169.00
FY15	\$ 2,192,087.00
FY16	\$ 3,261,209.00
FY17	\$ 3,060,036.00
FY18	\$ 3,158,223.00
FY19	\$ 5,945,841.00
FY20	\$ 6,360,623.00

Table 5-1. Historical Sales Tax

Village. Table 5-1 shows the growth of sales tax over the past 7 fiscal years.

## PROPERTY TAX BASE GROWTH

A natural byproduct of new economic development will be property tax base growth. Being the basis for the most stable and predictable municipal revenue stream, growth of property values is a key component of an economic development strategy.

Table 5-2 shows the growth of the property tax base since 2010. Overall it has averaged a 3% increase annually. The tax base decline in 2019 was due to increased homestead exemptions provided on residential properties.

These five priorities have the potential to have a synergistic effect, with each component building upon and strengthening the other components. Improved locally-serving restaurants, services, and entertainment venues not only enhance the direct quality of life for residents, they enhance the City's property and sales taxes and these new facilities will also enhance the visual appearance of the City. Employment centers supported by these priorities not only support restaurants and service establishments, but also rely on those businesses in the conduct of operations within those offices. The interconnected cycle of these priorities enhances the resident's quality of life and generates critical revenue streams to support important municipal services.

Year	Assessed Value
2010	\$830,303,009
2011	\$787,129,394
2012	\$820,200,617
2013	\$860,055,138
2014	\$941,267,101
2015	\$1,118,155,370
2016	\$1,102,521,149
2017	\$1,044,852,267
2018	\$1,086,952,212
2019	\$1,041,684,512
2020	\$1,098,106,157

Table 5-2. Historical Property Tax Base

## Economic Development Tools

Good public policy aims to achieve long-term, sustainable improvements through the prudent use of Economic Development tools. With very rare exceptions any public participation in an economic development project should be in the form of a reimbursement funded from the revenues created by the project. Any form of public participation should only be considered when the proposed project



further overall City goals and implements one or more of the economic development priorities described above.

The tools most appropriate for use toward achieving the priorities described above and the recommended conditions for their use are:

### **TAX INCREMENT REINVESTMENT ZONE (TIRZ)**

A TIRZ can be utilized to reimburse developers for large scale water, sewer, drainage, and roadway improvements needed to serve the area if the proposed development plan conforms to the Comprehensive Plan goals. The City has created TIRZ Number 2 for the Village Center area. Additional zones should be considered as necessary to help achieve the goals of the Comprehensive Plan.

### **CHAPTER 380 AGREEMENTS**

Chapter 380 agreements can be structured in a variety of ways, but for Jersey Village the structure should be limited to reimbursement of a portion of the sales tax or property tax generated by a conforming project. Reimbursement for project costs under a Chapter 380 agreement could be applied to new retail/service/entertainment and office uses. Chapter 380 incentive programs could also be structured to incentivize rehabilitation of existing buildings by reimbursing owners for a portion of the costs associated with improving the appearance or landscaping of existing buildings.

### **MUNICIPAL MANAGEMENT DISTRICTS (MMD)**

A MMD adds an additional layer of taxation or assessment to properties within the district. An MMD could be established along the US 290 corridor, for example, as a vehicle to fund esthetic enhancements, extra levels of maintenance, and additional security protection.

## **Recommendations**

### **COORDINATION OF ECONOMIC DEVELOPMENT ACTIVITIES**

The community recognizes the need for the municipal tax base to continue to grow to at least minimally keep pace with rising operating costs, and to finance infrastructure maintenance and rehabilitation as the community ages. A concerted effort with a specific focal point is needed in order to effectively manage economic development programs. To that end, the following two components of an economic development program are recommended: an Economic Development Coordinator and Branding/Marketing.

#### **Economic Development Coordinator**

A coordinator would ensure that the City's efforts from various departments are focused in the same direction. A coordinator can also serve as a single point of contact and information clearinghouse for entities wishing to develop within the City. In this capacity, the coordinator would also be responsible for preparing and compiling demographic and real estate data that may be valuable in the decision-making process of outside entities interested in relocating to or developing within the City. This position should focus on implementing the economic development and Highway 290-related goals identified in the comprehensive plan, with a particular focus on marketing to outside businesses and coordinating Highway 290 corridor redevelopment. This position does not necessarily need to be an added staff member; currently the City Manager handles these duties, but in the future this may warrant a full time or contract position.

#### **Branding/Marketing**

Residents overwhelmingly have a positive image of the community and its people. The chief concern is that the "outside world" does not

recognize the assets that the community offers. Since 2016 the community has attracted a new generation of young families, but as the population continues to age continuing to do so to a high level is seen as vital to the long term vibrancy of the community and the school system. A branding and marketing program is seen as essential in promoting the community and making sure that Jersey Village is recognized as one of the premier first-tier suburbs of Houston.

#### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

##### **STRATEGIES**

Identify the business types most likely to be successful given the surrounding demographic profile.

**Market Jersey Village to targeted businesses.**

- Prepare marketing materials highlighting the assets and advantages of Jersey Village.
- Establish a program to contact targeted office, retail, service, and entertainment businesses.
- Establish working relationships with commercial brokerages.
- Expand marketing of the golf course for tournaments and other special events.

**Ease the processes encountered by business expansions and relocations.**

- Appoint a designated contact point and coordinator for business permitting inquiries and processes.
- Establish a business-owners council as a resource learning about the needs of business and communicating the City's goals to the business community.

- Prepare a job description for a full-time economic development coordinator to be considered by city management and the City Council.

#### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

##### **STRATEGIES**

Continue efforts to implement the Long Term Flood Recovery Plan and mitigate future flooding in the city.

#### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

##### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Establish a 380 grant program to reimburse a portion of the costs associated with updating building facades and landscaping to new standards.

**Maximize the economic value of the Highway 290 corridor.**

- Consider the creation of a Tax Increment Reinvestment Zone (TIRZ) as a financing mechanism for upgraded public improvements in partnership with redeveloping properties.
- Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.



Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

Promote the highest and best use for vacant or underutilized properties.

- Encourage convenient commercial services to support neighborhood needs.

Revitalize areas of opportunities to attract new investment and activity.

- Identify potential redevelopment sites and create proposal packages to incentivize developers.

Analyze annexation options for ETJ.

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# Parks, Recreation and Open Spaces

## 6

### Background

Parks and open spaces enhance a community's quality of life by facilitating active play, quiet reflection, healthy lifestyles, and community interaction. A healthy, vibrant parks system should provide diverse opportunities for passive and active play. A well developed park system can help a new community grow and an older community to re-establish itself. For the purposes of this review, parks and open spaces are meant to include open landscape space, trails, and recreational facilities such as ball fields, athletic courts, and senior, youth, and community centers.

The parks, recreation, and open space review seeks to compliment and reinforce the long range vision for the City of Jersey Village. The scope of this chapter, although encompassing parks and open spaces citywide, serves as a brief overview of the Parks and Recreation Master Plan. The 2016 Comprehensive Plan recommended a Parks Master Plan be completed to provide a more comprehensive review of the City's current and future needs. In 2020 the City engaged Burditt Consultants to assist in a Parks and Recreation Master Plan. That plan was completed in 2020.

The Parks and Recreation Master Plan is a working document that serves as a guide for improvements to the City's parks system. That plan

seeks to address the need to continue to provide the parks and recreation facilities and programs that have made Jersey Village such a desirable place to live. Additionally, that plan identifies opportunities to enhance public space for events, connectivity and overall quality of life.

As such this chapter of the Comprehensive Plan only covers the information on a high level. Rather than duplicating the work for this review interested parties can view the Parks and Recreation Master Plan on the city website under the "[Plans and Studies](#)" page.

### Parks Summary

Jersey Village currently has eight city-owned parks and open spaces with a total of 53 acres of park land. The Jersey Meadow Nature Trail and Dog Park, Carol Fox Park, and Clark Henry Park are the primary parks with developed amenities that serve recreation needs for residents. The remaining parks and open space are less than one acre in size and distributed throughout the community

The Jersey Village park system has a total of 2.48 miles of trails for recreation. Sidewalks are available throughout the community as well, which provide additional recreation and connectivity, but were not counted in the total trail mileage.

The parks and open spaces inventoried fell into three classifications, as

defined by the National Recreation and Park Association (NRPA): Mini-facility such as the City-run Jersey Meadows Golf Club. The total private parks, neighborhood parks, and community parks. Table 6-2 NRPA Park open spaces is 163.85 acres for a total parks and open space total of 222.47 acres. Classifications discusses these definitions and all classifications used by the NRPA.

In addition to public parks, the city has additional parks and open space that has limited access to adjacent residences only or is a pay to use

Park Name	Park Classification	Acreage	Trails (miles)	Backstops	Basketball Court	Benches	Dog Play Structure	Drinking Fountain	Gazebo/Pavilion	Picnic Areas	Pet Waste Stations	Playgrounds	Pool	Restrooms	Sandbox	Soccer Practice Fields	Splash Pad	Swing Set	Trash Cans
Jersey Meadow Nature Trail & Dog Park	Community Park	41.73	1.13			X	X	X			X								X
Carol Fox Park	Neighborhood Park	1.41	0.23			X		X	X	X		X			X			X	X
Philippine Park	Neighborhood Park	1.68	0.21			X			X										X
Clark Henry Park	Neighborhood Park	7.35	0.91	X	X	X		X	X	X		X	X	X	X	X	X	X	X
Country Club Park	Mini Park	0.29				X													
De Lozier Park	Mini Park	0.49				X													
St John Park	Mini Park	0.29				X													
Welwyn Drive Park	Mini Park	0.39				X			X	X		X						X	
Totals		53.63	2.48	1	1	8	1	3	4	3	1	3	1	1	2	1	1	3	4

Table 6-1. Existing Parks Summary

CLASSIFICATION	DESCRIPTION	CRITERIA	SIZE
Mini-Parks	Used to address limited, isolated, or unique residential needs.	Less than 1 mile distance in residential setting.	1/2- 1 acre
Neighborhood Parks	Basic unit of the park system & serves as the recreational & social focus of the neighborhood.	1/4 to 1/2 mile distance in residential setting.	5 - 10 acres
School Park	Depending on circumstances, pursuing joint opportunities can fulfill space requirements.	Determined by location of school property.	Variable
Community Parks	Focus is on meeting community-based recreation needs, as well as preserving unique landscapes & open space.	Serves two or more neighborhoods at 1/2 to 3-mile distance.	30 - 50 acres
Park Trail Trails	Located within greenways, parks, & natural resource areas.	Separated, multi-purpose, surfaced trails.	Variable
Natural Resource Area	Lands set aside for preservation of significant natural resources, landscapes.	Resource availability.	Variable
Greenways	Effectively tie the park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable
Special Use	Area for specialized purpose recreation activities such as campgrounds, golf courses.	Variable depending on specific use.	Variable
Private Park	Privately owned facilities that contributes to the public park and recreation system.	Variable depending on specific use.	Variable

Table 6-2. NRPA Park Classifications



the

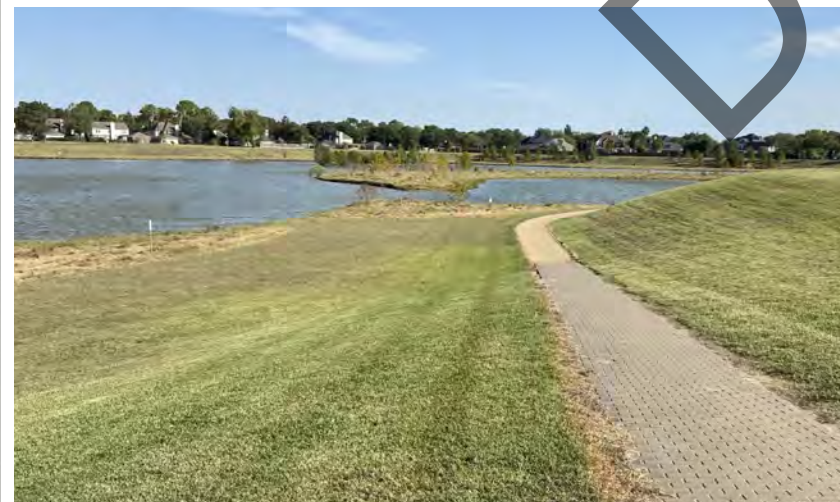
## Jersey Meadow Nature Trail and Dog Park

Due to a number of flood events over the years, the Harris County Flood Control District, in partnership with Harris County Precinct 4 and the City, established the Jersey Meadow Stormwater Detention Basin in 2014 to manage stormwater flows within the watershed. While most flood control basins in Harris County do not retain water, the 42-acre facility in Jersey Village contains “a permanent wet-bottom basin with wetlands that naturally filter stormwater and provide natural habitat to wildlife.” The wetland is surrounded by a 1.1 mile perimeter recreation trail. The facility includes a small bird nesting area on an island, for migratory waterfowl. The sustainability and recreational functions of

this  
facility  
earned  
an

Figure 6-1. Pictures from  
Jersey Meadow Nature  
Trail and Dog Park

award  
from





## Clark Henry Park

Clark Henry Park is the second largest park in Jersey Village, encompassing more than 7 acres of land. The park is located at the



Figure 6-2. The Splashpad at Clark Henry Park

and baseball practice fields are highly utilized by students from Post Elementary School as well as residents. This park is currently home to most of the outdoor community events in Jersey Village, taking advantage of the covered pavilion and ample open space.

## Carol Fox Park

Carol Fox Park is a 1.4-acre neighborhood park located in the center of the community. This park attracts children with its unique play structures, with a variety of play structures suited for all ages.



Figure 6-3. Calvin III Ship and shade structure at Carol Fox Park

The park was renovated in 1992, with the help of 400 volunteers from Jersey Village. A total of 263 families contributed \$50 each and left their hand and foot prints on the concrete pathways along with their best wishes and vision for the park. The design of the park amenities was inspired by input from children who were invited to illustrate their vision for the park. This park has been a great success and shows the value of community involvement.

## Philippine Park

Philippine Park is located north of Clark Henry Park, immediately across White Oak Bayou from the City Pool. A pedestrian bridge connects with Clark Henry Park and the Jersey Village Hike and Bike Trail. This area has many trees and serves as a passive park with amenities such as a gazebo, sidewalks, and benches.

## Country Club Park

Located at Country Club Ct. and Rio Grande Street, adjacent to the Jersey Meadow Golf Course, this mini-park offers a 0.29 acre shady spot to relax on an island within the cul-de-sac. Benches are provided for visitors.

## De Lozier Park

This park takes advantage of a 0.49-acre island of open space at the intersection of De Lozier St. and Rio Grande St. De Lozier Park is located across street of the Champion Forest Baptist Church Park, where a variety of amenities are offered. The open space is used as a gathering spot for local residents for block parties and similar events. During the Christmas season, the space is decorated with lights and ornaments.

## St. John Park

Similar to Country Club Park, St John Park consists of a small island within a cul-de-sac. This 0.29 acre open space provides shade trees and a bench for residents to enjoy.

## Level of Service Analysis

The purpose of a level of service (LOS) analysis is to determine how well the existing City of Jersey Village Parks and Recreation system is meeting the needs of City residents. According to the National Recreation and Parks Association (NRPA), the basic definition of LOS is expressed as an allocation mechanism for the delivery of park and recreation facilities throughout a community. By adopting LOS standards, a community says that all residents, regardless if they pay taxes or use the parks and recreation facilities, have equal opportunity to share in the basic services in the standards.

	Residents Per Park	Park acreage per 1,000 residents	Population	Number of Parks
National Median of Jurisdictions with a population of less than 20,000	1231	11.8		
Jersey Village	1,030	6.51	8,240	8
Jacinto City	3,542	2.23	10,625	3
Fulshear	5,995	2.25	11,990	2
Bellaire	1,355	2.43	18,966	14
Katy	2,402	3.55	19,216	8
Tomball	1,680	6.48	11,762	7
Brenham	2,457	6.52	17,198	7
Sealy	1,308	13.22	6,538	5
Seabrook	681	48.14	14,291	21

Table 6-3. Parks and Park Acreage per resident

## Park Land

The City of Jersey Village has a total of approximately 53.65 acres land dedicated to parks and open space throughout the city. This does not include the 108-acre City-operated Jersey Meadow Golf Course. Park land is typically measured in terms of ‘developed park land’, which generally includes all maintained parks and open space. This allows a community to compare their total park land to that of comparable communities.

The National Recreation and Parks Association (NRPA) has conducted surveys of park agencies across the country to depict the condition of parks level of service. The survey results from NRPA measure “Residents per Park” and “Park Acreage per 1,000 residents.”

Another popular method is to measure park land acreage as percentage of city area. The Trust for Public Land’s 2019 City Park Facts indicates that the medium to low-density cities have an average of 8.3% of a city’s total area in park land. Jersey Village’s park land is 3% of the city area. This number is in a medium range as compared with similar density cities in Texas.

## Park Facilities

NRPA also measures the number of residents served by a population size. Some types of facilities (such as recreation centers) are often only found in larger cities. The existing Jersey Village Civic Center is serving the community not only as the City Council Chambers, but also as a place for public and private events. The City does not have a designated event venue such as an amphitheater, instead most events area held in the covered pavilion in Clark Henry park.

The planned Village Center will include a new City Hall, as well as an

amphitheater for community events. With the relocation of City Hall and Council Chambers, the existing Civic Center and surrounding area could be re-purposed for recreation uses such as indoor recreation or green space.

## A Park Within a 10 Minute Walk from Home

A collaborative effort between The Trust for Public Land, the Urban Land Institute, and the National Recreation and Park Association initiated a campaign called “10 Minute Walk” with a goal to “ensure there’s a park within a 10 minute walk of every person, in every neighborhood, in every City across America”.

City	Percent of Population within a 10 minute Walk to a park	Population within a 10 minute Walk to a park
Jersey Village	80.20%	6,771
Bellaire	79.60%	13,786
Deer Park	71.20%	24,929
Seabrook	59.50%	8,475
Texas City	58.80%	32,135
La Porte	55.30%	19,538
Brenham	48.40%	8,213
Jacinto City	47.90%	5,261
Missouri City	45.90%	38,831
Baytown	45.70%	18,641
Katy	39.50%	6,764
Sugar Land	37.80%	34,750
Pearland	23.50%	28,525

Table 6-4. Percent of Population in a 10 minute walk to a park.

analysis considers only the practical means of walking to the park along

To understand where Jersey Village currently measures against the “10 Minute Walk” test, an analysis was conducted using Geographic Information Systems (GIS) software to calculate the proximity of households to parks in the City, both public parks and private. Rather than using a simple circular radius, the



existing roads, which have sidewalks in most cases. This provides a more meaningful illustration of where service gaps exist in the parks system.

According to the most recent data from Parkserve™, the 10 Minute Walk database from the Trust for Public Land (TPL), Jersey Village has 80.2% of the population living within a 10-minute walk to a park, and 19.8% of residents living further away. Comparing with other cities in Texas, Jersey Village has significant park coverage. The TPL data is based on the ESRI Demographic Forecast Block Groups data.

The map on the following page (Figure 6-4) illustrates the areas of the community within a 10-minute walk of a park in green. The red circles highlight residential areas that are not within that distance and are known as “service gaps”. Where opportunities are available, these are target areas to consider for development of parks if land is available. This visualization was conducted using ESRI’s ArcGIS Online platform to perform the ‘proximity analysis’. The analysis only considers public parks, and proximity is measured as a distance along streets to park access points. Private parks, such as those located on apartment complex grounds and the one in the Enclave At Castlebridge are not included on this map.

## Sports and Programs

Currently, the sports demand in Jersey Village is fulfilled by private organizations. The city works with private organizations to allow the use of city facilities. Some sports that are offered by these private groups include soccer, t-ball, swimming. The city had planned to start doing adult sporting leagues in 2020, but COVID-19 forced a change of those plans.

Jersey Village began to offer several new recreational programs in 2019. These programs included youth and adult sports, camps, art classes,

fitness in the park and more. Some of these programs are led by city staff and some are led by private groups.

## Community Events

Jersey Village has a vibrant community atmosphere, where a variety of community events bring residents together each year. Jersey Village provides many annual community events based on the local interests.

The following popular events are offered:

- Bingo Nights
- Health Expo with Jersey Village Senior Outreach
- Concerts in the Park Series
- Spring Fling Nature Festival
- Easter Egg Hunt
- Adult Easter Egg Hunt
- Independence Day Parade
- Movies in the Village
- Eats in the Streets Food Truck Festival
- Fall Frolic Trunk-or-Treat
- Texas State Arbor Day
- Holiday in the Village
- Farmer’s Market
- Santa visits sponsored by the Volunteer Fire Fighters Association
- Family Night at Jersey Meadow

Most events are held in the open space and covered pavilion at Clark Henry Park. The events are scheduled throughout the years and have a high-level participation in the community.

## Jersey Meadow Golf Club

Jersey Meadow Golf Club is the single largest piece of open space in Jersey Village. After several years of declining conditions and revenue





Figure 6-4. 10 Minute Walk Analysis



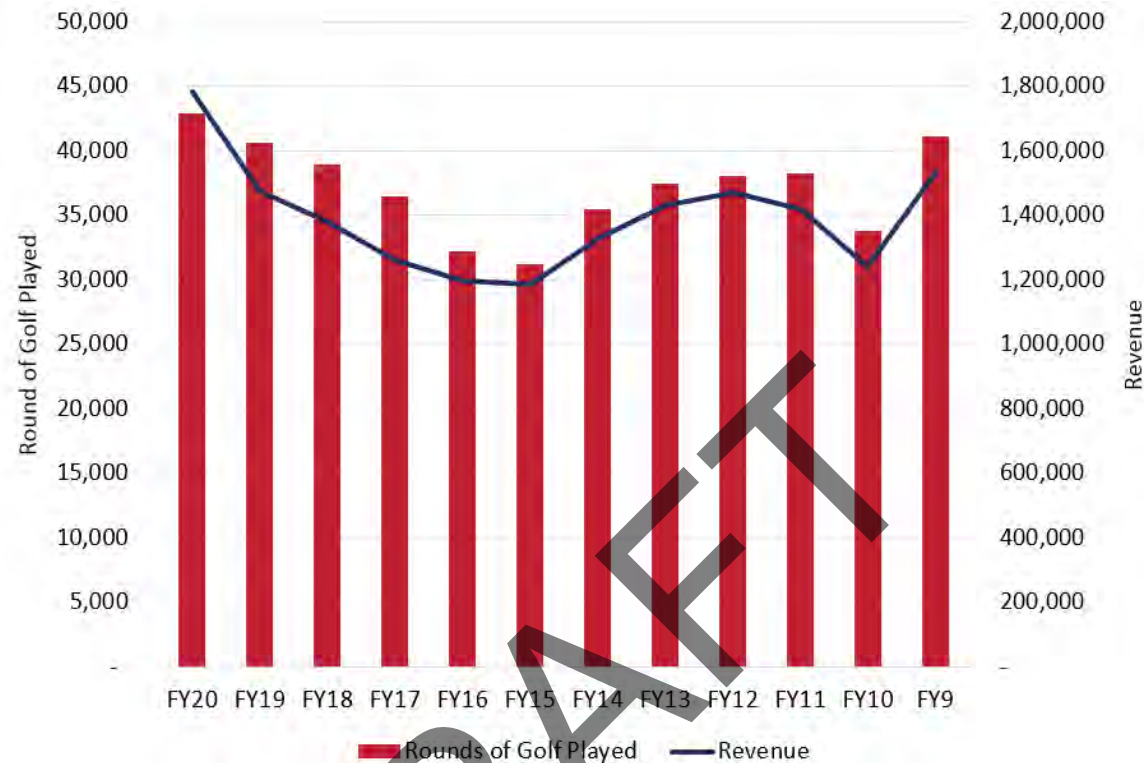


Figure 6-5. Rounds of Golf Played and Revenue Generated at Jersey Meadow

the City made significant investment in quality staff and course improvements that have led to the revitalization of the golf course. the course while enjoying delicious food on the patio.

In Fiscal Year 2020 (which ran from October 2019 – September 2020) Jersey Meadow had nearly 43,000 rounds played. Jersey Meadow saw nearly \$1.8 million in revenue for the year, which shatters the previous record by nearly \$250,000. It should be noted that these achievements were done with virtually no play occurring in April 2020 due to the Governor's order that golf courses be shut down due to COVID-19.

While residents must pay to play golf, Jersey Meadow offers discounts on membership rates to Jersey Village residents. The concessionaire that serves Jersey Meadow has good menu options and the club house is open to the public for meals. People can enjoy some great views of

## Conclusion

The City of Jersey Village has significant parks and open space facilities when the private facilities and golf course are included in the overall analysis. Jersey Village is competitively positioned against several other communities in the Houston area and around the state.

As part of the Parks Master Plan over 380 people completed surveys providing feedback on improvements that should be made, and potential projects. Rather than duplicating the work for this review interested parties can view the Parks Master Plan on the city website under the ["Plans and Studies"](#) page.



## Parks, Recreation and Open Space Recommendations

The following are action items related to parks, recreation and open space.

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

##### Explore expanded recreational opportunities.

- Review TPWD and other grant opportunities.
- Explore future funding potential to acquire additional park space based on parks and open space master plan.
- Convert FEMA acquired flood properties into usable park space.
- Review underutilized open spaces and convert to local mini parks.

##### Update existing parks and open spaces.

- Continue to conduct playground safety inspections of all parks to determine high priority repairs and/or maintenance items.
- Continue to update playground equipment at parks to current safety standards.
- Review and incorporate additional park improvements such as those recommended in the Parks Master Plan.
- Update City's pool buildings and add new equipment, slides and amenities to the pool.
- Implement Parks Master Plan Projects.
- Incorporate outdoor exercise equipment into parks.

Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.

- Identify potential corporate sponsorships to provide additional recreational opportunities.
- Explore potential community volunteer opportunities to support the parks and recreation program.
- Work with CFISD to continue to allow the public to use their recreational amenities.

##### Encourage programs and events that engage the community.

- Continue to add programs and events, modify events that have lower turnouts, or discontinue events that don't meet a participant level that warrants the event.

##### Improve maintenance of parks and open spaces.

- Review procedures to solicit community feedback on maintenance of parks and open spaces.
- Increase maintenance funding for parks and recreational facilities.

##### Increase community connectivity.

- Coordinate with HCFCD on future trail connectivity along White Oak Bayou.
- Build trail to Lakes of Jersey Village and on the electrical high line corridor to connect the Detention Pond Park to the White Oak Bayou trail system.

### GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.

#### STRATEGIES

Continue efforts for construction of new Jersey Meadow Club House.

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# Community Character

# 7

## Introduction

Jersey Village has a unique history in northwest Harris County having been incorporated in 1956 and establishing itself as one of the stable, attractive communities in the area. As northwest Harris County continued to grow, the city the edges and entrances that once defined the Jersey Village began to become ‘blurred’ by this development.

This section addresses the less tangible aspect of community character. Community character is less quantifiable than other aspects of the comprehensive plan such as parks and open spaces, but it is equally important to the vitality of the community. Community character encompasses the physical built environment and social attributes that make one neighborhood different from another.

## Sense of Place

Describing, let alone trying to improve upon, a community’s character is a difficult task. Communities all have a certain feel about them. Certain communities you know when you have arrived without having to see a sign and others you might pass right through without even knowing you were there. When you visit a community you receive visual cues from the built environment, many your are not even aware of. These visual cues help shape your view of what you see and experience. It can be the building architecture, the types of materials, and the age of the

buildings. Streets could be nicely landscaped or just concreted over. There could be traffic jams on crowded, boulevard streets, or there could be light traffic on a smaller street with lots of pedestrian wandering about in small boutique shops. All of these visual cues, and much more, together suggest a “Sense of Place”.

Taking all of these things together helps to create a meaningful sense of place that, as Peter Kageyama in his book “For The Love Of Cities” articulates it, makes a city more loveable.

This is what makes a discussion about community character a very subjective endeavor that is very much rooted in a community’s history, culture, and expectations.

Regional development can affect a community’s character in a positive or negative way depending on the manner in which the growth occurs. Factors such as architectural style, building development, freeway expansion, streetscape, buffers, scale, and accessibility can all influence whether development is distinctive and build on the community’s character, or lack authenticity or are out of character.

## Opportunities to Improve Community Character

During the development of 2016 Comprehensive Plan, the Comprehensive Plan Advisory Committee and citizens comments created goals action items related to community character. The

participants of the public process helped to shape a distinct series of themes that were important to them. The themes, described below, summarize the community's understanding of the important aspects of wayfinding that are important to the future of Jersey Village.

The following description elaborates on those items found in 2016:

- Improved Gateways, Entrances, and Wayfinding Signage
  - Reinforcement of the entrances into the City of Jersey Village.
- Freeway Corridor Landscaping
  - The freeway edges of Highway 290 and Beltway 8 are considered important to improving the character of the community and to better define the 'edges' of the city.
- Community Landscaping
  - Many residents feel that the streets and open spaces should be well landscaped and brought up to the quality that is found along Senate Street.
- Code Enforcement
  - The importance of maintaining a minimum level of expatiation for residences and businesses to maintain their properties to protect the overall value of the community.
- Pedestrian Mobility
  - Reinforcement of a walkable community that is interconnected with sidewalks, trails, and open spaces.
- Wayfinding Signage
  - Street signage is an effective way of identifying and helping residents and visitors navigate throughout the city. These signs were updated in November 2020.

## Gateway Entry Analysis

Gateway entrances serve as the residents and visitor first impression of the city. As the 2016 Comprehensive Plan found the entrances are inconsistent in their landscape and signage approach which was also identified as a potential negative impact on the community. The following issues were highlighted as part of the 2016 Comprehensive Plan

### IDENTIFIED ISSUES

#### Quality of Landscape

Landscaping at each entry is not consistent in design and/or maintenance. Some entries do not have any landscape improvements

#### HWY 290 Construction Activity Impact

The Highway 290 construction activities have negatively impacted the primary entrances into the city, Senate and Jones Road. The two signs were removed by TxDOT sometime during the project. A complete rebuilding of the signage and landscape will be needed. However, due to the increased road widths putting a sign at this location will prove difficult.

#### Inconsistent of Signage Design and Materials

Each of the entrances have different building materials and configurations which could lend itself to confusion as to whether these are entrances into the city or just another subdivision.

#### Logo and Font Consistency Lacking

The city's branding and logo are not consistently used for each of the gateway entrance signs, if present. This is a missed opportunity for the city to project it's brand.



## Improving Gateways

The City of Jersey Village limits are irregular in shape and are dominated by the edges of Hwy 290 to the south and Beltway 8 to the east. Jones Road bisects the city but provides two key entrance points into the city to the east and west. Senate at Hwy 290 is widely seen as the main entrance into Jersey Village with Jones Road at Hwy 290 a close second.

To address each of these items the City has undertaken projects to improve the gateways. The first step in this process was completion of the Gateways and Wayfinding Master Plan. The Gateways and Wayfinding Master Plan addressed branding standards (including colors, materials, and fonts) for the city, landscape standards, and signage designs. This plan is available on the City Webpage under the [“Plans and Studies”](#) page.

That plan identified the various gateways of the city and laid out a plan to put consistent monuments at each gateway. A map depicting these gateways is shown in Figure 7-1.

## Addressing These Issues

### QUALITY OF LANDSCAPE

The Gateways and Wayfinding Master Plan identified a landscaping palette of ornamental trees and shrubs the city now uses for its landscaping in medians and entrances. Some of these include Natchez Crape Myrtles, Salvia, Plumbago, Bottlebrush, Firecracker Plant, and White Lantana. Knockout Roses in red, white, and blue, to incorporate the official colors of the city, are also utilized.

### HWY 290 CONSTRUCTION ACTIVITY IMPACT

With construction activities completed the city is now able to move forward with entrance monuments at these locations.

### INCONSISTENT OF SIGNAGE DESIGN AND MATERIALS

The Gateways and Wayfinding Master Plan identified a family of signage materials to be used for city signs. The materials include Clay/Brick Masonry, Cast Stone, Metal, and Limestone. These materials are being used in the new signs that are being built.

New Street Signs were designed and installed in 2019 with a consistent

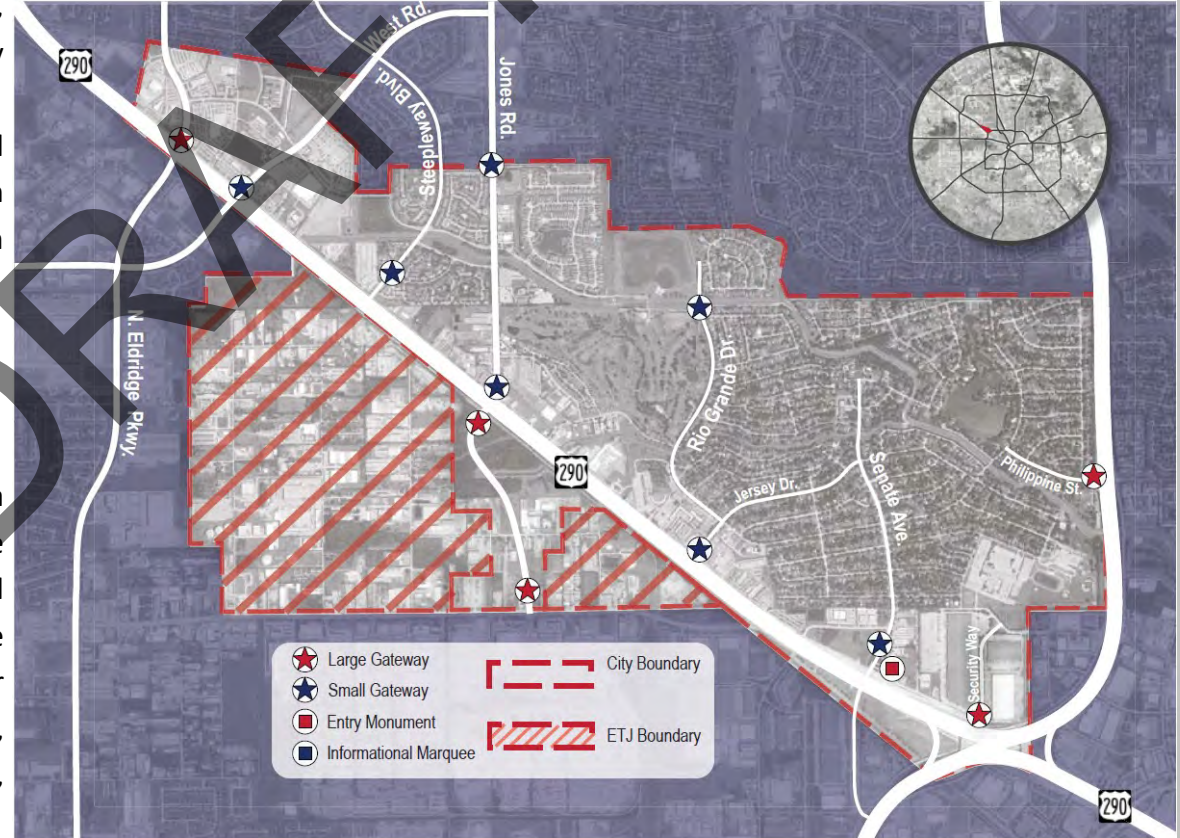


Figure 7-1. The Gateways into Jersey Village and type of monument selected.

look which incorporates the Jersey Village Star.

New “Welcome to Jersey Village” signs that are at entrances like Jones Road traveling South, North Eldridge Parkway traveling south, Philippine, Gulf Bank and Steeple Way. These were installed in August 2020.

Wayfinding Signs were installed in late 2020 providing consistent signs that provide directional assistance for the traveling public.

## LOGO AND FONT CONSISTENCY LACKING

The Gateways and Wayfinding Master Plan created a consistent logo and font to be used in all signs. This has been implemented in the design of the new signs.

Another step in addressing these issues was the design and construction of new Gateway and Marquee signage. For budgetary reasons the improvements to the gateways became a phased project and were split over Fiscal Year 2019 and Fiscal Year 2020. The City Council allocated \$1 million each year, for \$2 million total. The types of signs, locations for them, and the phase for each listed in Table 7-1.

Phase 1 of the project was completed in November 2020, and Phase 2 should be completed in 2021. For more information on the progress of the gateway project please visit the [City Project Page](#).

## Landscape Design

Landscaping is an opportunity to make a bare area look appealing. It is a small but simple thing that increases the community character and makes a connection between people and a place. When done correctly landscape design achieves the added benefit of improving storm water management.

Sign Location	Sign Type	Project
North Eldridge Pkwy and US 290	Large Gateway	Phase 2
Philippine and Beltway 8	Large Gateway	Phase 2
Jones Road near FM 529	Large Gateway	TBD
Jones Road south of US 290	Large Gateway	TBD
Jersey Drive at Lakeview near Fire	Marquee Sign	Phase 1
Senate Ave and Seattle St	Marquee Sign	Phase 2
Philippine Street and Equador Street	Marquee Sign	Phase 1
Village Drive and Rio Grande	Marquee Sign	Phase 1
Jones Road at Jersey Meadow	Marquee Sign	Phase 1
Jones Road near Wyndham Lake Blvd	Small Gateway	Phase 2
Senate Ave at US 290	Small Gateway	Phase 2
Jersey Drive at US 290	Small Gateway	Phase 1
Jones Road north of US 290	Small Gateway	Phase 2
Steeple Way and US 290	Small Gateway	Phase 2
West Road and US 290	Small Gateway	Phase 2

Table 7-1. Phasing of Gateway Project

## Freeway Corridor

Freeways by their nature are meant to move people as quickly as possible from place to another. This condition requires a type of landscape that is appropriate for the scale and design speeds along the freeway.

1. **Simple, Maintainable Landscape Design** - Urban landscapes take a lot of environmental abuse and should be native plantings that are hardy and easy to maintain.
2. **Buffer Business and Parking Lots** - There currently is a lack of landscape consistency along the highway 290 corridor specifically at local businesses.





Figure 7-2. A Small Gateway Sign

3. **Enhance Community Borders** - A consistent landscape theme along the corridors would help to identify the edges of the city.
4. **Reinforce Community Gateways** - Freeway landscaped edges will also provide a reinforcement of the gateway entrances into city by providing advance notice of a change in landscape design and approach.

Freeway corridor landscaping need not be elaborate and can be achieved in a number of ways which could include the following:

**Landscape Ordinance** – The City has an ordinance addressing future business development and include minimal landscape standards. This ordinance should be updated to conform more with the Comprehensive Plan and Gateway and Landscape Master Plan.

**Strategic Business Partnerships** - Work with local businesses to see what can be done to improve the overall landscape character of their businesses.

**Capital Improvement Projects** - Look to fund future landscape projects through city funded revenue sources.

**Grant Funding** - There are a number of state and federal grant programs that may be available to help fund freeway corridor enhancements which could be explored in the future.

## Community Landscape

Residential streetscape design can help define individual neighborhoods, promote safety, and create a transition from public to private spaces. The character of a residential streetscape can vary from one neighborhood to the next, but should be of a similar quality. Senate Avenue is the main corridor within the city and is well maintained and recognizable to residents and visitors alike.



Future landscape development should build-off the recognizable properties and the individual residences. Residences must be willing to maintain their property's landscape or must be guided in that direction by appropriate levels of code and community enforcement guidelines.

A successful residential streetscape design should generally include the following features:

### **SIDEWALKS**

Sidewalks should be separated from automobile traffic by raised curbs and/or trees and lawns; they should meet all accessibility standards.

### **STREET TREES AND LANDSCAPING**

Street trees and landscaping should provide a natural buffer between pedestrians and automobiles. The city should review city-wide opportunities for additional landscaping opportunities where they are needed.

### **STREET FURNITURE**

Street furnishings should be coordinated in design and type with the overall character of the neighborhood.

### **ENTRY SIGNAGE**

Phase 1 of the entry signage was installed in 2020 and Phase 2 is scheduled for 2021. This is coordinated with the unique character of the neighborhood through the use of appropriate materials, colors and architectural elements. Examples of the Small Gateway can be found in Figure 7-2 and the marquee signs in Figure 7-3.

### **CONSISTENT MAINTENANCE**

The commitment to long term maintenance of public landscapes is critical to the overall landscape character of the city.

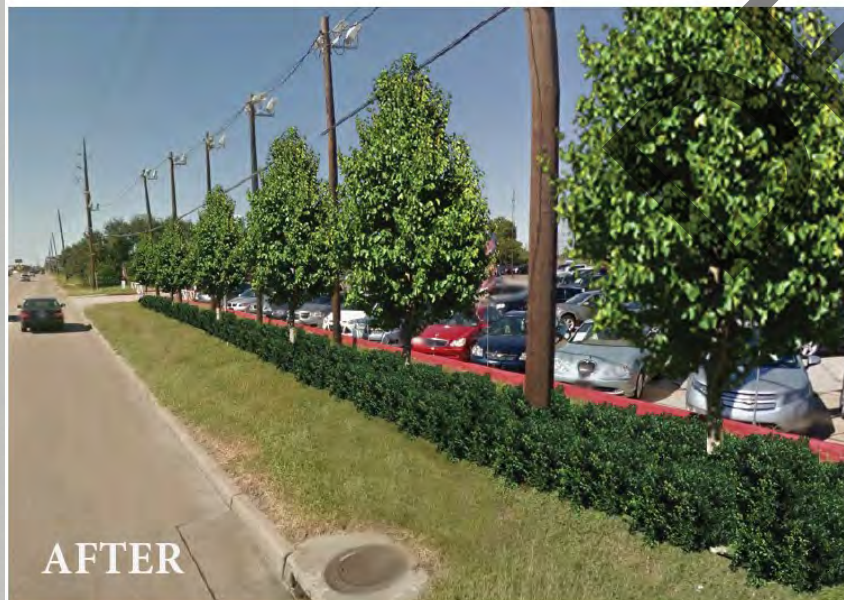


Figure 7-3 Rendering of Potential Landscape Improvements



Figure 7-4. Marquee Sign on Jersey Drive at the Fire Station.

## CODE ENFORCEMENT

The importance of maintaining a minimum level of expectation for residences and businesses to maintain their properties to protect the overall community character has been an underlining theme of the public input process. Code enforcement should not be a punitive measure, but a guideline for a public commitment to the overall quality of life in Jersey Village. While the city has some codes that require a minimum level of maintenance, the City should consider adopting the International Property Maintenance Code to aid in the protection and promotion of the Community Character.

## PEDESTRIAN MOBILITY

Many residents have stated that they want a walkable community and uninterrupted access to parks, open spaces, and local businesses. While the city has invested heavily into public infrastructure in the past ten

years their appears to be gaps in accessibility. Community connectivity as it relates to parks and open spaces is discussed in greater detail in the Parks Master Plan.

Pedestrian mobility would ideally include a comprehensive analysis of each community's existing pedestrian conditions and needs with an emphasis on community input throughout the process. The plan would identify pedestrian routes to activity centers and infrastructure improvement projects along these routes. The Parks Master Plan is a key resource and advantage for the City when seeking grant funding needed to implement pedestrian projects that promote pedestrian safety, walkability, mobility, and neighborhood quality.

An accessible community should have the following attributes:

- **Community Connectivity** - Develop a complete pedestrian network that provides direct and convenient connections for neighborhoods, employment centers, transit stations, public places and community destinations.
- **Park and Open Space Connectivity** - Multi-modal transportation opportunities along existing streets and/or open space corridors within the city are opportunities that can be explored.
- **Walkability** - Create pedestrian facilities that offer amenities to encourage usage and to enhance the pedestrian experience.
- **Safety** - The creation a safe pedestrian network free of barriers and tripping hazards, that has sufficient street crossings, buffer pedestrians from vehicles and has facilities wide enough to accommodate peak pedestrian use
- **Accessibility** - Make facilities accessible to pedestrians of all abilities and meet all local, state and federal requirements.



## Wayfinding Signage

The goal of Wayfinding Signage, both regulatory and non-regulatory, has the potential to impact the greatest number of people over the entire city. When implemented at major intersections and city 'Gateways', wayfinding signage are a highly visible design element to project a collective, positive image of the community. Figure 7-5 shows the updated wayfinding and building identifier signage. The goal of the wayfinding signage system is to reinforce the city's "sense of place" as previously discussed, by informing and guiding users as they travel throughout the city, enhancing the city's visual appeal and identity, and ultimately making the city more memorable to residents and visitors.

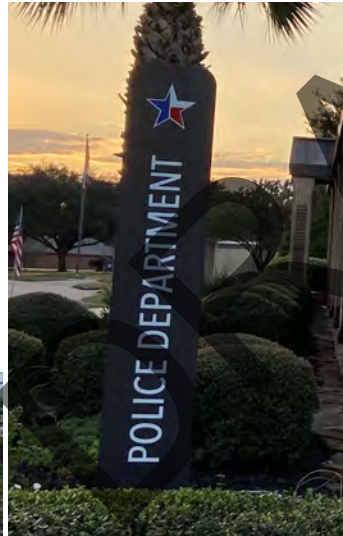


Figure 7-5.

Updated street signs (top left), building identifier signs (top right), and directional signs (bottom left).

## OBJECTIVES OF WAYFINDING SIGNAGE

- Celebrate the unique character of the city.
- Reinforce the city's 'Sense of Place'.
- Reinforce the boundaries of the city.
- Identify and increase awareness of important activity or destination points within the city.
- Improve the streetscape character for the city's corridors.
- Identify and reinforce linkages and pathways between the different parks and open spaces within and out of the city.
- Effective, low cost design that can be easily implementable on a city-wide basis.

## EXISTING CITY SIGNAGE

The 2016 Comprehensive Plan found the city did not have a comprehensive signage program that is unique to Jersey Village. The city has a definable logo and brand that has been used for some time and it appears that the majority of residents identify with the logo.

To improve this issue the city undertook the Gateways and Wayfinding Master Plan. This created a plan that incorporates a common theme and laid the groundwork for the update to existing city signs that have already been completed. Examples of the updated signage are pictured in Figure 7-5.

## ONLINE ACCESSIBILITY

In the 21st Century having a robust online presence is also important for wayfinding. In addition to traditional signage the City uses a Mobile App, interactive maps on its website and a presence on multiple social media platforms. To help further the accessibility there is included as an appendix to this Comprehensive Plan a list of websites with links that are useful for Jersey Village resources.

## COMMUNITY CHARACTER IMPORTANCE

A common refrain during the planning process in 2016 was that the residents of Jersey Village are proud of their community and want to strengthen the perception of the neighborhood. The 2020 Update Committee did a survey of residents and over 60% responded that they choose to live in Jersey Village in part because of the Community Character. Approximately 93% of respondents of the survey Agreed or Strongly Agreed that the City should protect the quality and increase existing character of residential neighborhoods.

The following are just a few of the many comments from the public outreach conducted as part of 2020 Update relating to Community Character :

“Encourage housing and property maintenance to maintain neighborhood integrity. “

“Carefully and consistently enforce all ordinances relating to property maintenance.”

“First impression, lasting impression.”

“The appearance of the neighborhood hinges on the appearance of the homes.”

## Community Character Recommendations

The following are action items related to community character based on input throughout the planning process.

## GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

## STRATEGIES

### Improve the City's entrances with landscaping and monumentation.

- Complete Phase 2 of the Gateway and Marquee Sign Project.
- Improve the landscape character of commercial business properties.
- Create landscape ordinance that requires new properties, and major renovation projects to be landscaped to a minimum standard for areas adjacent to public rights-of-way.
- Create commercial development guidelines to encourage new development to build to minimum landscape standards.
- Create signage ordinance for local businesses that is consistent with the overall signage master plan.
- Coordinate with local businesses to encourage a uniform sign design standard.
- Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.
- Sponsor a beautification award for businesses to encourage landscape development of their properties.
- Review code enforcement procedures for their effectiveness, and make necessary changes.

### Reduce visual clutter.

- Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character.
- Create architectural design guidelines to encourage minimum design standards.
- Remove overhead power lines as new infrastructure projects are implemented.
- Reduce the number of billboards that are in the City.

### Improve the character of corridor character throughout the community.

- Review and improve landscape maintenance procedures for City crews.

- Partner with Trees for Houston or other organizations that can provide assistance in planting trees.
- Create a more stringent tree preservation ordinance to protect existing tree resources.
- Promote increase canopy along streets, parks, and open spaces.
- Expand thematic street light standards to all City streets.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

Encourage housing and property maintenance to maintain neighborhood integrity.

- Develop a recognition/reward program to encourage homeowners to enhance or maintain their properties through lawn maintenance, and exterior upgrades and upkeep.
- Provide and coordinate programs to prevent the deterioration of homes.
- Educate citizens on code enforcement requirements. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.
- Develop an annual or semi-annual neighborhood clean up to promote community pride.

**Enhance existing neighborhood infrastructure when possible.**

- Institute an annual program for assessing quality and useful life of neighborhood amenities, and allocate funds for replacement, additions, or remodels as needed.

### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

#### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

**Partner with local property owners and CenterPoint Energy to identify back-of-lot utility easements to provide options for removing overhead lines from the 290 frontage.**

### **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

#### **STRATEGIES**

**Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow as well as control future commercial development application.

### **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

**Promote the highest and best use for vacant or underutilized properties.**

- Ensure property and building maintenance codes are up to date and compatible with current City values.

**Revitalize areas of opportunities to attract new investment and activity.**

- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.



# Community Facilities

## 8

### Introduction

During the 2016 Comprehensive Planning process, the planning team conducted thorough facility assessments to identify deficient areas among the City's primary buildings. The buildings evaluated were:

- Civic Center/City Hall
- Police Station
- Fire Station
- Golf Course
- City Garage/Shop

These buildings each had unique issues, though many of the buildings are experiencing the same issues to varying degrees. The 2020 CPUC did not tour the buildings, but relied on city staff to provide them with an update to this chapter. The CPUC also included additional buildings within the Parks and Recreation department and the Water and Wastewater facilities.

### Summary of Findings

#### FIRE STATION

Originally built in 1979 and remodeled/added onto in 2003 and 2008, the Fire Station has served many different purposes over the years. Prior to 2003 the Fire Station building served as City Hall. In 2003 it was

remodeled to better suit the needs of the Fire Department as the City Hall functions were moved to a different location.

The 2016 Comprehensive Plan found the building to be in fair condition. It noted several issues and recommended the following maintenance and repairs:

- Multiple windows throughout the building were poorly sealed and showed signs of water infiltration into the structure.
- Temperature control in offices are an issue for staff.
- A water heater and water pump both leak water onto the ceiling.
- Heavy Condensation from the HVAC system created water spots on ceiling tile, and drain into the building at various locations.
- Positive drainage in the apparatus bays is an issue. Standing water was noted.
- Downspouts from gutter drain to flat area at base of building creating standing water.
- The paint on the floors and walls of the apparatus bays of the building are delaminating.
- Upstairs, a lounge area showed evidence of significant, regular water infiltration, perhaps from a standing seam in the roof of the building. This water is infiltrating through and around light fixtures.
- An area between the roof of the older section of the building and the newer section of the building has trapped water and is not draining properly.
- CMU coatings at the apparatus bay are delaminating. Appears the

delamination was caused by efflorescence.

- The building will eventually need to be expanded when it hits the lack of storage and is at capacity limits.

Since the 2016 Comprehensive Plan, the City has taken a proactive approach at fixing and maintaining the Fire Station. The windows have been properly sealed to prevent water infiltration. Temperature control issues have been corrected with updated heating and cooling units. The apparatus bays have been repainted, and water leaks in the roof have been fixed.

The Dayroom and Kitchen for Fire Fighters recently completed a remodel in the fall of 2020. Much of this work was done by the Fire Department staff which saved several thousands of dollars in costs. With more full-time staff being added to the Fire Department, these living and sleeping quarters will become more important to be maintained. The Fire Department employees, including full time, part time and volunteer fire fighters take great pride in this building. They are eager to use their talents and skills to make improvements to the building at great savings to the city.

At some point in the future the building may need to be expanded, however that is not anticipated within the next 5-10 years.

## GOLF COURSE - CLUB HOUSE

Originally built in 1974, with a small addition added in 1987, the golf course club house was a lightweight construction that has outlived its useful life. The 2016 Comprehensive Plan found the Club House to be in poor condition and suggested that replacement may be warranted. Some of the issues found include:

- The canopy around the building is deteriorating and falling.
- Downspouts empty onto sidewalk covered by the canopy.
- Soil has built up around the exterior walls in several areas. This has

led to exterior corrosion of the structure.

- Window units around the building are poorly sealed.
- Security camera wiring is exposed and accessible.
- On the interior, the A/C is ineffective and must be supplemented with several fans throughout the building.
- The A/C unit seems to be leaking condensation onto the ceiling, creating a potential for mold in various areas in the building.
- The ceiling tiles are sagging and cracking in several areas.
- Ceiling tiles show water stains from potential roof leaks.

In 2017 the City Council authorized an assessment of the current Club House to be completed by Ray+Hollington Architects Inc. Their assessment found the original construction was not of high quality. The lightweight construction coupled with a lack of thermal protection over time has resulted in numerous leaks, water infiltration and damage.

The assessment gave a cost estimate of \$757,500 to fix the building and bring it into code compliance and redesign the entire interior of the club



Figure 8-1. The Canopy around the Golf Course Club House. You can see the deterioration and damage that has happened due to weathering.



house. Based on this the City Council decided it was better to replace the building and create a convention center with it in order to utilize Hotel Occupancy Tax Funds.

The architect firm PGAL was selected to design a new club house. The new building was designed to be a two-story club house with a total of 12,500 square feet. The building could hold conventions and large golf tournaments. However, when bids came back at \$5 million, approximately double what was anticipated, the City Council decided to hold off on the project until other city projects were completed.

The City has undertaken some economic fixes to some of the issues found in the 2016 Comprehensive Plan. However replacement of the Club House should remain a priority to be considered after the other projects are completed.

## GOLF COURSE - CART BARN

The 2016 Comprehensive Plan found the Golf Course Cart Barn to be in poor condition, and recommended replacement. Some of the issues found include:

- Structural members show signs of corrosion and failure.
- There are no gutters or an overhang around the structure.
- Electrical systems do not function properly. There is exposed wiring adjacent to water sources.
- Soil has built-up around multiple areas at the base of the building which is causing corrosion of the structure.
- Tree vegetation has overgrown into the building power source.
- Overhead storage is poorly connected to structure, sometimes with wires, sometimes tack welded.

Overall, the Golf Course Cart Barn will need to be replaced in the near future. The electrical system for the building is not only outdated, but is currently ineffective and exposed to water sources within the building. Structural components of the building show signs of corrosion and have

had overhead storage shelves welded onto them. It is unclear if the loads carried by these shelves was something that was considered when the structure was designed. The cost of repairing all of these issues is significant and likely would not lead to an increase in lifespan proportionate to the cost of repair.

While some issues that were cost effective have been addressed, this building should be replaced after a new club house is built so the look



Figure 8-2. Above: Vegetation around Cart Barn power source. Below the structural members of the roof are showing major corrosion.



and feel of the new buildings can be maintained.

## **GOLF COURSE – MAINTENANCE BUILDING**

The Golf Course Maintenance Building was found to be in fair condition. There are multiple issues affecting the functionality of the building and related areas.

Some of those issues found include:

- Power supply inadequate for demand, breaker is tripped often trying to keep up with demand.
- Hot water is not consistently available in the building.
- Insulation in the shop area is falling off the roof.
- Overall lack of storage for equipment.
- Overall lack of storage for materials.
- Parking inadequate for workforce.
- Storage of hydraulic oil and chemicals outside of the shop area has caused respective containers to corrode.
- Gutters are clogged and ineffective, downspouts empty onto building foundation.
- Vegetation around the site is coming into contact with the shop building and in some cases penetrating the building.
- Septic System is in disrepair. There are signs of raw sewage on ground adjacent to septic system.
- Water faucets leak.

It is concluded that the Golf Course Maintenance Building requires a moderate number of minor repairs and a moderate amount of immediate maintenance. The most serious issue facing the building is the electrical system; the current electrical system is ineffective and needs replacement or repair. It is likely that this system is inadequate for the needs of the building as currently configured. In addition, maintenance in the shop area (to address the insulation and partitions for the offices, bathroom, storage, etc.) and outside of the shop area

(vegetation overgrowth, clogged gutters, storage of materials and equipment in adjacent area, etc.) should adequately address the remaining issues in the short-term. Regular maintenance of the building will help to ensure that the building stays in an acceptable condition. Expansion of the facilities is not necessary, but would be helpful in storing equipment and materials in order to better maintain their respective conditions.

While several of the issues found in the 2016 Comprehensive Plan that were easy to fix have been addressed, there are still many that exist. If the Golf Course Maintenance Facility is replaced or expanded consideration should be given to elevating the building, or moving the building, out of the flood plain. Consideration should also be considered for creating enough space to house the equipment used by the Parks and Recreation Department, so it is kept on this side of US 290 where it is utilized the most.

## **POLICE STATION**

The Police station was originally built in 1995 and added onto in 2010. The 2016 Comprehensive Plan found the building to be in good condition. It noted several issues and recommended the following maintenance and repairs:

- Cracking in walls and around windows was noted in most rooms on the west side of the building
- The evidence room lacked proper ventilation and staff noted fumes from collected evidence
- A mechanical room routinely leaked water into a hallway. Clogged drain was the apparent cause of the overflow.
- The ceilings at the showers in the Men's Locker Room showed signs of water damage due to high humidity and steam during use.
- The current kitchen/lounge was not functional
- Sealant around doors and windows on the exterior at the south elevation of the building were damaged and unserviceable.



- Downspouts on the north side of the building emptied onto the foundation

After evaluation, it was found that the Police Station needs only very minor repairs and maintenance. Further inspection of the foundation is warranted based on observed indications of settling. Ventilation for the evidence room and locker rooms should be installed. One-time and (thereafter) regular maintenance should address the remaining issues listed above. If the building is renovated in the future, expansion of the kitchen/breakroom should be considered based on user comments and inspection.

Since the 2016 Comprehensive Plan several of these items have been addressed. However, the Police Department Evidence Room should be expanded at some point in the next 5-10 years. The remodel should focus on improving the ventilation system in the room and include a separate office space for the evidence technician. The built in area to lock weapons should also be included.

## CITY HALL

The area that currently serves as administration and offices for City Hall was originally built between 1961-1963 as a church. In 1991 the church added on and built a new sanctuary. The City purchased the building from the Church of Christ in Jersey Village in June 1999. Today the 1991 sanctuary is the Civic Center and City Council Chambers. The 2016 Comprehensive Plan found City Hall to be in poor condition. A few of the key issues they found include:

### Electrical:

- Exposed wiring for lighting, outlets, and boxes observed throughout the building.
- Various fixtures are broken and/or mismatched, various outlets are exposed.

## Chapter 8

- Shorts in the wiring were noted; an "Exit" sign would flicker when an adjacent door was closed.

### Plumbing:

- Urinal lines in Men's Bathroom (multiple) are backed up.

### Water Damage:

- Water stains observed on the ceiling throughout building.
- Most rooms in the building employed 5-gallon buckets to catch water during rainfall events.
- Drywall and paint were peeling from the ceiling throughout the building due to water damage.
- Paint and brick faces were damaged (eroding) due to the condensate lines from the HVAC system.
- Holes in the exterior walls of the building allow free passage of water into the building.



Figure 8-3. Exposed wiring in City Hall



- Metal doors were corroding, light could be seen through the holes.
- High potential for formation of mold because of standing water in ceiling and walls. Observed black residue adjacent HVAC vents and on ceiling tiles.

#### Structural Issues:

- Walls were cracking throughout the building.
- Structural cracks were observed throughout the building.
- Various doors were not functioning properly due to potential foundation and structural issues.

The 2016 Comprehensive Plan recommend that City Hall should be replaced. The severity and extent of water penetration throughout the building, and the potential it creates for the growth of mold within the building, is highly concerning. The electrical system within the building is highly exposed and likely to be affected by water intrusion. Furthermore, the electrical system itself is both unattractive and ineffective—it is often plagued by numerous shorts, both witnessed and reported by users. Finishes, fixtures, doors, windows, etc. are often broken, in disrepair, or show wear beyond what can be addressed through simple repairs. The basic functionality of the space is poor; it is clear that the City Hall buildings are being used outside their original conceived purpose. Circulation around the buildings is confusing and not at all intuitive, offices are configured poorly, and storage space is inadequate. Based on the cost and nature of the repairs, maintenance, replacement, etc. that would be necessary to make the building functional again, it is recommended that the entire building be replaced in the immediate future.

Until the building can be replaced the City should make improvements that are suitable, comfortable, and palatable. The City should not

overspend to make these improvements, but should improve conditions until the building can be replaced.

In 2019 the City hired Collaborate Architects to design a new City Hall that would be located in the new Village Center Development. The building is fully designed and is ready for construction to begin when construction on the other pieces of the development begin.

The new building was designed with staff and residents in mind. The building will have all of the services citizens use on a regular basis on the first floor, with other functions on the second floor. By working with the developer of Village Center for the design and construction of City Hall the city is utilizing the economies of scale to provide cost savings.

The current City Hall should be demolished, with the possible exception of the current Civic Center. That area should be studied to see if a repurposing of it is feasible. The property should be retained by the city and utilized for green space, a park or other recreational opportunities. If future expansion of the Police or Fire Station is necessary, this land could be utilized for the growth.

### CITY MAINTENANCE STAFF BUILDINGS

The 2016 Comprehensive Plan found the City Maintenance Staff Buildings, which housed the Public Works and Parks and Recreation maintenance departments, to be in good condition. There are a few minor issues that affect the functionality of the buildings and adjacent area. The major issues are listed below:

- Municipal staff noted that the site retains up to 1 foot of water during rain events. Adequate site drainage is needed to alleviate this issue.
- Power surges occur during light to moderate rain events.
- Plumbing does not function as intended. Port-a-potties are used as the septic system does not function during or after rain.
- The building is too small for the needs of the department.

Mechanics must do work outside in the elements. There is no office space for any administrative type of work.

- Parking does not appear to drain properly.

After evaluating options to fix plumbing and drainage issues, the City Council determined it in the best interest of the City to purchase a new building just down the road from the current one for these departments. The new building was purchased in 2018. The new building allows for the city mechanics to work on all city vehicles inside, whereas the old building required most vehicle maintenance, especially on large apparatus, to be done outside.

The old buildings and property are still owned and maintained by the city. The buildings house city equipment that is not needed on a daily basis, and also provides easier access to Parks and Recreation equipment. The property should be retained by the City for possible future needs, which could include another water treatment facility when the ETJ is annexed into the city.

## **PARKS AND RECREATION**

There is a desire to renovate the pool house and pump room in the future that will improve the standard both aesthetically and in regards to operations. The City should expand the guard room/entrance booth to allow for additional space for guards, managers and cashiers. This new space would be taken from the storage area directly behind it. This would allow for window fans and/or air conditioning units to help circulate the air during the hot summer months.

In addition, it should be investigated to relocate the restroom entrance to the east side of the building to ensure that the main corridor is only used for entering and exiting the pool area. This will provide for better operational security, limit crowds, and ensure children enter and exit the bathroom area from a more central location separate from the pool

exit. The fixtures in the restrooms are also in need of replacement.

For the pool pump room, the floorplan should be altered to allow for additional chemical storage that is separate from the pool pumps. Creation of a more discrete chemical storage area that is better ventilated to reduce the spread of un-desirable odors is strongly preferred.

Another opportunity that should be considered is the solicitation of an artist to paint a themed mural on the pump room to provide for a more aesthetic experience for our pool users moving forward.

Overall the pavilion and associated restrooms, concession stand, and storage area are in good condition. The city should evaluate the installation of basketball goals that could be raised/lowered when necessary and also allow for other uses of the facility as warranted.

## **WATER AND WASTEWATER TREATMENT FACILITIES**

While not often thought of when discussing community facilities, water and wastewater facilities are critical structures in our community. While the Comprehensive Plan Update Committee did not tour these sites, they are worth noting in this plan.



Figure 8-4. Village Drive Water Plant

The water and wastewater facilities are inspected on a regular basis to ensure compliance with the [Texas Commission on Environmental Quality \(TCEQ\) Standards](#) and the higher standards the city imposes on itself. Those inspections dictate the majority of what needs to be done, and those inspection reports can be viewed for those recommendations. While the CPUC does not make specific recommendations on the more technical aspects of the facilities, there are some areas that should be considered for future upgrades.

The pump house on Seattle Street could be redone to have the appearance of a single family home. This would allow the property to blend in more seamlessly with the neighborhood.

The City should also consider working with an artist to utilize the ground storage tanks as potential pieces of art to help improve the character of the community. By incorporating art into these otherwise bland looking areas, it can help set Jersey Village apart from other communities.

The City should also consider repainting the elevated storage tanks and incorporating the new branding standards and logo into them. These can serve as billboards for the city and advertise to the people that pass through Jersey Village on US 290 and Beltway 8 on a daily basis.

## Community Facilities Recommendations

The following action items help address issues related to public facilities discovered through community input, CPUC meetings, and the 2016 Comprehensive Plan.

### **GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.**

#### **STRATEGIES**

**Maintain, replace, or improve the quality of city-owned structures.**

- The golf course Club House should be replaced with a Club House that can serve to maximize the potential of the golf course.
- Replace the golf course Cart Barn.
- Perform minor repairs and maintenance on the golf course maintenance building.
- Add public facilities to be constructed or renovated to the annual update of the capital improvements program in order to plan for future availability of funding.
- Update and maintain existing public facilities to maximize usefulness, before constructing newer facilities.

**Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.**

- Continually follow and update the long-term maintenance program to ensure adequate maintenance of existing and proposed facilities.
- Utilize tools such as value engineering (as applicable) to develop the most cost-effective facilities.



# Implementation Plan

# 9

## Overview

This final section of the Comprehensive Plan describes specific ways in which Jersey Village can take the recommendations within this Plan from vision to reality.

The importance of city planning can never be overstated — planning provides for the protection of private property and ensures future development occurs in a coordinated and organized fashion. The future of Jersey Village will be shaped with the policies and recommendations developed in this Plan. Based on this Plan, decisions will be made that will influence many aspects of the City's built and social environments.

Jersey Village has taken an important leadership role in defining its future with the adoption of this Plan. The Plan will provide a very important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth, development, and redevelopment of Jersey Village. The future quality of life in Jersey Village will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

Planning for the City's future should be a continuous process, and this Plan is designed to be a tool that can be modified and periodically

updated to keep it in tune with changing conditions and trends. Plan policies and recommendations may be put into effect through adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing City regulations or processes, while others may require the establishment of new regulations, programs, or processes. There are also recommendations that will involve community involvement.

## Sustainment of Core Activities

By its very nature, comprehensive planning is prospective in scope and focus. In the course of developing the Comprehensive Plan for the City of Jersey Village, it would be easy to overlook ongoing operations of the community. As part of the community survey, residents expressed a strong desire to maintain certain aspects of city operations that residents regard as centers of excellence. Expanding on this thought, during the 2016 Comprehensive Plan members of City Council created the following Sustainment Goals and incorporated these goals as an integral component of the Comprehensive Plan.

It is the desire of City Council that the Sustainment Goals serve to inform future City Councils of municipal priorities. It continues to be the desire of the council that the operations and programs associated with

the Sustainment Goals not be compromised by future actions. It is the belief of council that the goals represent those aspects of city operations that make Jersey Village unique among Texas communities. It is why people chose to live and raise their families in Jersey Village.

A degradation or compromise of any one of the Sustainment Goals will have a material impact on the quality of life within the community.

## **MAINTAIN EXCELLENCE IN ALL POLICE AND FIRE OPERATIONS**

The city currently maintains an ISO (Insurance Service Organization) rating of 2. Going forward, the city shall take all reasonable measures to maintain this rating. The city has adopted a Crime Control and Prevention District (CCPD). Continuation of this program is critical to the effective operation of the Police Department. The city funds Public Safety vehicle replacements through the CCPD and the vehicle and technology replacement funds. The city shall strongly resist efforts to use vehicle and technology replacement funds for activities not related to their intended purpose.

## **CONTINUE INFRASTRUCTURE REPLACEMENT AND RENEWAL EFFORTS**

The City takes a proactive approach to inspect the sewer infrastructure to ensure it is in good working condition and minor repairs can be made before major work is completed. Additionally the City has an aggressive 10 year Capital Improvement Program for street rehabilitation projects, including water lines, storm sewers, and sidewalks, that should continue to be implemented.

## **RECRUIT AND RETAIN COMPETENT STAFF**

City operations begin and end with competent staff members. Rapid turnover among the employee base leads to lower morale, incurs a significant financial cost and reduces the quality of service provided to residents. The city shall strive to pay a competitive and fair wage rate in order to attract and retain knowledgeable staff. City leadership shall encourage employees to learn and grow in their positions through training and meaningful performance evaluations.

## **MAINTAIN THE CITY'S AA+ BOND RATING**

The city maintains a bond rating that sets it apart from its peers. The city's bond rating reflects a commitment on the part of elected and appointed officials to exercise sound financial stewardship of city resources. The city shall maintain adequate financial reserves to maintain its bond rating. In addition, the city shall periodically review financial policies and adjust policies where required to maintain a AA+ rating.

## **PROMOTE THE LONG-TERM FINANCIAL STABILITY OF THE CITY**

We live within our means. City leadership shall place an emphasis on making long-term decisions that result in a betterment of the city's financial condition. We shall avoid a short-term, quick-fix mentality that characterizes a preponderance of state and local governments. The city shall regularly engage in long-term, strategic planning to identify problems and challenges.



## ENSURE THE CITY PRESERVES ITS FAMILY-FRIENDLY CHARACTERISTICS

Jersey Village is a tight-knit community. A large number of families are second and third-generation families. In many circumstances, homes are passed down between generations. The city is increasingly becoming a destination community for young families. In addition to a comparatively low crime rate, the city sponsors numerous recreation activities that are attractive to families. The city shall continue to conduct these events, and, where appropriate, look for opportunities to expand its recreation opportunities.

### Implementation Responsibility

Perhaps the most important method of implementing the Comprehensive Plan comes in the day-to-day commitment by elected and appointed officials, staff, and citizens. The Comprehensive Plan must be understood as a useful and capable tool to direct the City's future. The Plan in its entirety along with individual components such as the Future Land Use Plan should be available for reference by officials, staff, and citizens. The Comprehensive Plan should continually be referenced in planning studies and zoning case reports as well as informal discussion situations. High visibility will make the Plan successful, dynamic, and a powerful tool for guiding Jersey Village's future growth.

The responsibilities for actually initiating and monitoring the goals, strategies and actions of the Comprehensive Plan are multi-tiered:

## CITY COUNCIL

The City Council will:

- Establish overall action priorities and timeframes by which the strategic recommendations will be initiated and completed.
- Appropriate funds, consider and set the funding commitments for this plan's implementation measures.
- Offer final approval of projects/activities and associated costs during the budget process.
- Provide policy direction to the Planning and Zoning Commission and City staff.

## PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will:

- Recommend to City staff an annual program of actions to be implemented, including guidance as to timeframes and priorities.
- Prepare an Annual Progress Report for submittal and presentation to the City Council (see Annual Review Process later in this chapter for more detail).
- Ensure decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Help to ensure the plan is considered in the decisions and actions of other entities.
- Amend, extend, or add plan revisions as necessary and appropriate.

## CITY STAFF

City Staff should take the lead in the following general areas:

- Managing day-to-day action items relating to plan implementation, including coordination with and solicitation of community partners.
- Supporting and carrying out a Capital Improvements Plan (CIP).
- Managing the drafting of new or amended land development regulations in partnership with the appropriate boards and commissions.
- Conducting studies and developing additional plans (including management of consultant efforts, as necessary).
- Negotiating the specifics of development agreements.
- Administering collaborative programs and ensuring open channels of communication with various private, public, and non-profit implementation partners.
- Providing briefings on plan implementation progress and activities to the Planning and Zoning Commission no less than once annually.
- Maintaining an inventory of potential plan amendments, as suggested by City staff and others, for consideration during annual and periodic plan review and update processes.

### City Council

As the director of plan implementation, the key responsibilities of the City Council are to decide and establish priorities, set timeframes by which each action will be initiated and completed, and determine the budget to be made available for implementation efforts.

### City Staff

City staff manages the everyday implementation of the plan. Particularly, City staff is responsible for supporting the Planning and Zoning Commission and City Council.

### Planning and Zoning Commission

The Planning and Zoning Commission makes recommendations to the City Council based on principles laid out in the Plan. The Commission should prepare an Annual Progress Report to ensure plan relevance.

## Coordination and Partnerships

Increasingly, jurisdictions are acknowledging that issues are regional, rather than local, in nature. Watersheds and other ecosystems, economic conditions, land use, transportation patterns, housing, and the effects of growth and change are issues that cross municipal boundaries, impacting not only the City, but also neighboring municipalities, unincorporated places, Harris County, and surrounding counties in the Houston-Galveston region. As a result, the economic health of Jersey Village is partly reliant upon its various regional neighbors.

Given Jersey Village's relatively small size, some initiatives or community needs identified in this Comprehensive Plan cannot be accomplished by the City on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the ability of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and public/private financing of community improvements.

## Proactive and Reactive Implementation

There are two primary methods of plan implementation: proactive and reactive methods. To successfully implement the plan and fully realize its benefits, both methods must be used in an effective manner. Both proactive and reactive actions that could be used by Jersey Village are described within this Implementation Chapter.

Examples of proactive methods include:

- Developing a capital improvements program (CIP), by which the City expends funds to finance public improvements to meet strategies cited within the Plan;
- Updating zoning regulations; and
- Updating subdivision regulations.

Examples of reactive methods include:

- Approving a rezoning application submitted by a property owner consistent with the Comprehensive Plan;
- Site plan review; and
- Subdivision review.

## Education and Training

A necessary first step is to make sure each group, Planning and Zoning Commission, City Council, and key staff members, all know their role and the role each other have in the plan implementation. These are the groups who, individually and collectively, will be responsible for implementation. The importance of their collaboration, coordination, and communication cannot be overstated. The education initiative should include:

- Discussion of the roles and responsibilities of each individual entity, and its function as to plan implementation.
- A thorough overview of the entire plan, with particular emphasis on the segments that most directly relate to their charge.
- Implementation tasking and priority-setting, allowing each group to establish their own one-, two-, and five-year agendas, in coordination with the strategic agenda of the City.
- A concluding question-and-answer session.

## Roles of the Comprehensive Plan

### GUIDE FOR DAILY DECISION-MAKING

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place, whether a subdivision that is platted, a home that is built, or a new school, church or shopping center that is constructed, represents an addition to Jersey Village's physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

### FLEXIBLE AND ALTERABLE GUIDE

This Comprehensive Plan is intended to be a dynamic planning document for Jersey Village—one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The City Council and other Jersey Village officials should consider each proposed amendment carefully to determine whether it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Jersey Village. In addition, flexibility is paramount for the city. As

opportunities arise, the City must have the ability to adjust focus or change direction to capitalize on existing opportunities. While implementation strategies must remain in line with the overall goal and vision of the Plan, the need to recalibrate is also an important component of a successful implementation strategy.

### ANNUAL REVIEW

At one-year intervals, a periodic review of the Plan with respect to current conditions and trends should be performed. Such on-going, scheduled evaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic evaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan;
- Changes in conditions that form the basis of the Plan;
- Community support for the Plan's goals, strategies, and actions; and
- Changes in State laws.

The full benefits of the Plan for Jersey Village can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the City become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the City's decision-making needs.



## QUADRENNIAL UPDATE

In addition to providing for annual reviews of the comprehensive plan, City Council shall establish a framework for broader updates of the document. It is recognized by council that the assumptions that initially informed the plan are not static. At various stages of the document's life, council will need to determine the ongoing relevancy of the plan. Such updates are broader in scope than the annual reviews, and serve to periodically reset the plan to adapt to changing circumstances.

To facilitate broad plan updates, City Council shall appoint a Comprehensive Plan Update Committee (CPUC). The CPUC shall be modeled after the City's Charter Review Committee. The CPUC shall meet no less frequently than every four years, but may meet sooner as warranted by exigent circumstances. Specific language regarding the formation and responsibilities of the CPUC was incorporated into the [Adoption Ordinance](#) of the 2016 Comprehensive Plan, and remains applicable to this 2020 Update.

In general, it shall be the primary function of the CPUC to review the Comprehensive Plan in total and receive reports from staff regarding Plan progress and implementation. The CPUC shall recommend any plan changes to the city's Planning and Zoning Commission, who in turn shall make a final recommendation to City Council. The CPUC shall also forward a list of recommended project additions and deletions as a part of their review. City Council shall determine a final list of projects and initiatives for subsequent adoption and implementation.

## TOP PRIORITIES

The efforts conducted to complete the Comprehensive Plan generated a wealth of information and direction for Jersey Village. In order to refine

and focus future efforts, the 2016 Comprehensive Plan Update Committee worked to identify the top priorities of the Plan. A review of approximately 187 goals, strategies, and recommendations yielded 20 action items to be considered the City's top priorities for implementation. The 2020 Comprehensive Plan Update Committee started with this same list, and has created a list that should be focused on moving forward.

Table 9-1 contains the highest scoring action items identified by the CPUC. A number of the individual priorities are focused on similar concepts or focus areas. These items may be implemented concurrently achieving multiple goals within the scope of a single project. The highest scoring action items are centered around Community Character and Community Facilities.

With a focus on maintaining community character and reducing visual clutter, the CPUC prioritized the continuation of Phase 2 of the Gateway and Entrance Project. The continued implementation of the Long Term Flood Recovery Plan to reduce future impacts of flooding are also a high priority for the CPUC. Community facilities that meet the current and future needs of the city are vital to the success of it, and have also been identified as a major recommendation for the city to focus on. Another priority is the update of city codes to simplify the process of new construction and promote new development that conforms to this plan.



Priority Recommendations		
Strategy	Description	Recommendation Type
Reduce Visual Clutter.	Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character, and identify remedies/action plans available to address concerns.	Policy/Ordinance
Mitigate Future Flooding.	Continue to implement the findings in the Long Term Flood Recovery Plan, including home elevations and construction of new buildings above the flood plain.	Capital Improvements, Administrative and Partnerships
Update City Development and Building Codes.	Update codes to simplify the process of new construction and promote new development that conforms to this plan.	Policy/Ordinance
Explore Expanded Recreational Opportunities.	Work with partner organizations or create city-run sport leagues for youth and adults.	Administrative and Partnerships
Enhancing Neighborhood Infrastructure.	Proactively replace sidewalks and expand decorative street lighting throughout the city.	Capital Improvements
Increase Character of Residential Neighborhoods.	Effective use of Code Enforcement to ensure upkeep of homes. Consideration should be given to adoption of the International Property Maintenance Code.	Policy/Ordinance
Market Jersey Village to Targeted Businesses.	Develop and implement an expanded Marketing Plan to target desired businesses.	Administrative
Encourage Quality Community-oriented Retail and Restaurants.	Actively seek out businesses, both start-ups and established, to locate in or expand to Jersey Village.	Administrative and Partnerships
Encourage Quality Community-oriented Entertainment.	Work with property owners and developers to actively pursue quality entertainment opportunities to increase quality of life.	Administrative and Partnerships
Adequately Address Storm Runoff.	Update city ordinances to achieve higher levels of storm runoff mitigation.	Policy/Ordinance

Table 9-1. Priority Recommendations

Priority Recommendations		
Strategy	Description	Recommendation Type
Maintain, Replace, or Improve the Quality of City-owned Structures.	Replace City Hall and the Golf Course Club House. Continue with proactive maintenance and updates to Fire and Police Stations.	Capital Improvements
Maximize the Economic Value of the Highway 290 Corridor.	Attract the right businesses that add value to Jersey Village by increasing the tax base and providing a higher quality of life for residents.	Administrative and Partnerships
Analyze Annexation Options for the ETJ Property.	Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).	Plan/Study
Provide the Necessary and Appropriate Technology, Buildings, Equipment and People for Delivery of Quality Services Now and in the Future.	Keep pace with technology and staffing to provide high quality service to residents. Ensure municipal buildings and equipment are built and maintained to fit the needs of the community for the next generation.	Administrative and Capital Improvements
Increase Access to Non-motorized Transportation Options to Promote Healthy Living.	Adopt a Complete Streets Policy and implement it when reconstructing streets.	Capital Improvements
Promote the Highest and Best Use for Vacant or Underutilized Properties.	Create development packages to encourage and market to the type of development the city wants to see.	Administrative
Encourage Housing and Property Maintenance to Maintain Neighborhood Integrity.	Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.	Community Outreach

Table 9-1. Priority Recommendations

## Financing the Comprehensive Plan

A common element of municipal comprehensive plans is an exhaustive list of capital projects. A large portion of these capital projects center on the construction of new facilities or additions to existing facilities. The Jersey Village Comprehensive Plan is no different in this regard. A significant number of the Priority Recommendations involve new construction or expansion of existing city facilities. In addition, several Priority Recommendations involve lengthy, complex studies of various aspects of municipal operations. These studies incur a non-trivial expense and ultimately will lead to further capital expenditures.

A necessary consideration of the comprehensive plan involves financial matters. By what strategies will the city fund implementation of the various components of the comprehensive plan?

The City of Jersey Village has utilized several methods to fund past initiatives. In 2003 and again in 2007, the city funded roadway replacement efforts using general obligation (G.O.) debt. G.O. debt was also used to fund construction of a new fire station in 2002. In 2012, the city financed a substantial roadway replacement effort using cash reserves.

Although debt issuance of the city is subject to State of Texas regulation, the city does not operate under a formal debt program. Decisions regarding debt structure are the prerogative of the incumbent City Council. As a part of the annual budget process, the city does publish and adopt a five- year Capital Improvement Program (CIP).

There are three main options for financing capital projects associated with the comprehensive plan, or any major city project:

### STRUCTURED DEBT FINANCING

City Council appoints a Citizen Bond Committee to prepare a list of projects to forward to the electorate. The bond committee meets on a predetermined periodic basis (every four years) to select projects and provide a recommended list of projects to council. City Council establishes a formal debt program for the city and commits to a sustained program of General Obligation debt.

### PAYGO FINANCING

City Council utilizes existing cash reserves to fund comprehensive plan initiatives (Pay As You Go). The city continues to make debt payments until such time that all current obligations expire in 2027. As a matter of policy, the city will issue no new debt. As of the completion of this 2020 Comprehensive Plan Update, the city maintains a General Fund balance of approximately \$13 million. The city typically maintains a minimal floor of General Fund balance of 90-120 days of operating expenses. The remaining balance would serve as seed capital for projects associated with comprehensive plan initiatives.

### A HYBRID APPROACH

Under this approach, City Council issues debt as the need arises. Project selection is determined as a product of the annual budget process. Concurrent with project selection, City Council will determine the methods of financing selected improvements (debt or cash). Project selection does not adhere to a predetermined schedule, but is dependent on City Council initiatives.

## Implementation Matrix

Implementation is one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic strategies for implementation, the recommendations contained within this Comprehensive Plan will be difficult to realize. It is important to note that the strategies and action items are derived from the goals and vision established previously within this Plan.

Few cities have the ability to implement every recommendation or policy within their comprehensive planning document immediately following adoption—Jersey Village is no exception. Plan implementation, therefore, must be prioritized to guide short-term priorities, mid-term priorities and long term/on-going priorities. These priorities must be balanced with timing, funding, and City Staff resources. While all the recommendations share some level of importance, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer timeframe.

The following matrix is a summary of the recommendations within this Comprehensive Plan and is intended to provide the City with specific tasks to work toward implementing the vision of this Plan. The individual tables are organized by goals and strategies, and action items established in previous chapters.

Action items are assigned a recommended time frame for implementation actions to commence. The approximate established time frames and general budget assumptions are as follows:

### SHORT-TERM RECOMMENDATIONS

Implementation of these action items should begin following plan adoption. Approximate time line: zero to four years.

### MID-TERM RECOMMENDATIONS

Implementation of these action items will likely follow short term recommendations. Approximate time line: four to seven years.

### LONG TERM

Implementation of these action items will likely follow mid-term term recommendations. Approximate time line: 7 years or more.

### ON-GOING RECOMMENDATIONS

These action items should be conducted on a regular basis, at least annually and more frequently as required.

### BUDGET ASSUMPTIONS

#### \$ Small Ticket Items

These typically have minimal costs associated, and include things such as administrative policy items that can be accomplished with grant, general funds, or relocation of resources, regulations, plans or studies.

#### \$\$ Medium Ticket Items

These typically have higher costs associated with them and include such things as minor parks improvements, neighborhood improvements, and aesthetic enhancements.

#### \$\$\$ Large Ticket Items

These are large scale projects that require grants, bonds or major capital investment. They are typically CIP items.

### TRACKING THE PROGRESS

Residents can track the progress of these projects as they happen on the city website: <https://www.jerseyvillagetx.com/page/city.projects>.

## Future Land Use Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Establish a zoning overlay district for the Highway 290 corridor.					\$
Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.					\$
Compile all relevant demographic data regarding the economy of the City and update at least annually.					\$
Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).					\$
Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.					\$
Consider mixed use development, combining residential and nonresidential uses.					\$
Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.					\$

## Public Services, Utilities and Flood Mitigation Infrastructure

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Ensure a fire service rating equivalent to the city's current rating is maintained.					\$\$
Continue positive working relationship with Harris County Flood Control.					\$
Continue to implement the Long Term Flood Recovery Plan.					\$\$



Transportation & Circulation Recommendations					
DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.					\$\$\$
Explore TxDOT funding opportunities for multi-modal transportation alternatives.					\$
Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.					\$
Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.					\$\$
Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.					\$
Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.					\$\$\$

## Economic Development Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.					\$
Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.					\$\$
Identify and target underserved retail market segments.					\$
Prepare marketing materials highlighting the assets and advantages of Jersey Village.					\$
Establish working relationships with commercial brokerages.					\$
Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Course.					\$
Assemble a package detailing the Jersey Village development process and available incentives.					\$
Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.					\$
Procure an Economic Development Consultant to be considered by city management and the City Council.					\$
Identify potential redevelopment sites and create proposal packages to incentivize developers.					\$\$
Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.					\$

## Parks, Recreation & Open Space Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Implementation of the projects identified in the 2020 Parks Master Plan.					\$\$
Explore future funding potential to acquire additional park space based on parks and open space master plan.					\$\$
Review underutilized open spaces and convert to local pocket parks.					\$\$
Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.					\$
Update City's pool facility with new equipment, slides and buildings.					\$\$
Explore potential community volunteer opportunities to support the parks and recreation program.					\$
Encourage league sports for youth and adults.					\$
Coordinate with HCFCD on future trail connectivity along White Oak Bayou.					\$

## Community Character Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.					\$\$
Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.					\$
Review code enforcement procedures for their effectiveness, and make necessary changes. Potentially adopt the International Property Maintenance Code.					\$
Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/ action plans available to address concerns.					\$
Consider a more stringent tree preservation ordinance to protect existing tree resources.					\$
Promote increasing the canopy along streets, parks, and open spaces.					\$\$
Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.					\$\$
Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.					\$
Actively pursue the elimination of blighted conditions and properties.					\$

## Community Facilities Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct new facilities for City Hall and Golf Course Club House.					\$\$\$
Update and maintain existing public facilities to maximize usefulness.					\$\$

# Appendix

## List of Abbreviations

AADT—Average Annual Daily Traffic

AASHTO—American Association of State Highway and Transportation Officials

ACS—American Community Survey

AEC—Architecture, Engineering and Construction

CAGR—Compound Annual Growth Rate

CBDs—Central Business Districts

CCPD—Crime Control Prevention District

CFISD—Cypress Fairbanks Independent School District

CIP—Capital Improvement Plan

CMU—Concrete Masonry Unit

COVID-19—SARS-CoV-2

CPAC—Comprehensive Plan Advisory Committee

CPUC—Comprehensive Plan Update Committee

CRS—Community Rating System

ETJ—Extraterritorial Jurisdiction

FEMA—Federal Emergency Management Agency

FLUP—Future Land use plan

GIS—Graphical Information Systems

GO—General Obligation

HCT—High Capacity Transit

HCFC—Harris County Flood Control District

H-GAC—Huston-Galveston Area Council

HOV—High Occupancy Vehicle

HVAC—Heating, ventilation, and air conditioning

HUD—U.S. Department of Housing and Urban Development

ISO—Insurance Service Organization

LOS—Level Of Service

MMD—Municipal Management Districts

NACTO—National Association of City Transportation Officials

NRPA—National Recreation and Park Association

PAYGO—Pay As You Go

PPH—Persons Per Household



SCADA—Supervisory Control And Data Acquisition  
 TCEQ—Texas Commission on Environmental Quality  
 TPL—Trust for Public Land  
 TIRZ—Tax Increment Reinvestment Zone  
 TOD—Transit Oriented Development  
 TPWD—Texas Parks and Wildlife Department  
 TXDOT—Texas Department of Transportation

[Mobile App—iPhone](#)

[Mobile App—Android](#)

[Police Department Facebook Page](#)

[Police Department Twitter](#)

[Volunteer for City Boards and Commissions](#)

[Volunteer with the Jersey Village Fire Department](#)

## Useful Links

[Jersey Village Home Page](#)

[Apply for a Job with Jersey Village](#)

[City Projects—Track the Progress of Projects](#)

[City Plans and Studies](#)

[Economic Development in Jersey Village](#)

[Elections](#)

[Fire Department Facebook Page](#)

[Financial Transparency](#)

[Jersey Meadow Golf Course](#)

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[Jersey Village LinkedIn](#)

[Long Term Flood Recovery Plan](#)



DRAFT

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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G1

**AGENDA SUBJECT:** Conduct a Public Hearing in order to give the public the opportunity to give testimony and present written evidence as to why the City's Comprehensive Plan should not be updated as proposed.

**Department/Prepared By:** Lorri Coody, City Secretary **Date Submitted:** January 27, 2021

**EXHIBITS:** [Public Hearing Notice](#)  
[P&Z Recommendation](#) with Draft Comprehensive Plan 2020 Update Document  
[Public Hearing Script](#)

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission has reviewed the recommended changes to the City's Comprehensive Plan and have heretofore presented those recommendations to City Council recommending approval of the changes listed in the Comprehensive Plan 2020 Update Document.

The next step in the process of amending the Comprehensive Plan is for City Council to conduct a public hearing on the proposed changes to the Plan.

The purpose of the hearing is to give the public the opportunity to give testimony and present written evidence as to why the City's Comprehensive Plan should not be updated as proposed.

**RECOMMENDED ACTION:**

Conduct a Public Hearing in order to give the public the opportunity to give testimony and present written evidence as to why the City's Comprehensive Plan should not be updated as proposed.

## CITY OF JERSEY VILLAGE NOTICE OF PUBLIC HEARING

NOTICE is hereby given that a public hearing originally scheduled for February 15, 2021 at 7:00 p.m. has been cancelled due to inclement weather. It has been rescheduled and will be conducted on February 22, 2021 at 7:00 by the City of Jersey Village City Council via videoconferencing.

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at this public hearing, but the hearing will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the public hearing via telephone, please use the following toll-free number: **346-248-7799 along with Webinar ID: 865 7870 1740.**

**If you do not wish to participate actively in the meeting, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.**

Any person interested in speaking during the public hearing item on the agenda must submit his/her request via email to the City Secretary at [lcoody@jerseyvillagetx.com](mailto:lcoody@jerseyvillagetx.com). The request must include the speaker's name, address, and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on February 22, 2021.

The purpose of this public hearing is to give the public the opportunity to give testimony and present written evidence why the City's Comprehensive Plan should not be updated as proposed.

A copy of the Planning and Zoning Commission's Recommendation, which is accompanied by the draft City of Jersey Village Comprehensive Plan 2020 Update, may be examined online at [https://www.jerseyvillagetx.com/page/city.ags\\_mins\\_current\\_year](https://www.jerseyvillagetx.com/page/city.ags_mins_current_year).

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary  
City of Jersey Village, Texas

Posted to Website: February 15, 2021  
Time: 4:00 p.m.







## **CITY OF JERSEY VILLAGE PLANNING AND ZONING COMMISSION'S RECOMMENDATION TO CITY COUNCIL**

The 2020 Comprehensive Plan Update Committee (CPUC) has met many times over the course of the past several months to review and make recommendations for updates to the City's 2016 Comprehensive Plan.

The CPUC compiled their recommended changes to the City's 2016 Comprehensive Plan into a Draft document titled the City of Jersey Village's Comprehensive Plan 2020 Update.

During the CPUC's final meeting on January 7, 2021, the CPUC approved the final version of the City of Jersey Village's Comprehensive Plan 2020 Update and ordered that the updated plan be submitted to the Planning and Zoning Commission for review.

Sec. 213.003 of the Local Government Code requires that before City Council may adopt or amend the City's Comprehensive plan, the Planning and Zoning Commission must make a review of the proposed changes.

The Planning and Zoning Commission met on January 25, 2021 in order to review, and discuss the Comprehensive Plan Update Committee's Draft Recommendations for the City of Jersey Village's Comprehensive Plan.

After review and discussion, the Planning and Zoning Commission makes its recommendation to City Council confirming the Commission's review and approval of the Draft City of Jersey Village's Comprehensive Plan 2020 Update document, attached hereto as Exhibit A.

Respectfully submitted, this 25th day of January 2021.

s/Commission Chairman, Rick Faircloth

**ATTEST:**

s/Lorri Coody, City Secretary



# Exhibit A

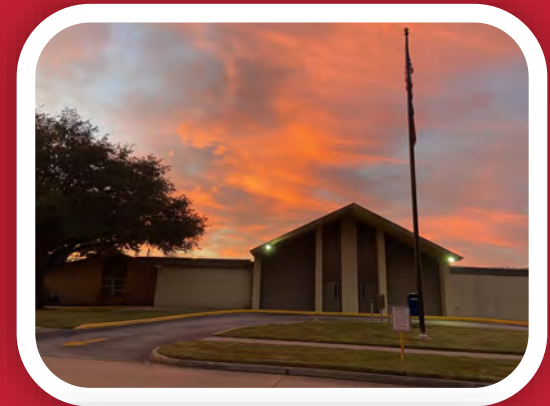
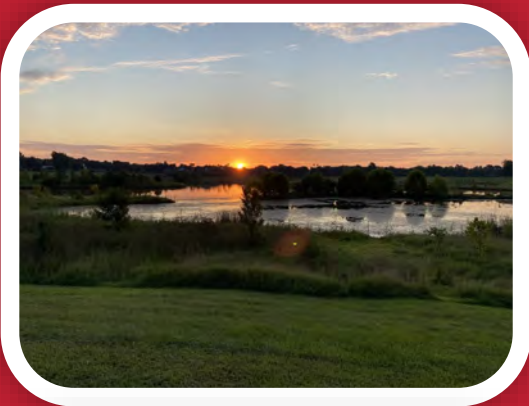
## **Draft**

### **City of Jersey Village's Comprehensive Plan 2020 Update Document**

# Jersey Village Comprehensive Plan 2020 Update



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Letter from the Jersey Village Comprehensive Plan Update Committee Chair

Letter Coming

DRAFT

# Acknowledgements

## Comprehensive Plan Update Committee

Courtney Standlee, Committee Chair

Gabriella Cole

Brittany Davies

Ashley Hart

Peter Jessup

Anthony Martin

Jennifer McCrea

Debra Mergel

Judy Tidwell

Amy Weyer

## City Staff

Austin Bleess, City Manager

Harry Ward, Public Works Director

Danielle Cordova, Administrative Assistant  
Public Works

Christian Somers, Building Official

Robert Basford, Parks and Recreation Director

Bob Blevins, IT Director

Mark Bitz, Fire Chief

Lorri Coody, City Secretary

Kirk Riggs, Police Chief

## City Council

Andrew Mitcham, Mayor

Drew Wasson, Council Member Place 1

Greg Holden, Council Member Place 2

Bobby Warren, Council Member Place 3

James Singleton, Council Member Place 4

Gary Wubbenhorst, Council Member Place 5

## Planning and Zoning Commission

Courtney Standlee, Position 1

Jennifer McCrea, Position 2

Barbara Freeman, Position 3

Joseph J. Paul, Vice Chairman, Position 4

Debra Mergel, Position 5

Ty Camp, Position 6

Rick Faircloth, Chairman, Position 7



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# Introduction

## Introduction

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by City staff, councils and boards, along with citizens, to guide the community's physical development for 10 to 20 years. A comprehensive plan has two primary and interrelated focuses. The first focus is to allow the City's residents the opportunity to create a shared vision of what they desire for the future of their community. The second is to establish methods in which a community can effectively achieve that vision.

## Brief Overview of the Development of the Jersey Village Comprehensive Plan

With growth pressures to the north and tremendous redevelopment potential to the south, Jersey Village is at the doorstep of remarkable opportunities, which has created a time-sensitive opportunity for the City to plan for its future. In the past, the City of Jersey Village has utilized planning strategies, which have included regular updates to their original 1989 Comprehensive Plan. In 2014 the city began a process to create a new Comprehensive Plan, the 2016 Comprehensive Plan. This document is an update of the 2016 Comprehensive Plan. Though many of the plan's elements are still relevant today, a fresh sense of direction and collective excitement created the need for an

updating of the community's original vision.

In response to this need, the City of Jersey Village sought to update the comprehensive plan so it can continue to serve as a guide to achieve its vision and goals through growth and development over the next several years. As a result, this update brought together the City's residents, elected officials, City staff and community stakeholders for the purpose of creating a flexible plan that will serve as a living document for both current and future decision-makers. The primary intentions of the comprehensive plan include the following:

- Efficient delivery of public services;
- Coordination of public and private investment;
- Minimization of potential land use conflicts;
- Management of growth in an orderly fashion;
- Cost-effective public investments; and
- A rational and reasonable basis for making development decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather it is a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests and other development decisions are made, the comprehensive plan helps to safeguard coordinated growth. By determining what land uses are appropriate within Jersey Village, and where such land uses should be located, the plan helps to protect the integrity of the City's neighborhoods and

corridors. Ultimately, the synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Jersey Village Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life.

The plan focuses not only on the physical development of the city, but also on its overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

This Comprehensive Plan anticipates change and proactively addresses major issues. The purpose of proactive planning is to minimize conflicts in decision-making to more efficiently manage time, money and resources. This plan will also lay the foundation for future improvements and prioritize action items that will shape the physical and economic characteristics of the City.

## Legal Authority

The State of Texas has established laws regarding the way incorporated communities can ensure maintain the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Authority The authority of a City to create a comprehensive plan is rooted in Chapters 211, 212 and 213 of the Texas Local Government Code.

### CHAPTER 211

Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning.

### CHAPTER 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the City limits and within the Extraterritorial Jurisdiction (ETJ), which varies depending upon the population of the community.

### CHAPTER 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the long-range development of the municipality. Basic recommendations for comprehensive planning are to address land use, transportation and public facilities, but it may also include a wide variety of other issues determined by the community.

As previously stated, the comprehensive plan is not a zoning ordinance, but rather it is intended to be used as a tool to guide development, infrastructure and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made as specified by Chapter 211 of the Texas Local Development Code.

## 2020 Comprehensive Plan

Over time the vision for Jersey Village has evolved. The need to revise community livability and development expectations has arrived, and that led to the creation of the 2016 Comprehensive Plan. Four years after adoption it is now necessary to update the City's Comprehensive Plan. The City has accomplished many of its goals in recent years which include flood control improvements, residential growth, and park improvements. This plan is not a mandate, but rather it is a flexible guide for City Staff and elected officials to use in determining a clear future for the City. The plan contains ideas, graphics, policies and actions that originate from the identified vision created by Jersey Village residents.

This 2020 Comprehensive Plan will serve as an update to the City's 2016 Comprehensive Plan. The updates will include revisions to the community vision and future land use plan (FLUP) where necessary, updates to the City's goals and objectives, and new strategies for the community to elevate standards for development. These important updates will help Jersey Village continue to be a desirable community. The creation of the 2020 Comprehensive Plan will also signal to current residents, prospective residents and future business interests that the City has a vision and a plan for its future, and reassesses that plan on a regular basis to ensure it continues to meet the needs of the city. Updating the plan will also allow for the tracking of goals and strategies over time, to see what has been accomplished, and provide the historical context that is necessary to keep the city moving forward. This plan may also appeal to business and real estate investors by showing that investment in our City is part of a greater plan, supporting the long-term sustainability and viability of business and real estate investment.

## DOCUMENT STRUCTURE

A deliberate plan development process involving background research, visioning, recommendations and implementation was utilized. This process is reflected in this document's ten components:

### Community Snapshot

To understand where Jersey Village is going, it will first be necessary to understand its history. This section serves as the reconnaissance stage for the planning process. Historical population trends, demographics, existing conditions, physical constraints and past planning efforts are all examined for the development of a baseline from which future planning decisions should be made.

### Vision, Goals and Strategies

The community's vision is reflective of the many tangible and intangible characteristics and values that Jersey Village desires to preserve and provide for current and future residents. This section identifies the primary issues provided by community stakeholders and lists the goals and strategies derived from stakeholder engagement. Goals and strategies ultimately guide action items, which will be described within individual chapters and prioritized in the Implementation Plan Matrix.

### Future Land Use

The cornerstone of the Comprehensive Plan is the Future Land- Use Plan Map. This section describes the appropriate land use types within Jersey Village and graphically depicts the ideal locations for such uses on the Future Land Use Plan Map.

### Transportation and Circulation Plan

This chapter will provide a transportation framework that will serve as a guide for mobility decisions within Jersey Village. Land use decisions

ultimately impact the City's transportation network, and therefore, this section's Thoroughfare Plan provides roadway recommendations that coincide with future land use decisions.

### **Economic Development**

The City of Jersey Village does not have an Economic Development Corporation. The City's approach to economic development has been one of reaction to developer and/or business proposals on an ad hoc basis. This chapter examines existing information, incentives, economic development approaches and programs.

### **Parks, Recreation and Open Space**

The space devoted to satisfying the active and passive recreational needs of citizens is a vital component of any community. The parks chapter provides guidance for parks and open space improvements. This chapter examines and analyzes existing recreational opportunities and makes recommendations that are consistent with present and future community needs.

### **Community Character**

Character refers to the many tangible and intangible characteristics that contribute to the City's quality of life. This section provides recommendations pertaining to quality of life issues within Jersey Village. Community character refers to the many things that conjure community pride and help make the City attractive to visitors. This includes aesthetics, social well-being, as well as health and wellness. Community character related recommendations are outlined within this chapter.

### **Community Facilities**

Public investment into community services and the level of community services provided are critical to manage growth and safety. This chapter

includes reviews of the existing conditions for public facilities and recommendations for maintenance.

### **Implementation Plan**

The Implementation Plan organizes and prioritizes the recommendations contained within the various plan elements into an action items matrix.



## Historical Context

There are several pieces of history that are important to include as part of any comprehensive plan. As Robert Penn Warren once said, "History cannot give us a program for the future, but it can give us a fuller understanding of ourselves, and of our common humanity, so that we can better face the future." So, as we prepare for the future this plan also looks to the past to help us understand where Jersey Village has come from.

### 1936

The 1936 county highway map shows multiple dwellings located at the site, which is now Jersey Village. Clark W. Henry owned 1,236 acres of land on which he operated F&M Dairy and raised Jersey cattle.

### 1953

The community officially began in 1953, when Clark W. Henry partnered with Mr. Leroy Kennedy to create Jersey Village Development Company and decided to develop homesites on Jersey Lake. Land was purposefully set aside in Jersey Village for schools, a park, and an 18-hole golf course.

### 1954

Five miles of streets, drainage, gas, sewer and water services were developed. The first family moved to the newly developed area in October 1954.

The Jersey Village Fire Department was formed.

### 1956

Jersey Village officially incorporates on April 16, 1956 when all 58

residents voted in favor of incorporation. The city was approximately 1.9934 square miles, with the corporate limits shown in Figure I-1.

Because of Mr. Henry's success with jersey cattle, it was decided to use this name for the new community.

City Hall was established at 16501 Jersey Drive, the site of the current Fire Station.

Mayor Leonard F. Lee called to order the first meeting of the Jersey Village City Council to order on June 18, 1956.

A volunteer police force was created.

### 1960

Post Elementary School was constructed. It is named for Ernest Stephen Post, who served of the Cy-Fair School District Board of Trustees for 26 years.

### 1972

The site for the Jersey Village City Hall was given to the city by Mr. Leonard Rauch. At the time the site was used as offices for the Fire Department and Public Works.

The Jersey Village High School opened to high school students in and around Jersey Village.

### 1975

City Council authorizes a swimming pool to be built at Clark Henry Park for a cost of \$102,636.

### 1976

Wall Street neighborhood developed.

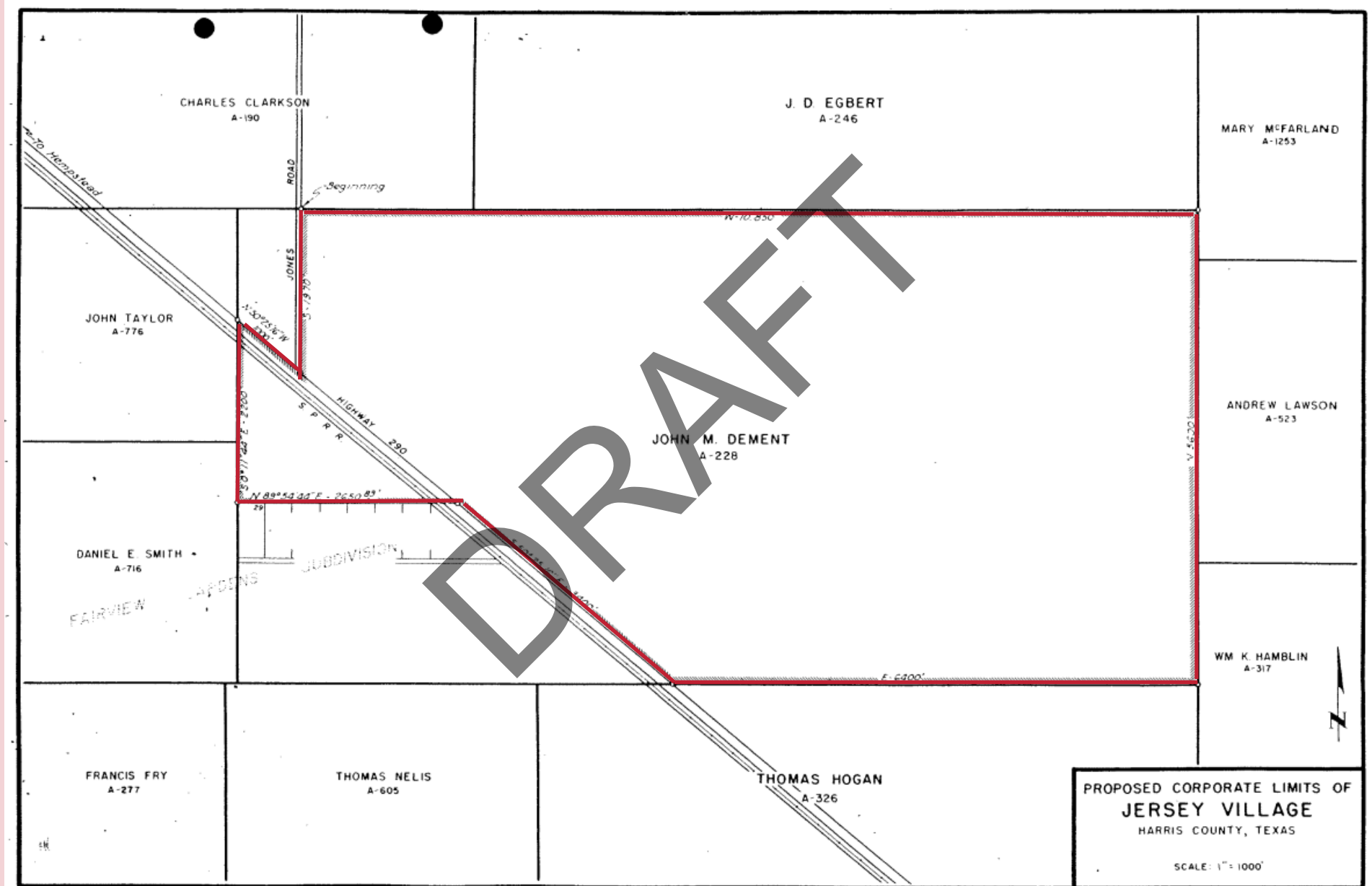


Figure I-1. The 1956 Proposed Corporate Limits of Jersey Village is highlighted in red.

**1980**

Jersey Village establishes Emergency Dispatch for Police and Fire operations.

Shopping Center at US 290 and Jones Road was constructed.

**1983**

Smith Street and Koester Street neighborhood developed.

**1986**

Due to the growth of Jersey Village, the voters approved a Home Rule Charter for the City. This home rule charter created the present Council-Manager form of Government.

**1988**

The City adopts the slogan “A Texas Star Community”. This slogan is chosen to highlight Jersey Village as a great community, like the meaning of the Texas Star. Just as the Texas Star “sends out its radiance to nations near and far” and is an “emblem of freedom”. The Jersey Village star radiates Jersey Village’s status as a premiere community throughout the state and nation.

**1989**

A comprehensive plan is adopted by the City Council for the first time.

**1990**

Construction on Beltway 8 on the east side of Jersey Village is completed.

Wyndham Village subdivision developed.

**1991**

Kube Court and Kevindale Court neighborhood constructed.

**1992**

Senate Avenue Park was renamed “The Carol Fox Park” to honor Mrs. Carol H. Fox who contributed her time and talent to the City as City Secretary, Treasurer, Tax Assessor-Collector, City Administrator, Acting City Manager and Deputy Court Clerk from September 25, 1975 to December 25, 1991.

**1998**

July - City Council establishes a citizen committee with the charge to review and evaluate the feasibility of the acquisition of a municipal golf complex.

September - Tropical storm Frances hits the Houston area, flooding approximately 200 homes in Jersey Village.

**2000**

August– The City purchases Jersey Meadow Golf Course to preserve the green space and continue to have the golf course amenity.

**2001**

June – Approximately 500 homes flood in Jersey Village during Tropical Storm Allison.

The City Council approved the first Homestead Exemption of 4%.

**2002**

October - Approximately 53 homes flood during severe thunderstorms.

**2003**

The City Council raised the Homestead Exemption to 8%.

**2004**

Lakes of Jersey Village subdivision built.

**2007**

Wyndham Lake Subdivision developed.

**2009**

The City did a feasibility study for the area south of US 290 to be developed as a Transit Orientated Development (TOD).

**2010**

The City adopts Form Based Ordinances to guide the development of the TOD.

**2012**

Work begins on the Jersey Meadow Recreation and Detention Facility a 98-acre detention pond on 9 holes of the 27 hole Jersey Meadow Golf Course.

**2013**

TXDOT begins US 290 Expansion Project to create five general lanes in each direction through Jersey Village

**2016**

March - The 2016 Comprehensive Plan is adopted, the first comprehensive plan in 27 years.

April – Over 230 homes were flooded in the Tax Day Flood.

September – The city begins a Long-Term Flood Recovery Plan to study what the city can do to mitigate future flooding in Jersey Village.

The Enclave At Castlebridge subdivision developed.

**2017**

August – Hurricane Harvey dumps 32 inches of rain on Jersey Village, however no major flooding occurred in Jersey Village.

September—City Council adopts Long Term Flood Recovery Plan.

**2019**

The City enters into a Master Development Agreement with Collaborate Special Projects for the development of the TOD, now referred to as Village Center.

TXDOT substantially completes US 290 Project that was started in 2013.

Nearly two years after the original grant application was submitted the first homes in Jersey Village are elevated utilizing FEMA funding.

The City Council raised the Homestead Exemption to 14%.



## Planning Process

The 2020 comprehensive planning process occurred over a 7-month period, beginning in June 2020 and culminated in the December 2020. The 2016 Comprehensive Plan laid the foundation for the efforts of the 2020 Plan. Due to COVID-19 the city was unable to hold the large community engagement meetings that were done in 2015. However, the Comprehensive Plan Update Committee (CPUC) utilized community feedback from an online survey and other means to help guide their work. As a result, this planning process has provided a clear vision for Jersey Village's future, identified opportunities and challenges, and defined methods of prioritizing implementation of the vision.

The CPUC guided the development of goals, strategies, action items and the future land use for the City. Committee members were chosen and appointed by City Council, bringing together a group of residents with unique experiences, backgrounds and interests, which helped facilitate discussions and capture a wider variety of perspectives and opinions, that were ultimately considered during plan formation.

The CPUC members gathered multiple times during the project to discuss a variety of topics and issues related to the development of the Comprehensive Plan. Initial stages of the process included issue identification and reviewing all the information that led to the creation of the 2016 Comprehensive Plan. The committee's foresight, in conjunction with public participation, formulated the plan's vision and goals. The CPUC served as a sounding board for plan strategies and recommendations.

## Planning Context

An understanding of the planning context sets the framework for which planning decisions can be made. This includes an understanding of both local and regional planning efforts, as well as issues which may significantly impact future planning decisions within the City.

### REGIONAL RELATIONSHIP

The City of Jersey Village is in west-central Harris County, Texas, approximately 17 miles from Downtown Houston, 22 miles from Sugar Land, and 23 miles from Katy. The City is easily accessible due to its location along major transportation corridors such as Beltway 8, U.S. Highway 290, Farm-to-Market Road 529, and the Southern Pacific Railroad. Houston remains a significant draw for Jersey Village residents seeking a wider-range of entertainment and special services.

### RELATED AND REGIONAL PLANNING EFFORTS

Relevant local and regional planning efforts should be considered when developing a comprehensive plan to facilitate coordinated recommendations for the entire region. This section provides an overview of these related efforts.

### Previous Comprehensive Plans

To some degree, the 2016 Comprehensive Plan was informed by the 1989 - 2010 Comprehensive Plan. The 2020 Comprehensive Plan generally follows the previous plan's outline with respect to identification and analysis of plan elements, organization of demographic and statistical information, and other areas. Additionally, several important issues identified and discussed within the 1989 and 2016 Comprehensive Plan are still relevant today. Many of these issues



have been revisited within this plan update, including the following:

- Growth management, with respect to which areas of the Extraterritorial Jurisdiction (ETJ) will potentially require City services and provisions. The land uses and development patterns within the ETJ continue to impact the community;
- Housing maintenance and neighborhood aesthetics, with respect to the protection of neighborhood cohesiveness and integrity;
- Initiative-driven economic development programs to promote land uses that maintain a vibrant community fabric and increased tax base;
- Maintaining high-quality municipal services, the enforcement of zoning and subdivision regulations, signage restrictions, thoroughfare planning and similar regulatory authorities to preserve the residential quality of life; and
- Mitigating the impact of incompatible uses outside of Jersey Village.

### **Village Center**

The Jersey Village Mixed-Use/TOD Plan was presented in 2009 to establish a framework for sustainable development options that will utilize the City's public services efficiently. Since that time discussions of a commuter rail system have ebbed and flowed. Currently there is no near-term plan for light rail services along the US 290 Corridor. It is possible the high-speed train, currently being contemplated by Texas Central, could utilize a corridor through the Village Center Area.

Today the plan for [Village Center](#) does not include a transportation component but is an upscale mixed-use development. See "Spotlight Village Center" in Chapter 3 for more on Village Center.

### **SH 6 Access Management Study North**

In 2001, the Houston-Galveston Area Council (H-GAC) initiated a series of access management studies throughout the Greater-Houston Region. The [SH 6 Access Management Study North](#) analyzes the SH 6/FM 1960

and FM 529 corridors, and makes recommendations to improve mobility and safety, while maintaining economic viability. This study impacts Jersey Village due to FM 529 being the southernly border of the city limits and ETJ.

### **"Moving Our Region Into Tomorrow"- Houston-Galveston Area Council (H-GAC) 2045 Regional Transportation Plan**

The [H-GAC 2045 Regional Transportation Plan](#) seeks to address greater regional growth and explore how the core values of our region's residents relate to the way the Houston-Galveston region will grow, as well as the quality of life this growth will provide. The plan illustrates the importance of linking land use, and transportation planning and policy to afford residents more options when it comes to modes of travel. Its primary focuses are on system efficiencies, opportunities to manage demand and improve safety, as well as options for adding roadway and transit system capacity.

The plan also includes recommendations for regional coordination and implementation across all 13 counties on topics, such as, system expansion, demand management, operations management, livable centers and air quality. These recommendations imply direct impacts on cities like Jersey Village that are located along major access corridors. Recommendations that influence this plan include:

- Automated and Connected Vehicles that could provide for an on-demand type of transit;
- Improving connectivity by exploring opportunities for expanding multi-modal transit facilities for connecting local services;
- Working with local transportation to develop flexible, seamless fare policies across providers;
- Exploring potential High Capacity Transit (HCT) Corridors including US 290.

## **"Our Great Region" - Houston-Galveston Area Council (H-GAC) Regional Plan for Sustainability**

According to the summary of the [Our Great Region](#) plan, "The Regional Plan for Sustainability looks at current and future opportunities to meet the needs of the diverse communities and residents of the region in a manner that does not compromise the needs of future generations." The plan also outlines goals for the region, develops metrics to assess sustainability, analyzes regional scenarios, and makes recommendations for implementation strategies. The Our Region plan spans topics like housing, transportation, economic development, healthy communities, and the environment. It also reflects HUD's livability principles. The plan aims to:

- Enrich efforts that support workforce improvements, facilitate job growth and attract new residents, as well as conserve the natural environment and enhance the built environment; and
- Enable the pursuit of federal funding for implementation of transportation, housing, hazard mitigation, and community and economic development projects that further sustainability in the region.

This plan is important in the consideration of this Comprehensive Plan because these goals align with a number of the goals outlined in this plan, which are to preserve FEMA flood plains, enhance sustainability efforts in new construction, the facilitation of public-private partnerships, and neighborhood preservation initiatives.

### **Flood Mitigation Efforts**

It is known that the City of Jersey Village has a history of flood issues, primarily along White Oak Bayou but also in a smaller tributary of the bayou. The White Oak Bayou watershed is in central and northwest Harris County, originating northwest of FM 1960 near U.S. 290. It flows

southeast to join Buffalo Bayou in downtown Houston—making this bayou finger an essential drainage-way for much of northwest Harris County, the City of Jersey Village, and the City of Houston. Over time the White Oak Bayou has been modified and enlarged. The largest expansion of this bayou occurred between 1964 and 1976, when the lower 10.7 miles of the bayou was included as part of a federal flood damage reduction project by the Harris County Flood Control District and U.S. Army Corps of Engineers.

In October 2002 damaged more than 200 homes during a major flood. Prior to that time, Tropical Storm Allison (2001) flooded approximately 500 homes, and Tropical Storm Francis (1998) flooded approximately 200 homes. There are currently 98-acres of detention pond/lake within city limits, comprising nearly 4.3 percent of the City's land. In May of 2011, Harris County Flood Control District (HCFCF) applied for FEMA Hurricane Ike Hazard Mitigation Grant funding for construction improvements to the 43-acre [Jersey Meadows Stormwater Detention Basin](#) to reduce the risk of future flooding in this area. In 2012, the project was granted the funding, which would reimburse up to 75 percent of construction costs needed to complete the project.

This 30-month project began in June 2012 and included removing nearly 432,000 cubic yards of soil, constructing a weir spillway structure and re-grading the detention basin's slopes. According to the Harris County Flood Control district, the project included a 1 mile trail around the detention basin and expands the basin to hold about 114 million gallons of water.

In addition to the Jersey Meadows Stormwater Detention Basin, HCFCF has constructed additional flood control mechanisms in close proximity to Jersey Village. Figure 1.3, HCFCF Flood Control Projects identifies the

locations of existing, and future planned flood control measures near Jersey Village. These highlighted projects were made possible through a cooperative program which provides federal funding assistance for critical flood control infrastructure. This funding provided the necessary resources for HCFCF to complete the 7.5-mile of channel conveyance improvements along White Oak Bayou from Beltway 8 to Tidwell Drive, as well as improvements to the 2-mile Jersey Village Channel. The Jersey Village Bypass Channel (E200) is significant in that it carries 30-percent of White Oak Bayou's maximum flows around the City of Jersey Village during times of heavy rain.

In addition to regional drainage and flood prevention improvements, Jersey Village has also taken the initiative to make improvements within the city limits. The following are improvement projects undertaken: Argentina, Carlsbad, Chichester, Equador, Glamorgan, Leeds, Shanghai and Tahoe Paving Storm Sewer and Waterline Improvements; Honolulu Paving, Storm, and Water Line Improvements; and Phase III Paving, Storm, and Water Line Improvements. These projects assist in providing the necessary flood control measures to protect the residents of Jersey Village and their property.

After the 2016 Tax Day Flood, which flooded more than 230 homes in Jersey Village, the City undertook a Long-Term Flood Recovery Plan, which was adopted in September 2017. The goal of the Jersey Village Long-term Flood Recovery Planning Study was to develop a flood damage reduction plan that balances social acceptability with economic, hydraulic, and environmental feasibility. The plan identified both short-term and long-term flood damage reduction projects that can be designed and implemented as funding allows. The plan recommended four main projects:

- Widening and deepening the E100 Branch of the White Oak Bayou

- A berm around the golf course
- Drainage and street improvements in the Wall Street Neighborhood.
- Home elevations

In December 2020 HCFCF broke ground on the E100-00-00-E005 White Oak Bayou Federal Flood Damage Reduction Project. According to HCFCF the plan is to widen the base of the E-100 channel to 30 feet through Jersey Village, and the E-200 (the bypass) Channel to 20 feet. This project is expected be completed in 2021.

In December 2020 the City and HCFCF began negotiations for an interlocal agreement to begin the design phase of the E127 deepening/ widening

project. This project should enter the construction phase in 2022, with the project being completed in 2023.

Drainage improvements in the Wall Street Neighborhood and the Berm around the golf course have been a priority item for the city. This project is estimated to cost \$6.2 million dollars. The city has worked with the Texas Department of Emergency Management and FEMA to secure Hazard Mitigation Grant Program funding to cover approximately



Figure I-2. Map depicting E100-00-00-E005 Project reach. This project should enter the construction phase in 2022, with the project being completed in 2023.



\$4.3 million. Another approximately \$1.8 million in grant funding from the Community Development Block Grant – Disaster Recovery funds from the US Housing and Urban Development and Texas Government Land Office have been awarded to the City to cover the remaining costs of this project. This project received final approval from all federal agencies in December 2020 and construction should start in the second quarter of 2021.

Annually since 2017 the city has applied for grants from FEMA to elevate homes throughout Jersey Village that have flooded and are susceptible to future flooding. As of December 2020, 17 homes have been elevated, and four more are scheduled to be elevated in 2021.

## EXISTING LAND USE AND PHYSICAL CONSTRAINTS

Providing for the continued orderly and efficient use of land should be a major planning consideration in Jersey Village. The pattern of land use that exists today has evolved as a result of the City's past needs. The activities of residents create a need for various land uses, as well as for the supplemental systems that support the land uses (i.e. thoroughfare systems, city services, infrastructure). The relationships of existing and future land uses will shape the character and quality of life of the community; especially, since nearly 92 percent of the City is developed. In order to accurately assess the City's future land use needs, an analysis of past trends and existing patterns is the topic of discussion in this chapter. From earlier demographic discussion, it was highlighted that more than three-quarters of the housing stock was built before 1970; also, while 55 percent of the City's households moved into homes between 2000 and 2009, only 18 percent of the housing stock was constructed during the same time period.

The City's man-made and physical environment greatly influences its

future land use pattern growth regarding FEMA flood maps updates, road expansions and new development. These factors ultimately contribute to the City's urban form and content, and therefore it is important to analyze them when fashioning the elements of this plan.

## Municipal Boundaries and Extraterritorial Jurisdiction

The City of Jersey Village's ETJ comprises 704-acres of land, which is located south of U.S. 290. The City's ETJ commonly extends up to one mile from the city limits based on the 2010 population of 7,620 residents. However, due to the City being nearly landlocked by other municipalities, the ETJ may extend only where other cities and their ETJ's do not exist. The ETJ serves two purposes. The first purpose is to make sure cities only annex land only within their ETJ, because it creates a limitation against annexing into the ETJ of another city. The second purpose allows for cities to extend and enforce their subdivision regulations into their ETJ. Cities cannot, however, enforce zoning regulations in their ETJ.

The major land uses that characterize the ETJ are Industrial (43%), Commercial (28%) and Vacant (17%). There is a major difference in character and function in the land uses of the ETJ from those of the residential-oriented uses in the northern city limits. This is a situation that makes transitions and guided growth essential to successful development and sound infrastructure investment. Due to the limited area in which the City can expand, the plan's focus must be on the development of the remaining vacant land and redevelopment efforts, which will impact the overall development patterns and character of Jersey Village.

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# Community Snapshot

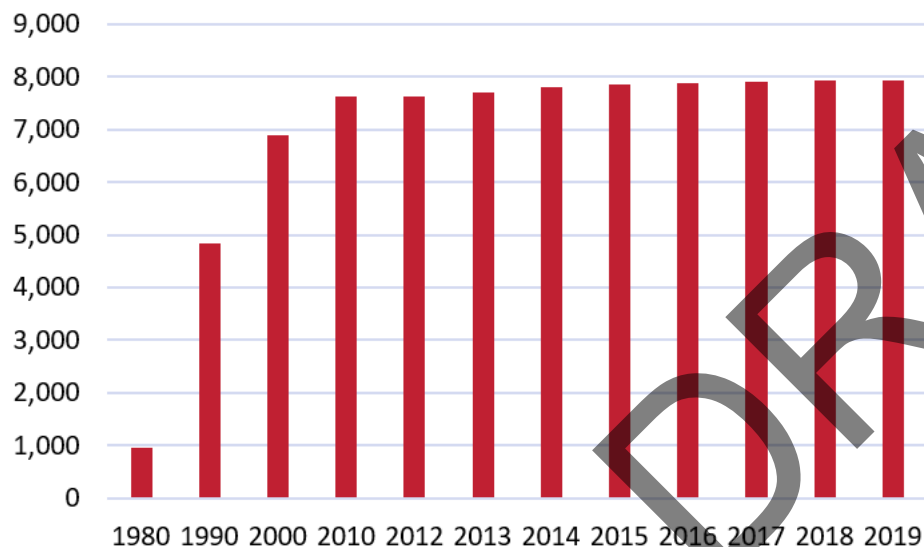
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## Introduction

The Community Snapshot chapter of this Plan explores key, data-based characteristics of the City of Jersey Village. Through this analysis, the City can better understand and identify particular demographic patterns that may impact future growth. Thus, the Community Snapshot provides the City with a comprehensive, fact-based introduction to the socio-economic conditions that exist in Jersey Village. Some of the highlights include population growth, age diversity, race and ethnicity, age distribution, educational levels, household type and income, housing value, employment industry, commute time and land use are all discussed in this section.

## HISTORIC POPULATION GROWTH

Fundamentally, people are the most vital element of any community. The following discussion is intended to provide insight into the historical and existing populations of Jersey Village. The City experienced its biggest population growth between 1980, with a population of less than 1,000 residents, to almost 5,000 residents in 1990. Growth continued between 1990 and 2000, with a 43% population increase. By 2010, the City had grown by an additional 11% to a population high of 7,620 people. Since that time the city has grown by another 4% to 7,933, according to the American Community Survey (ACS) population estimates for 2019.



Source: US Census and ACS 5 Year Estimate Data.

Figure 1-1. Historical Population Growth,

Based on Table 1-1, Historical Growth Rates, Harris County experienced a 17% population growth between 1980 and 1990. Jersey Village's

Year	Jersey Village		Harris County	
	Population	Change	Population	Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2012	7,623	0.0%	4,101,752	0.2%
2013	7,694	0.9%	4,182,285	2.0%
2014	7,795	2.3%	4,269,608	4.1%
2015	7,849	3.0%	4,356,362	6.2%
2016	7,871	0.3%	4,434,257	1.8%
2017	7,896	0.3%	4,525,519	2.1%
2018	7,945	0.6%	4,602,523	1.7%
2019	7,933	-0.2%	4,713,325	2.4%

population growth exploded in 1990 and growth rates rapidly declined over the next two decades from a nearly 400% growth rate to an estimated 2.3% in 2012. Harris County similarly

represented in decision-making processes. Those who identified themselves as Caucasian made up the largest portion of the total population in both the 2000 and 2010 U.S. Census and the 2018 5 Year ACS Estimate as seen in Table 1-3, Race and Ethnicity. However, their total percentage decreased by 11% from 2000 to 2018, which is in line with state-wide and national trends as other ethnicities continue to grow across the country. Since 2000 Jersey Village has seen a 10% increase in those who identify as African-American. The number of people of Hispanic origin has also doubled since 2000.

## JERSEY VILLAGE POPULATION PROJECTIONS

The Compound Annual Growth Rate (CAGR) is a method for analyzing annual average rates of growth. The City's annual growth between 1980 and 2010 was 7.1%. Based on historical population growth and recent population estimates, Jersey Village is projected to experience a 1% to 1.5% CAGR in the next 20 years.

Population projections are an important component of a long-range

Source: U.S. Census and ACS 5 year estimate data  
Table 1-1. Historical Growth Rates

declined from 20% growth rate to an estimated 3.9% in 2012. Since 2010 the growth rate for Jersey Village has been just below 1%, while Harris County has seen a 2.4% growth rate.

## RACE AND ETHNICITY

Information regarding race and ethnicity is important to local governments to ensure that all citizens are being

Race/Ethnicity	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Caucasian	5,960	86.6%	5,813	76.3%	5,994	75.4%
African-American	280	4.1%	631	8.3%	1,174	14.8%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%
Asian	350	5.1%	663	8.7%	629	7.9%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%
Some Other Race	167	2.4%	320	4.2%	63	0.8%
Two or More Races	104	1.5%	164	2.2%	85	1.1%
Total	6,880	-	7,620	-	7,945	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,256	15.8%

Source: U.S. Census 2000, 2010, 2018 5-Year Census Estimates

Table 1-2 Race and Ethnicity

	0.25% CAGR	0.5% CAGR	1.0% CAGR	1.5% CAGR	2% CAGR
Year	Population	Population	Population	Population	Population
2019	7,933	7,933	7,933	7,933	7,933
2020	7,953	7,973	8,012	8,052	8,092
2021	7,973	8,013	8,092	8,173	8,253
2022	7,993	8,053	8,173	8,295	8,419
2023	8,013	8,093	8,255	8,420	8,587
2024	8,033	8,133	8,338	8,546	8,759
2025	8,053	8,174	8,421	8,674	8,934
2026	8,073	8,215	8,505	8,804	9,113
2027	8,093	8,256	8,590	8,936	9,295
2028	8,113	8,297	8,676	9,071	9,481
2029	8,134	8,339	8,763	9,207	9,670
2030	8,154	8,380	8,851	9,345	9,864
2031	8,174	8,422	8,939	9,485	10,061
2032	8,195	8,464	9,028	9,627	10,262
2033	8,215	8,507	9,119	9,772	10,467
2034	8,236	8,549	9,210	9,918	10,677
2035	8,256	8,592	9,302	10,067	10,890
Source: 2019 ACS 5 Year Estimate					
Table 1-3. Population Projections Based On Compound Annual					

planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community's physical growth. In Table 1-2, Future Population Growth, analysis was conducted to project the City's population out to 2035; using a conservative 0.5% to 2% growth rate, it was calculated that Jersey Village's population would reach between 8,648 and 11,125 persons by the year 2035, if such growth is allowed by the physical city limits. Table 1-2 provides a comparison of several potential scenarios for future population change in Jersey Village. The projections build on the latest ACS 5 Year Estimates figure of 7,945 persons for 2018, and identify potential population levels out to 2035.

## AGE DISTRIBUTION

There have been fluctuations across the board for each age group in the City of Jersey Village. In 2019, the largest segment of the population comprised of the Prime Labor Force whose age range between 25 to 44, as seen in Table 1-4, Age Distribution. The second largest segment comprised of the Older Labor Force whose age range from 45 to 64. These two groups have stayed relatively the same since 2000 while the Elderly (65+) increased by nearly 14%. The Young, newborn to ages 14, shows a 5% population decrease over the same time period.

While the 2019 ACS 5 Year Estimate has the median age at 44.3 years old, sources such as ESRI have the median age at 41.3 years old and Applied Geographic Solutions and GIS Planning (2019) state the median age at 39 years old.

## Race vs. Ethnicity

While race and ethnicity share an ideology of common ancestry, they differ in several ways. First of all, race is primarily unitary. You can only have one race, while you can claim multiple ethnic affiliations. You can identify ethnically as Irish and Polish, but you have to be essentially either black or white. The fundamental difference is that race is socially imposed and hierarchical. There is an inequality built into the system. Furthermore, you have no control over your race; it's how you're perceived by others.

Source: Conley, Dalton. [https://www.pbs.org/race/000\\_About/002\\_04-experts-03-02.htm](https://www.pbs.org/race/000_About/002_04-experts-03-02.htm)

Age Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14)	1,209	17.6%	1,121	14.7%	1,008	12.7%
High School (15-19)	464	6.7%	427	5.6%	339	4.3%
College, New Family (20-24)	446	6.5%	544	7.1%	375	4.7%
Prime Labor Force (25-44)	2,175	31.6%	1,986	26.1%	2,293	28.9%
Older Labor Force (45-64)	2,063	30.0%	2,424	31.8%	2,247	28.3%
Elderly (65+)	523	7.6%	1,118	14.7%	1,671	21.1%
Total	6,880	100%	7,620	100%	7,933	100%
Median age	37.8		41.8		44.3	

Source: U.S. Census 2000, 2010, ACS 5 Year Estimates

Table 1-4. Age Distribution



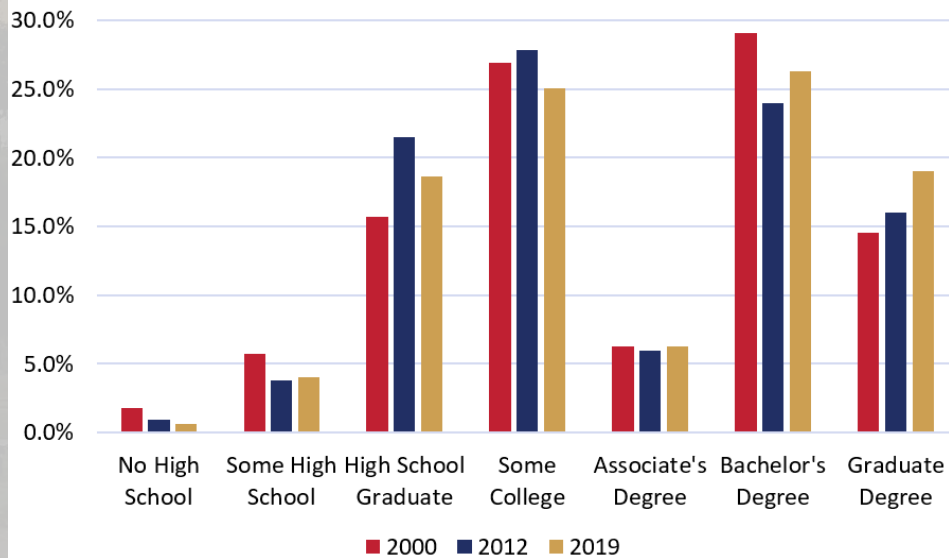


Figure 1-2. Citizen's Educational Attainment

## CITIZEN'S EDUCATIONAL ATTAINMENT

The educational level of a population generally indicates the skills and abilities of the residents of the community, which then guides the City for which types of job should be provided. In general, the educational attainment rate in Jersey Village has not changed much. While the number of high school graduates has increased since 2000, the number of Bachelor's degree holders has decreased, but the number of Graduate degree holders has increased since 2012 (see Figure 1-2, Education Attainment).

This attainment rate is higher than that of the State's overall average. In Texas 19.5% of residents have a Bachelors Degree, and 10.4% have a Graduate Degree. According to a brief statistical analysis done utilizing U.S. Census Bureau data, staying in school and gaining higher education really does pay off in the long run. The connection between schooling and employability and wages exists not only today, but also existed more than 20 years prior. The more educated an individual is, the better

his or her chances of getting hired, and the more likely he or she is to earn higher wages—which ultimately leads to a higher overall standard of living. (Graham & Paul, [\*Does higher education really lead to higher employability and wages in the RMI?\*](#) 2010)

## LOCAL INCOME LEVELS

Knowing local income levels in a particular area can guide the planning process to provide the right kinds of business and residential options. Income is also an indicator for the retail market; higher income levels generally mean more disposable income, therefore, more retail possibilities. In turn, this will mean a higher tax base for a community.

It is interesting to examine average income in Jersey Village compared to Harris County and the State of Texas, as seen in Figure 1-6, Income Levels. The bar graph shows that Jersey Village had a mean income of \$80,015 in 2018. Harris County has an overall mean income of \$66,148 while Texas has an overall median income of \$62,355. This is important to note

because it indicates that residents are earning higher wages than most other cities across the State.

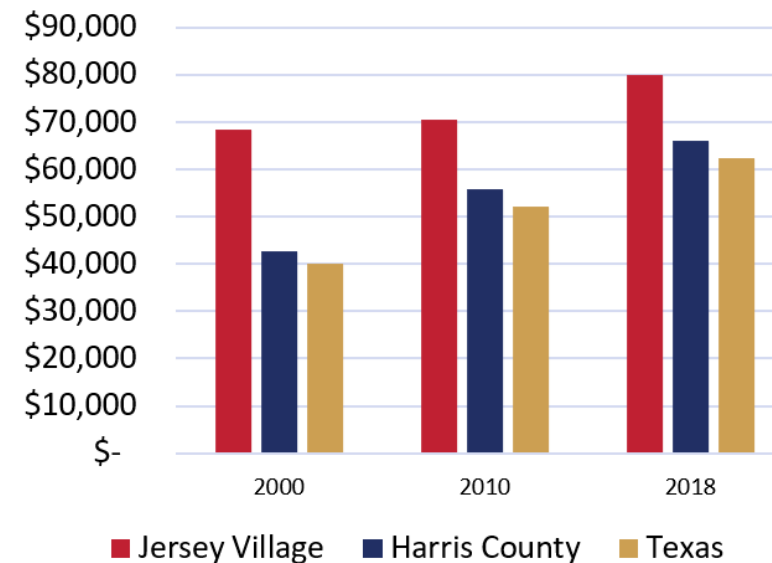


Figure 1-3. Household Income Levels



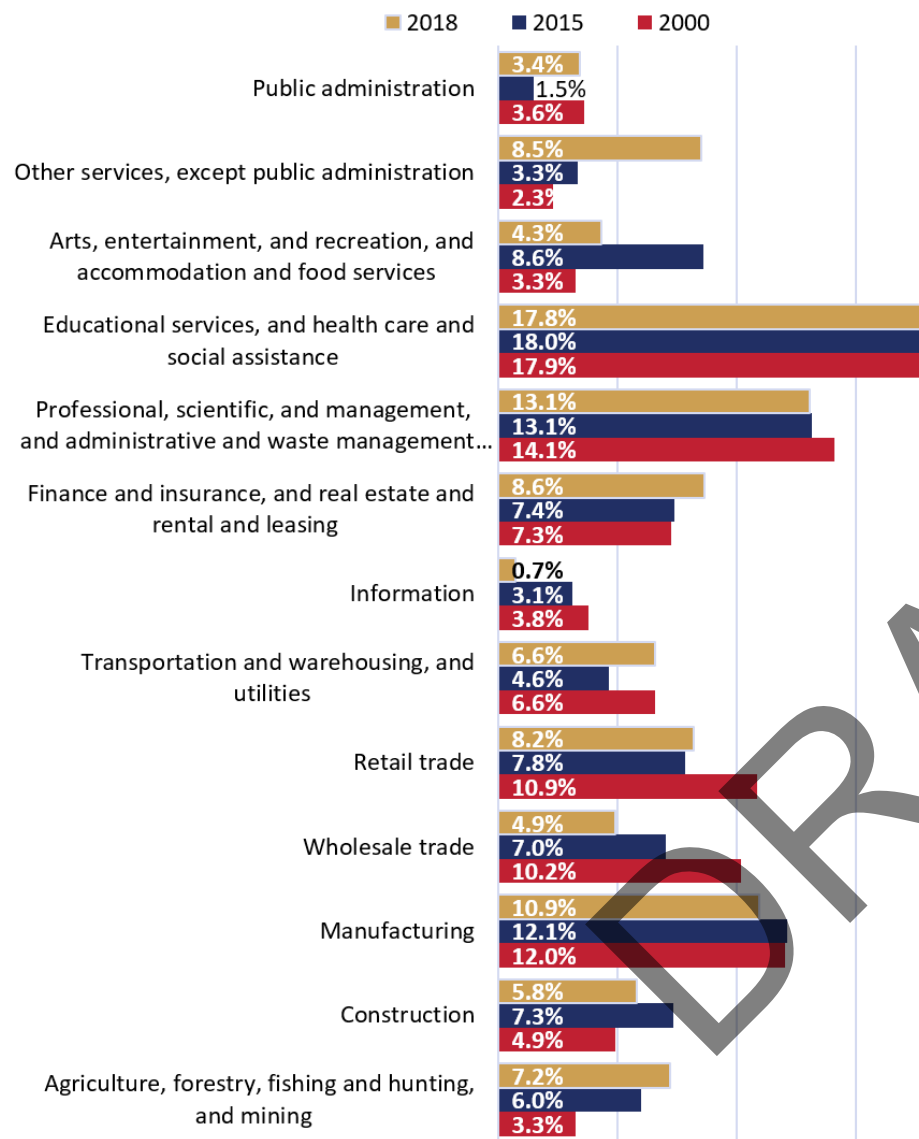


Figure 1-4. Employment Industry

## EMPLOYMENT BY INDUSTRY

In 2018, the highest largest category of employment was in the educational services, health care and social assistance sector,

accounting for nearly 18% of the total employment industry in Jersey Village. The second largest employment industry belonged to the professional sector, followed by manufacturing, and then finance. All major industries are represented graphically in Figure 1-5, Employment Industry, showing which sectors of the local economy changed the most since 2000.

## HOUSEHOLD TYPE

Household type refers to how the people who live within a household are related, if they do not live alone. This section looks at what types of households are found within Jersey Village, and whether those types have changed significantly between 2000, 2010 and 2018; this data can be seen in Table 1-5, Household Type.

Household composition has shifted over the past decades, from predominantly traditional nuclear families to a large percentage of nontraditional and blended families. The latter type of family is a combination of two families, single-parent families or couples without children. Between 2000 and 2018 the City of Jersey Village experienced nearly a 14% decrease in the family households percentage although the number had increased. Of the household category, Married Couple Family had the largest decrease by 15%. Non-family Households make up 45% of the population, 40% of which are householder living alone and 11% are 65 years and older. The average household size in 2000 was 2.42 persons and has decreased to 2.04 in 2018, which is also a national trend as family sizes decrease.

Household Type	2000	2010	2018
Family Households	1,943	2,134	2,127
With Own Children Under 18 Years	825	764	565
Married Couple Family	1,693	1,766	1,732
With Own Children Under 18 years	669	570	360
Female Householder, No Husband Present	176	268	258
With Own Children Under 18 Years	116	148	135
Non-Family Households	897	1,245	1,768
Householder Living Alone	704	1,069	1,559
65 Years and Over	72	299	432
Total Households	2,840	3,379	3,895
Average Household Size	2.42	2.25	2.05

Source: US Census Bureau, ACS 5 Year Estimate

Table 1-5. Household Type

## HOUSING TYPE

Single family dwellings make up 58% of the total housing supply while multifamily dwellings make up 42%. The percentage of 1-unit, attached housing have decreased by two percent in 2012 while the number of multifamily housing increased. Analysis was done regarding the number of units per dwelling from 2000 to 2018, in both the City of Jersey Village and the State of Texas. The largest changes occurred among one-unit detached and 5 to 9 unit multi-plexes/apartments.

## HOUSING VALUES

Housing values are important to examine because they generally indicate what the City can expect its future housing stock to contribute to the local economy. In Table 1-7 Housing Values, the majority of homes in Jersey Village are valued between \$200,000 and \$299,000. Back in 2000 the largest number was in \$100,000 to \$149,999. This

House Values (Owner-Occupied)	2000				2012				2018			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,652		3,849,585		1,870		5,609,007		2,087		5,917,771	
Less than \$50,000	11	0.7%	875,444	22.7%	0	0.0%	696,888	12.4%	12	0.6%	581,011	9.8%
\$50,000 to \$99,999	167	10.1%	1,561,509	40.6%	66	3.5%	1,361,239	24.3%	29	1.4%	1,083,861	18.3%
\$100,000 to \$149,999	797	48.2%	700,830	18.2%	231	12.4%	1,238,795	22.1%	76	3.6%	1,031,400	17.4%
\$150,000 to \$199,999	402	24.3%	335,179	8.7%	719	38.4%	895,978	16.0%	388	18.6%	949,590	16.0%
\$200,000 to \$299,999	182	11.0%	223,968	5.8%	678	36.3%	758,661	13.5%	838	40.2%	1,070,333	18.1%
\$300,000 to \$499,999	55	3.3%	104,821	2.7%	162	8.7%	436,502	7.8%	573	27.5%	801,637	13.5%
\$500,000 to \$999,999	38	2.3%	37,697	1.0%	14	0.7%	167,999	3.0%	158	7.6%	314,746	5.3%
\$1,000,000 or more	-	-	10,137	0.3%	0	0.0%	52,945	0.9%	13	0.6%	85,193	1.4%
Median (dollars)	142,900		82,500		194,300		128,000		268,900		161,700	

Source: U.S. Census 2000, ACS 5-Year Estimates

Table 1-6. Housing Values

shows home values in Jersey Village have risen at a steady rate over the past 18 years. The median house value in 2000 was \$142,900 and increased to \$268,900 in 2018, an increase of nearly 88%.

## YEAR BUILT AND YEAR MOVED IN

Being a relatively young city, the housing stock in Jersey Village is also fairly new. According to the 2018 ACS 5 Year Estimate nearly 30% of the homes in Jersey Village were built in 1990 to 1999, while approximately 48% of the homes in Jersey Village were built before 1990.

Jersey Village has seen just over 50% of its householders move in since 2010, according to the 2018 ACS 5 Year Estimate. Anecdotally several realtors in Jersey Village will say the majority of their home sale transactions in recent years have been retired adults selling their homes to young families that are moving into Jersey Village.

## COMMUTE TIME

An important element to consider related to where people would like to live is the amount of time it takes to travel between work and home. Since the construction on U.S. 290 the commute time for most Jersey Village residents has drastically reduced. While there is no data from the US Census Bureau that reflects these changes, the survey done of residents as part of this 2020 Comprehensive Plan shows the majority of commuters say their commute time was 11-15 minutes. Just over 11% of those that work reported that they work from home, even before COVID-19. During COVID-19 commute times have decreased even more for those continuing to commute.

Means of Transportation to Work	2012	2015	2019
Workers 16 years and over	4,237	4,246	4,138
Car, truck, or van -- drove alone	86.5%	87.5%	88.0%
Car, truck, or van -- carpooled	6.4%	6.7%	3.5%
Public transportation (excluding taxicab)	2.5%	2.0%	3.0%
Walked	1.2%	0.8%	0.5%
Other means	1.5%	0.4%	2.2%
Worked at home	1.9%	2.6%	2.7%

Source: ACS 5 Year Census Estimate

Table 1-7. Means of Transportation to Work

## MEANS OF TRANSPORTATION

The most common method of transportation to work for Jersey Village's residents is alone by car, truck, or van. According to Table 1-6, Means of Transportation to Work, six percent carpooled while almost three percent took public transportation. While this information is important in predicting future travel demand, recent events such as COVID-19 have made working from home much more prevalent. The commute trends should be closely monitored over the coming years to gauge the amount of pressure placed on transportation infrastructure.

## Conclusion

The demographic patterns discovered through these analyses helped to inform goals, strategies, and action items presented in the plan. Demographics change, and should be evaluated annually in order for cities to adjust and respond properly to those changes.

# Vision, Goals, and Strategies

## 2

### Introduction

During the first meetings of the 2020 Comprehensive Plan Update Committee (CPUC) the committee gained a better understanding of what individual objectives were discussed during the 2016 Comprehensive Plan, as well as what the current committee felt priorities were. City residents were also surveyed to better understand how the community pulse on the topics may have changed since 2016. This understanding also includes the overarching vision, which will serve to guide daily decisions to shape, and direct growth and development for the City of Jersey Village for the next twenty years and beyond.

This update to the 2016 Comprehensive Plan is premised upon a shared vision of what Jersey Village should be as it continues to grow and mature. During the planning process, the committee reviewed the 2016 Comprehensive Plan and all of the goals that were suggested at that time. The Committee revised the goals, highlighted successful strategies for various goals that had been completed since 2016, and recrafted the remaining goals and strategies to reflect the changes since 2016 moving the community forward into the future.

As the Committee moved through the 2016 Comprehensive Plan they proposed updates to the plan that tied back into the goals and strategies.

### Community Input

Due to COVID-19, citizen and stakeholder input and participation was limited to online surveys, comments at the committee meetings, and feedback that was given directly to committee members. The survey was promoted in a variety of ways including email blasts to residents, social media, on the digital marquee signs, in the Jersey Village Star, and on the mobile app.

The survey asked a variety of questions, including seeking feedback on each of the goals and strategies. The survey also asked about the resident perception of various city services. This was done to better understand how current services are viewed and to see where any areas for improvement may be.

The results of this community input was reviewed by the CPUC and helped to guide the goals listed along with the strategies to achieve them. Public comment opportunities were also held during the Planning and Zoning meeting to review the plan, and a public hearing was held at the Council meeting before the plan was formally adopted.

### Comprehensive Plan Update Committee

The CPUC was appointed by the City Council in May of 2020. The Committee was made up of 10 members. Three members were also members of the Planning and Zoning Commission. The other members



are residents of Jersey Village.

The CPUC met 12 times over 6 months. During these meetings they reviewed the 2016 Comprehensive Plan in its entirety. They discussed the goals and strategies recommended and what the progress on the plan has been so far.

After all of these meetings the CPUC has recommended this update to be considered by the Planning and Zoning Commission.

## Planning and Zoning

The 2020 Comprehensive Plan has been reviewed by the Planning and Zoning Commission. The Commission reviewed each of the goals and strategies and the content of the plan. The Commission also gave the public an opportunity to make comments on the plan as well.

## City Council

The final stop in the process was the City Council meeting where the Council held a public hearing for people to make comments on the proposed updated plan. After the public hearing the City Council discussed the document. They approved the updated Comprehensive Plan on February 15, 2021.

## Goals and Strategies

Goals and strategies are created to define what the City wants to accomplish over the next ten years. Goals are broad ideas, and strategies are steps to achieve the goals. The goals and strategies are identified within this section, and relate to various sections of the Comprehensive Plan. As this plan is an update to the 2016 Comprehensive Plan each Goal highlights some of the accomplishments since the original plan was adopted. Each goal also has a list of

strategies to pursue that can help achieve the goals in the coming years.

### GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

#### Accomplishments Since 2016 Comprehensive Plan:

- Upgrade of the City Logo and Branding.
- City Street Signs have been updated with city logo and unique background color.
- The first phase of new gateways and digital marquee signs has been completed, with the new logo and landscape improvements.

#### Additional Strategies To Achieve This Goal:

- Complete Phase 2 of the Gateway and Entry Monuments.
- Improve the landscape character of commercial business properties.
- Reduce visual clutter by removing billboards, moving aerial utilities underground, and eliminating blighted structures.
- Improve the character of corridors throughout the community.

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### Accomplishments Since 2016 Comprehensive Plan:

- Developed a fenced in, off-leash dog park where canine citizens can exercise in a clean, safe environment meeting the needs of a growing number of citizens interested in this type of open space.
- Offering more community events, of various themes and activities that encourage a broader number of residents.
- Hired a Rec and Events Coordinator to expand and improve city



events, such as:

- Expanded Easter Egg Hunt
- Improved Spring Fling
- Arbor Day
- Fourth of July Parade
- Food Truck Fest
- Movies in the Park/Pool
- Health Expo
- Doggy Dip Day
- Holiday In the Village
- Jersey Village Lights and Christmas Decorating Contest.
- Added a splashpad with shade sail in Clark Henry Park.
- Utilizing the open area between the Community Center and the Police Department HQ to host a farmer's market.
- Parks Master Plan Completed.
- Updated playground equipment with shade sails at Carol Fox Park.
- Partnered with sports groups to have youth sports offered.
- Improvements made to Jersey Meadow Golf Course.
- Improvements made to Community Pool.
- Created interactive map for city parks and recreational opportunities.

#### **Additional Strategies To Achieve This Goal:**

- Explore expanded recreational opportunities.
- Implement the goals and strategies of the Parks Master Plan. Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.
- Encourage programs and events that engage the community.
- Improve maintenance of parks and open spaces.
- Increase community connectivity, including walking, hike and bike opportunities.
- Increase community awareness of parks and recreation

opportunities.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Ability to report ordinance violations via city's website and/or app.
- Updated building standards requiring new homes be built 2 feet above the 100 Year Flood Plain.
- Jersey Village Lights and Tour of Homes.

#### **Additional Strategies To Achieve This Goal:**

- Encourage housing and property maintenance to maintain neighborhood integrity.
- Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.
- Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.
- Enhance existing neighborhoods infrastructure when possible (ie: sidewalks and lighting).
- Provide pedestrian connections within the neighborhoods.
- Provide residents with opportunities to submit feedback on areas that jeopardize quality and character of the neighborhoods.

### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE RESIDENTS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Several new restaurants and a brewery have opened.
- Farmers Market started in 2017 as a monthly event and is now the 1st and 3rd Sunday of each month.

- New city events including Concerts In The Village and Movies In The Park.

#### **Additional Strategies To Achieve This Goal:**

- Create Economic Development Corporation.
- Hire an Economic Development Coordinator.
- Market Jersey Village to targeted businesses.
- Identify the business types most likely to be successful given the surrounding demographic profile.
- Ease the processes for business expansions and relocations.

### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Authorization of Golf Carts to be used on city streets.
- Purchased a Street Sweeper using grant funding to clean streets and storm water utilities.
- Partnered with Harris County Flood Control District (HCFCD) to push for the E100 White Oak Bayou Federal Flood Damage Reduction Project to be completed.
- Worked with HCFCD to get E127 Deepening and Widening Project included in Flood Bond.
- Increased fiber network throughout the community.
- Facilitated distributed antenna system and nodes for cellular and telecommunications through the community.
- Joined the Community Rating System (CRS) at Level 7, which provides a 15% reduction in flood insurance premiums for those in the flood plain.
- Received over \$10,000,000 in grant funding for flood mitigation projects.

#### **Additional Strategies To Achieve This Goal:**

- Continue efforts to implement the [Long Term Flood Recovery Plan](#) and mitigate future flooding in the city.
- Create policy for funding and implementation of sidewalks and connectivity in existing areas and with new development.
- Increase access to non-motorized transportation options to promote healthy living.
- Improve and maintain older existing street networks.
- Ensure that all storm runoff is handled in a high standard and quality and that streets and neighborhoods are properly drained.
- Ensure all utilities serving city residents are of the same high standards.
- Maintain or increase CRS Rating.

### **GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- New Public Works building.
- Two new Fire Trucks.
- New Jersey Village Mobile App.
- Designs and specifications have been made for Golf Course Convention Center and Club House and new City Hall.
- Upgraded City Financial and Utility Billing software for more efficient and cost effective technologies such as e-bills for utility bills and city financial transparency.
- Received Transparency Stars from State Comptroller transparency related to [traditional finances](#), [economic development](#), [public pensions](#) and [debt obligations](#).
- Installed Emergency Warning Siren utilizing grant.
- Supervisory control and data acquisition (SCADA) systems installed

to monitor water and waste water plants.

- Completion of new Sound wall along Seattle Street.
- Implementation of Flock Camera System to assist Police Department.

#### **Additional Strategies To Achieve This Goal:**

- Maintain, replace, or improve the quality of city-owned structures.
- Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.
- Continued efforts toward development of city facilities such as City Hall and Jersey Meadow facilities including the club house.
- Transparency on the improvements of existing and new developments.
- Encourage more people to join as Volunteer Fire Fighters for the Jersey Village Fire Department.

### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Entrance and Marquee Signs with Jersey Village Logo – Phase I Complete.
- New buildings/businesses established on the US 290 corridor.
- Green space that was added to existing businesses.
- Increased Code Enforcement.
- Increased Telecommunications and Fiber through the community.
- Utilizing economic incentives to help bring in major anchor tenant in Northwest Village.

#### **Additional Strategies To Achieve This Goal:**

- Create a sense of place and maximize the visual appeal of the Highway 290 corridor.

- Hire an Economic Development Coordinator to maximize the economic value of the Highway 290 corridor.
- Invest in infrastructure that supports the revitalization of the Highway 290 corridor.
- Remove blighted properties along the Highway 290 corridor.
- Continue code enforcement efforts to protect visual appeal.

### **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Completion of Gateway and Landscape Master Plan.
- Created a consistent, identifiable signage design throughout the city.
- Improved traffic flow at Post Elementary and Jersey Village High School.
- Implemented street name signs with custom design for all Jersey Village streets to better indicate location and city limits.
- Improved wayfinding signage.
- Installation of identifier signs at Clark Henry and Carol Fox parks.
- Replacement of stop signs, painting of cross walks and fire hydrants city-wide.
- Completed Phase 1 of the Gateway Project.
- Provided interactive maps on website and mobile app to easily find points of interest.

#### **Additional Strategies To Achieve This Goal:**

- Continue to implement consistent, identifiable signage design, including sign poles, throughout the city.
- Complete Phase 2 of the Gateway Project.
- Engage the community through existing and new communication mediums.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Utilized Chapter 380 Agreements to bring in large sales tax generating companies and major tenants to Northwest Village.
- Secured property on Jones Road south of 290 for Village Center Development.
- Creation of Economic Incentive Package and promoting that information on our website and in the media.
- Received over \$4,000,000 in FEMA grants for home elevations.
- Demolition of blighted buildings.

### **Additional Strategies To Achieve This Goal:**

- Analyze annexation options for the ETJ property.
- Encourage development and investment in the Village Center area, and surrounding ETJ.
- Promote the highest and best use for vacant or underutilized properties.
- Utilize all tools available, including economic incentives and Tax Increment Reinvestment Zones (TIRZ), to achieve this goal.
- Hire an Economic Development Coordinator to promote infill and redevelopment.



# Future Land Use

## 3

### Overview

In communities worldwide, the use of land is a critical factor in the way people live and work. In the cities of the United States, most property is held in private ownership. As a result, there are three aspects of land use that must be considered and balanced. First, the owner should be able to build structures and make other improvements that enable them to use their property. Second, the adjacent property owners should be assured that their properties and lives will not be negatively impacted by the actions of the property owner. Third, all property owners in a community have a shared interest in ensuring that the property held in common (such as public land) and the cumulative results of all individual land use decisions create a community that is a stable and desirable place to live and work.

The purpose of this chapter is to establish the necessary guidance that enables the City to plan effectively for future growth, development, and redevelopment. Sound planning is essential to ensure that the community is prepared to serve anticipated infrastructure needs, as well as preserving key community areas in the face of future growth. Ensuring high quality development is as critical as providing the utility infrastructure and connecting streets.

### The Future Land Use Plan

The concepts of land use and future land use are integral to other components of the Comprehensive Plan. For instance, the transportation network provides access to land, which influences the type and density of development that will ultimately be placed there. The provision or lack of utilities can also dictate the amount, location, and timing of development. Design and development character impact community aesthetics and, thus, the perceptions held by area residents and those considering investment in Jersey Village. Similarly, proximity to public facilities can impact public health and safety at specific locations and, as a result, impact the development potential of an area.

The Future Land Use goals and policies explain the community's objectives about the development, use and redevelopment of land. The Future Land Use Map provides a geographic application of these policies to the areas within the City and ETJ, for use during the development review process. The Future Land Use Plan should ultimately be reflected throughout the City's policy documents and development decisions. The ultimate purpose of the Future Land Use Plan is to serve as a flexible guide to City staff and City decision-makers. It provides a rational basis for decision-making by ensuring that each individual decision is ultimately working towards the larger community goals. The Future Land Use Plan also protects property investments by aiding in the provision of compatible development. The last, and most tangible,



purpose of the Future Land Use Plan is to help the City plan for infrastructure improvements by determining where transportation and other such improvements should be made to accommodate current and long-term needs.

The Future Land Use Plan is not a zoning map, which deals with specific development requirements on individual parcels. The zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Land Use Map.

The right of a municipality to manage and regulate land use is rooted in its need to protect the health, safety and welfare of local citizens. The first step in establishing the guidelines for such management and regulation is the Comprehensive Plan. Although it is one component of the Comprehensive Plan, the significance of the Future Land Use Plan text and map cannot be overstated. Land use decisions are influenced by many of the elements of the Comprehensive Plan, including community growth, mobility, neighborhood preservation and integrity, utility infrastructure, and economic development.

Similar to the way in which a road map serves as a guide to a particular destination, the Future Land Use Plan should serve Jersey Village as a guide to its particular, unique vision for the future. Each mile driven that is represented on a map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or detract from the City attaining its vision. In order to provide the most complete map possible, the Future Land Use Plan establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses.

Jersey Village's land use pattern has evolved over the past several decades to become what it is today. The challenge now is to maintain

the City's quality of life and treasured neighborhoods, while encouraging new, quality development in key areas that will contribute to the City for years to come.

Land use considerations and guidance are at the core of any comprehensive city plan. Effective land use planning provides a framework for successful economic development efforts, for quality and sustainable residential development, for timely investment in new and upgraded infrastructure, and for coordinated extension of the public park system and a range of other municipal services, especially critical public safety services.

## Compatibility of Land Uses

Compatibility of land uses has long been an important consideration for cities, residents, businesses, and planners. In fact, zoning was originally recognized as a public, health, safety, welfare issue due to the need to separate incompatible land uses from one another. Variables like noise, pollution, light, and traffic can play a huge role in the quality of life in surrounding areas and have direct impacts on adjacent land uses and residents. It is the City's responsibility to ensure that factors such as these do not negatively impact the community or its residents. This is especially critical in a unique bedroom community like Jersey Village that is primarily made up of single-family homes and retail/commercial businesses. Therefore, an important consideration of this Future Land Use Plan is to guide the allocation of land uses in a pattern that is intended to produce greater compatibility between the different types of existing land uses.

As shown in Figure 3-1, Compatibility of Land Uses, the more intense the type of nonresidential land use is, the less compatible the land use is with residential uses. In general, office uses and small (neighborhood)

retail establishments adjacent to residential uses create positive relationships in terms of compatibility; these are considered lower intensity land uses. There are many techniques, including buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses—many of which Jersey Village already takes into consideration and regulates through existing policies and documents. Specific consideration should be given to how the various types of land uses relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

## Issues Affecting Jersey Village

The following are considered the most important issues regarding future land use in Jersey Village.

**Development in the ETJ** – Development is slowly occurring in the ETJ. These developments will affect adjacent development going on within the City Limits, as well as the services and infrastructure provided by the City.

**Fiscal Balance** – Jersey Village's Land Use pattern is a significant revenue source. Therefore giving consideration to infill and redevelopment of existing land uses, as well as new land uses, will aid in its fiscal health.

**Flood Mitigation** – Flood mitigation is an important issue for Jersey Village, as well as Harris County as a whole. Taking a concerted effort to mitigate future flooding via home elevations, redevelopment of the housing stock to meet new design standards, improving street drainage, utilizing the golf course for water retention, and working closely with Harris County Flood Control District to deepen and widen the bayous through Jersey Village will be vital to the future land use of the City.

## Compatibility of Various Types of Land Uses

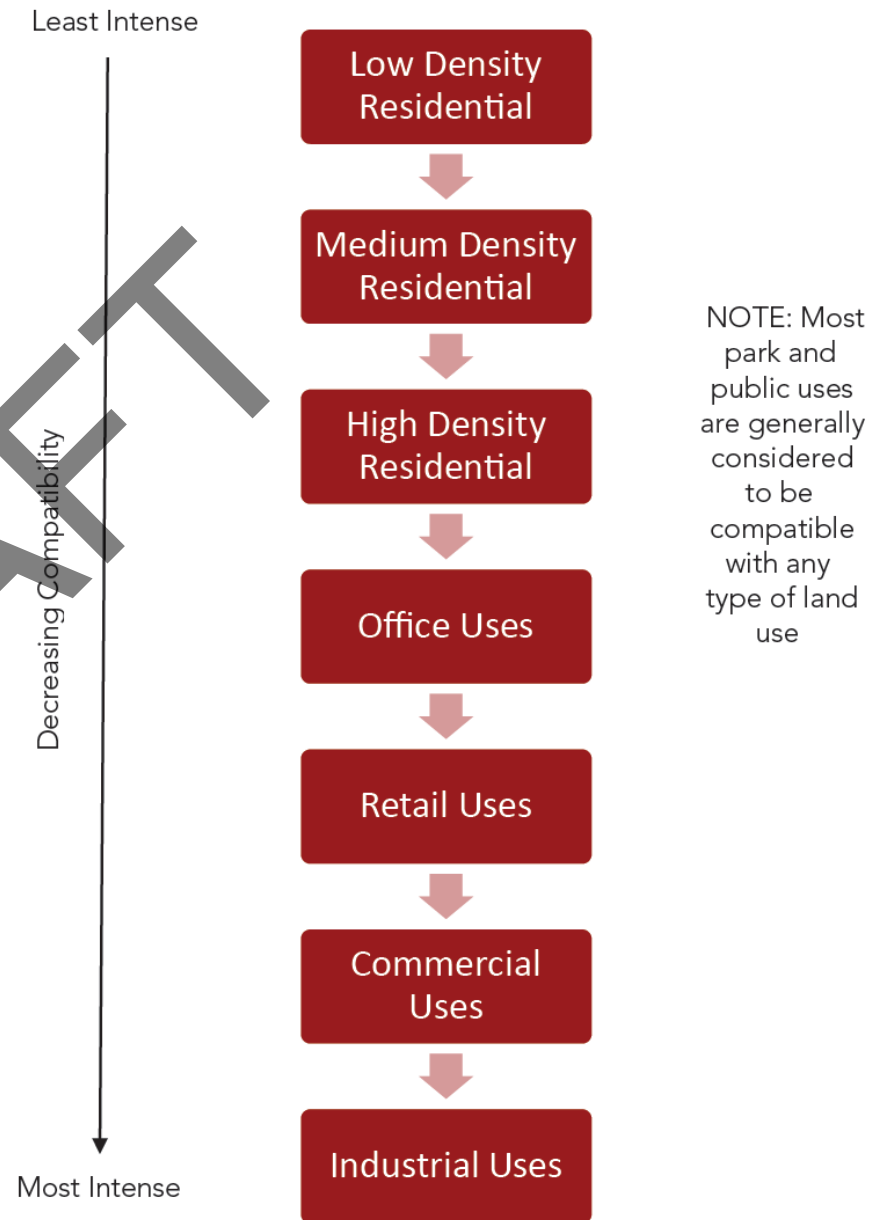


Figure 3-1. Compatibility of Land Uses

## Highlight: The Differences Between Planning and Zoning Maps

This side-by-side comparison below highlights the distinct purposes and uses of a long-range land use plan map (such as Map 3-1 Future Land Use Map) relative to a City's official Zoning District Map (Map 3-2). You can find the most current Zoning Map on the city website.

Future Land Use Plan	Vs.	Zoning District Map
<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Outlook for the future use of land and the character of development in the community.</li> <li>• Macro-level, general development plan.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Guidance for City zoning map and related decisions (zone change requests, variance applications, etc.).</li> <li>• Baseline for monitoring consistency of actions and decisions with Comprehensive Plan.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Inventory of existing land use in the City.</li> <li>• Elevating area character (High-Density Residential / Low-Density Residential, Mixed Use, Office, Retail/ Commercial, Industrial, Public / Semi-Public, Parks and Open Space, and Water / Detention) as a core planning focus along with basic land uses.</li> <li>• The map includes a notation required by Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."</li> </ul>		<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Basis for applying unique land use regulations and development standards in different areas of the City.</li> <li>• Micro-level, site-specific focus.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Regulating development as it is proposed, or as sites are positioned for the future (by the owner or the City) with appropriate zoning.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Future Land Use map, for general guidance.</li> <li>• Other community objectives, such as economic development, redevelopment, flood prevention, etc.</li> <li>• Zoning decisions which differ substantially from the general development pattern depicted on the Future Land Use map should indicate the need for some adjustments to the planning map the next time the Comprehensive Plan is updated.</li> </ul>

**Infill** – Although Jersey Village has been growing in some areas, infill development and redevelopment are important strategic actions for the future due to aging homes.

**New Business** – As new businesses seek to locate in the Houston-Galveston region, it will be important to have a variety of different sites that provide mobility, accessibility, and visibility within the City.

**Outdoor Recreation and Greenspaces** – The discussion continues regarding the future of the Jersey Village golf course. There was strong support for renovation and update, as well as for keeping the greenspace as golf and recreation.

**Redevelopment of Existing Housing Stock** - As infill redevelopment occurs, the need to demolish existing housing may be necessary. The City has taken a proactive approach to minimize the impact of any future residential conversions. In 2013 a detailed study outlined the most appropriate course of action for future residential redevelopment. Future redevelopment of existing residential housing has the potential to affect infrastructure needs. It will be imperative to fully study the infrastructure needs of any future redevelopment site.

**Village Center** – The development of Village Center along Jones Road on the south side of US 290 will provide an advantageous opportunity for the City to create a mixed use development that does not currently exist along the 290 Corridor. This will impact the future development of the ETJ, as well as change the economic landscape for the city.

## Future Land Use Types

Future Land uses in this element have been recommended based on three principal factors:

1. Recognizing existing land uses by ensuring compatibility.

2. Maximizing non-residential land uses.

3. Creating an overall balanced land use pattern. Knowledge of the recommended future land use can help the City apply zoning regulations accordingly.

This knowledge can also help the City ensure there are adequate public facilities available, such as water, wastewater, police protection, and park facilities. The various chapters of this Comprehensive Plan address these needs and have been based in part on the Future Land Use Plan. The following sections offer brief descriptions of each of the land use types portrayed on the Future Land Use Plan Map (see Figure 3.2, Future Land Use Map). The following are general characteristics that define the land use areas. More specific information related to design and community character are included within Chapter 7, Community Character of the Comprehensive Plan.

## RESIDENTIAL LAND USES

Residential land uses are currently the predominant use within Jersey Village, and it is recommended within the Future Land Use Plan to maintain this trend. It should be noted that low density residential land uses can be buffered from non-residential uses with medium and high density residential land uses. The following sections discuss specific aspects of the recommended residential land uses within Jersey Village.

### Low Density Residential Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to be the primary land use for the City. The areas designated for low density residential land use are isolated and generally not adjacent to other land uses. Although all single family areas have been labeled low density, the City should ensure that the



housing stock is in good shape and well maintained going into the future. For the purpose of discussing Jersey Village's ultimate population capacity, low density residential areas have been calculated at three dwelling units per gross acre within the City limits, and 3.0 units per gross acre within the ETJ.



Figure 3-2. Low Density Housing In Jersey Village

### High Density Residential Land Uses

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently three high density residential areas within Jersey Village and areas that have been recommended to become/remain used for high density are also shown. In order to ensure that multifamily areas are designed to a high standard in the future, the City should consider incorporating design guidelines into the appropriate section of the Jersey Village Zoning Ordinance.

## PUBLIC LAND USES

### Park and Open Space Land Uses

This land use designation is provided to identify all public parks and open spaces within Jersey Village. A community's park system is key to a high quality of life. The City has recognized this not only through its allocation of park areas (now and throughout the City's history), but also

by the fact that a Parks Master Plan for Jersey Village has been incorporated as part of this Comprehensive Plan. The Parks Master Plan addresses specific future park locations, local park and open space needs, and other recreational related issues, as well as funding mechanisms. It is intended to help Jersey Village meet the park and recreation needs of its citizens as it continues to grow in population over the next two decades.

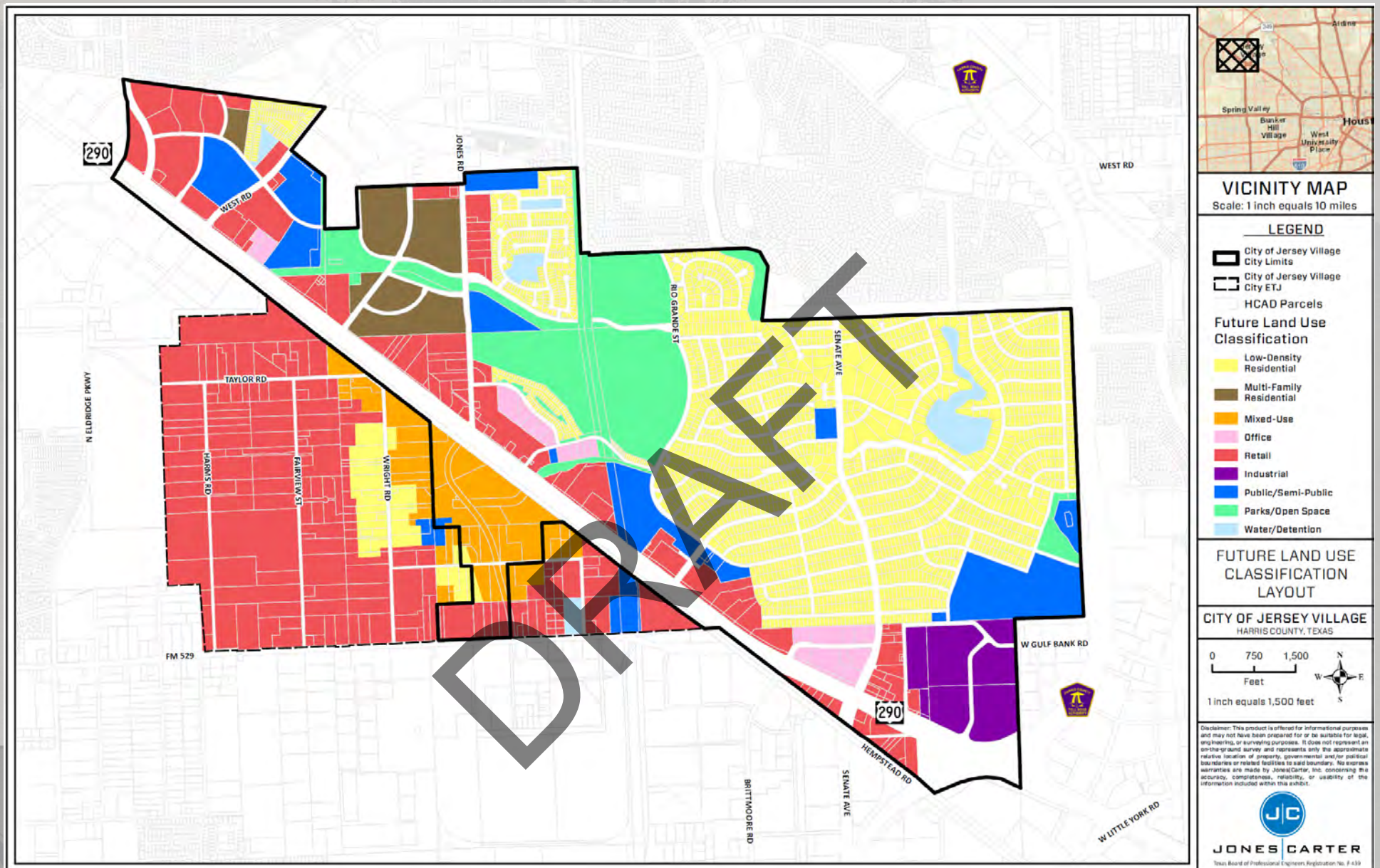
### Public/Semi-Public Land Uses

This land use designation is representative of uses that are educational, governmental or institutional in nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the Future Land Use Plan map include the related uses that are currently in existence. However, it is anticipated that there will be a need for



Figure 3-3. Park and Open Space Land Use in Jersey Village





Map 3-1. Future Land Use Plan.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Source: [City of Jersey Village Capital Improvements Plan, Future Land Use Plan, and Impact Fee Study](#). Adopted July 2020.





Figure 3-4. Semi-Public Land Use, Jersey Village Police and Fire Station

additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for city administration. The Public Facilities Assessment addresses some of Jersey Village's anticipated public facility needs based on the population projections made within this Future Land Use Plan, as well as the existing conditions of those facilities.

## NON-RESIDENTIAL LAND USES

Generally, residents of a community should be able to live, work, and recreate all within the community itself; the existence of non-residential uses allows this to occur. These uses provide a positive element for residents, and the community as a whole. A key benefit is the tax base and revenue that is provided by nonresidential uses. Citizens of Jersey Village should not have to travel to other cities in order to meet their needs for employment, goods, or services; as these needs should be met within the City. Therefore, several areas of the City have been recommended for various types of non-residential use.

## Retail / Commercial Land Uses

Retail land uses are intended to provide for a variety of retail trade, personal, and business services establishments. Retail establishments generally require greater visibility than do other types of nonresidential land use (e.g. office, commercial). In response to this need, retail land uses have been designated in the higher traffic areas of Jersey Village, with concentrated retail uses recommended along U.S. 290, and at major intersections. However, the type of retail that develops in each of these areas will likely be different, as described in the following sections.



Figure 3-5. Retail/Commercial Land Use in Jersey Village

Areas designated for commercial land use are intended for a variety of commercial uses and establishments. These may require outside storage, product display and sales. Examples of such uses include

automobile-related services and dealerships. Commercial uses often locate along major thoroughfares because they have a need for increased accessibility. The challenge lies in the fact that some commercial uses generally have a greater need for outside storage areas, which tend to lessen the visual quality of major thoroughfares.

For areas in which retail/commercial uses have been recommended along U.S. 290, increased design-related guidelines should be applied to future commercial development within close proximity of these corridors (e.g. 100 feet). This could be done with an overlay district, and would help to ensure these commercial uses do not detract from the positive aesthetic quality of Jersey Village along this high-traffic thoroughfare. These guidelines should, at a minimum, require: 1) open storage areas to be buffered and/or screened from public view; and 2) building facades to be of masonry material.

Within recommended retail/commercial areas, office uses should be permitted as well; however, commercial uses should generally not be permitted within office areas. Commercial uses should be permitted within industrial areas, provided they are properly buffered from less-intense uses and follow the guidelines previously recommended.

### Office Land Uses (Light Intensity Business)

Today, office uses in Jersey Village are generally located intermittently between retail and commercial uses throughout the City. Office land uses are generally appropriate in all other nonresidential areas of the City, such as along U.S. 290 where many offices exist today. Office development is generally compatible with any adjacent residential area. Office uses are also appropriate within the Central Business area.

### Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to roadway and rail transportation are becoming increasingly hard to find for the industrial business community. Several large areas within Jersey Village the ETJ, all with proximity to railroad lines, could be utilized for industrial land use, if desired by the City.

Examples of desirable uses within the designated industrial areas include research and technology complexes. It is recommended that the City concentrate on attracting businesses engaging in light industrial-type activities contained within a building (i.e. a minimal amount of open storage), such as high-tech services, medical services, and software manufacturing. Such businesses tend to have many advantages, including employment and increased tax base.



Figure 3-6. Industrial Land Use in Jersey Village



## U.S. 290 – A Regional Retail Corridor

U.S. Highway 290 has currently been developed with various types of retail and commercial uses. Generally, regional retail uses draw from a service area radius of five miles or more, depending on the actual use. For example, a large single-item retailer may draw from a 5-mile radius, while a shopping mall may draw from a radius of more than 15 miles.

Another example of a regional retail use is a fitness center which draws from about a 5-mile area. It is anticipated that the U.S. 290 Corridor will continue to develop with retail and commercial uses intended to serve a larger population than Jersey Village itself provides.

It is important to note that this retail corridor is capturing sales tax dollars from people traveling from adjacent localities through Jersey Village, thereby increasing the City's sales tax revenue. The continued opportunities for regional retail development have potential positive financial impacts on Jersey Village.

Examples of regional retail uses include:

- Multi-item big box retailers, such as Target, Walmart, Sam's Club.
- Single-item retailers, such as restaurants.
- Recreation, entertainment and fitness uses, such as movie theaters, indoor amusement uses.
- Hardware stores, such as Lowe's and Home Depot.
- Food stores such as H.E.B.
- Clothing retailers, i.e., Kohl's.
- Pet-item retailers, such as PetSmart or Petco.
- Sporting goods retailers, such as Academy.
- Hotels and motels.
- Medical Office Space.

Smaller scale retail uses that serve a regional population and therefore would be appropriate within the U.S. 290 corridor include coffee shops, such as Starbucks, and dine-in restaurants.



Figure 3-7. Regional Retail Corridor along US290 in Jersey Village.

## Mixed Use Description

Mixed Use Areas allow residents and workers the opportunity to utilize multiple land uses in very close proximity. The end goal is a synergy of uses in one area that captures some personal trips that would otherwise require an additional trip in a vehicle. Retail, commercial, residential and even civic uses can be combined on one site to take advantage of each other's characteristics and share infrastructure like key roadway access, site topography, water lines and drainage treatment, and proximity to activity centers. Tangible results can include reduced vehicle trips, and shared or even reduced parking needed if combined uses have separate peak use time periods. Characteristics of mixed use areas include a required mix of land use types, particularly residential and retail, or commercial and retail, or all three. Often they are oriented vertically, with retail or commercial on the first floor and residential or office on the upper floors, but the areas can also have mixed uses on different lots. Zoning ordinances will need to be addressed and modified to allow for more mixed use development in areas of the city that are already established.

## Future Land Use Projections

As depicted on the Future Land Use Map, the largest land use in Jersey Village will continue to be low density residential, comprising approximately 31.85% of the total land use. The future land use plan indicates that 3.3% will be devoted to industrial, retail/commercial will cover 33.2% of the city limits, and 10.1% of the total land use will be devoted to parks and open spaces. The smaller land uses include the public/semi-public, high density residential, office, and detention/retention ponds (refer to Table 3-1, Future Land Use Categories).

In order to ensure that taxes remain low, it will be necessary for Jersey Village to diversify the tax base and capitalize on non-residential tax

generators. As depicted on the Future Land Use Plan map, the City intends to capitalize on the large amount of retail/commercial space that is available to fully maximize the sales tax potential and to not put an undue strain on property taxes of its residents.

Future Land Use	Acres Currently In City Limits	Acres Currently in ETJ	Total
Low Density Residential	736.26	56.81	792.44
High Density Residential	92.71	-	92.71
Parks and Open Space	252.33	-	252.33
Public/Semi-Public Land	179.09	17.05	196.14
Retail/Commercial	256.08	570.11	826.19
Office Land Use	45.74	-	45.74
Industrial	82.21	-	82.11
Mixed Use	43	104	147
Water Detention	41.56	12	53.56

Table 3-1. Future Land Use Categories

Parks and Open Space will comprise approximately 10.1% of Jersey Village's land use. These categories represent developed recreational spaces as well as the golf course, open spaces and floodplain preservation areas/detention ponds. This greenspace acreage will help to maintain Jersey Village's quality of life, as it was a key topic of discussion during public meetings and input. Residents of Jersey Village take pride in their parks and voiced strong support of the system's continued success and preservation into the future. Jersey Meadow Golf Club is a strong community asset that has seen a resurgence of use since 2019. The City has made strategic investments to improve the quality of



Year	Population	Percent
1980	966	-
1990	4,826	399.6%
2000	6,880	42.6%
2010	7,620	10.8%
2012	7,785	2.2%
2015	7,877	1.2%
2016	7,892	0.2%
2017	7,896	0.1%
2018	7,945	0.6%
2019	7,933	-0.2%

Source: U.S. Census and ACS 5 year estimate data

Table 3-2. Jersey Village Historical Growth

establishments that have a regional draw, as well as high-density residential and potential TOD development (see Spotlight: Village Center on page 3-13).

## Growth Rates

As outlined in Table 3-2, Jersey Village Historical Growth Rates, Jersey Village's population and percent change are shown by decade, as well as the compound annual growth rate. The City experienced the largest population growth from 1980 to 1990, experiencing almost 400 percent growth that decade.

play, and that is visible in the reviews of the course as well as the number of rounds played and revenue generated.

Approximately 5.9% of Jersey Village future land use will be Mixed-Use. This is important because businesses along and south of U.S. 290 will function as income generators for the community both through tax base and sales tax revenue. This district will be largely retail and commercial in nature with

## Ultimate Capacity

The ultimate capacity is the estimated build-out population of Jersey Village. It represents the ultimate population that could be accommodated if Jersey Village develops according to the land use patterns portrayed in the Future Land Use Plan Map. The ultimate capacity is important because it helps define what the implications of land use decisions are. Additionally, the ultimate capacity helps in regards to future infrastructure needs—particularly water and wastewater. Jersey Village is an encapsulated community, meaning that it will never be larger than its extraterritorial jurisdiction, thereby making the estimate of build-out more reliable.

The ultimate capacity is based upon a variety of assumptions. The 2018 American Community Survey 5-Year Estimates for Persons Per Household (PPH) was used for assumptions regarding the number of residents per household. Approximately 17 acres of vacant land remains within the low density residential category. Lot sizes within the single-family residential category are on average a half acre, and therefore an average lot size of 0.5 acres was assumed (2 dwelling units per acre). This translates to approximately 34 additional units and an additional 92 residents.

High density Residential will have more units per acre than Low Density

Ultimate Capacity within Vacant Areas							
Vacant Residential Land Use	Vacant Acres	Dwelling Units Per Acre	Occupancy Rate (1)	PPH (2)	Housing Units	Future Projected Households	Population
Low Density Residential	17	2	100%	2.63	34	34	89
Village Center			89%	3.29	360	320	1,054
Ultimate Capacity within Vacant Areas					394	354	1,144
(1) Occupancy Rate 2016: ACS 5-Year Estimate, Table ID DP04							
(2) Person Per Household 2018: ACS 5-Year Estimate, Table ID S2501							

Table 3-3. Ultimate Capacity Within Vacant Areas of Jersey Village, excluding ETJ

## Spotlight: Village Center

Originally planned in 2009 and 2010 as a Transit Oriented Development (TOD) and referred to as Jersey Village Crossing, Village Center is a 45 acre mixed use development that will be a one-of-a-kind place that will transform Jersey Village. Located along Jones Road, south of US 290, this exciting new development includes residential, entertainment, retail, and hospitality.

In 2017 the City began to actively seek out developers to help make this plan a reality. After talking with several development groups, the City Council and City Staff found the right development partner in Collaborate. Collaborate is an architecture, engineering and construction (AEC) multi-discipline and development firm known for partnering and collaborating to create quality of life projects. After extensive planning and negotiations the City entered into a Master Development Agreement with Collaborate for Village Center.

Village Center will be developed as a new economic center welcoming a wide variety of residents, workers and visitors of all ages and diverse cultures. The development will create a live, learn, work and play mix-use that serve as a hub for innovation, business, education and economic engine.

Village Center will include an upscale hotel, up to 250,000 square feet of Class A Office Space, over 100,000 square feet of restaurant and retail space, and a large educational component as well. This development will have a great plaza area along with an outdoor amphitheater to host musical events, performing arts, and more. It will serve as a tourism destination in its own right, and would greatly compliment any major business looking to locate in the Houston area.

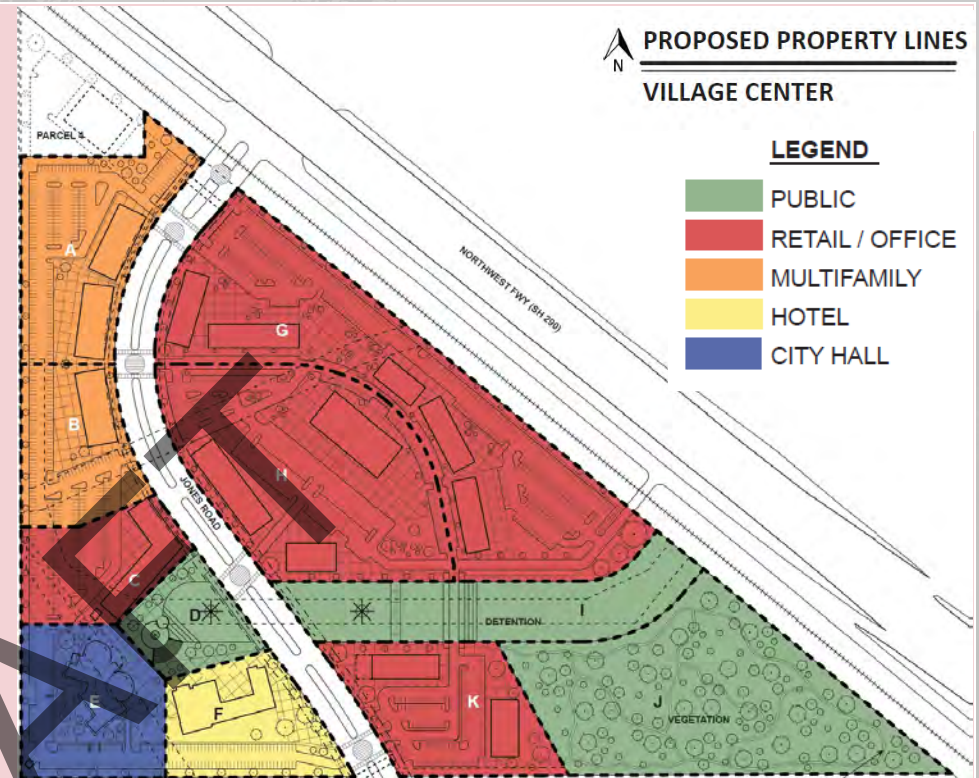


Figure 3-8. Village Center

A new City Hall building is also proposed for the building. The approximately 34,000 sq foot building is designed to be the long term home for city offices as the City grows over the next decades.

The City is actively working to make the area accessible via the bayou system under US 290, to allow for easy access from the residential areas of Jersey Village. The development itself will be pedestrian-friendly and provide great outdoor space.

It is anticipated Village Center will be the catalyst to start the redevelopment and annexation of the ETJ.

Ground breaking for Village Center should begin in 2021.



Residential areas. However because there is no vacant land designated high density there is no projected units or population growth in this classification.

Finally, Village Center will have a residential component, which will be critical to ensuring the vibrancy and synergy of the area. Currently Village Center is estimated to have approximately 360 dwelling units.

Based upon the Future Land Use Plan Map, approximately 1,144 new residents could call Jersey Village home at build-out, based on the current city limits. When combined with the 2018 population estimate of 7,945 people, the ultimate capacity of Jersey Village will be approximately 9,089 residents.

Considering that the City of Houston and its ETJ surround Jersey Village, there are no vacant areas for the City to grow geographically beyond its city limits and ETJ. This means that population increase will only occur by developing the vacant residential areas that are already within the City's limits, plus the few remaining infill parcels within the City limits and ETJ. To guide the City in planning for how many people may ultimately need to be supported, an assessment of Jersey Village's ultimate population is provided in Figure 3-9, Population Projections.

## Population Projections

Population projections are based on historical growth rates and anticipated future development. Figure 3-9, Population Projections shows three different growth rate scenarios projected through 2035.

The 1.0% and 1.5% growth rates are conservative

estimates. The 2.0% growth rate is an average and consistent projection that has been seen historically in Jersey Village and is most likely to occur based on the current Compound Annual Growth Rate determination.

As shown in Table 3-3, Ultimate Capacity within Vacant Areas: Jersey Village, TX, the City is estimated to reach capacity at about 9,080 residents; therefore the projected population will likely be maxed out in 2027.

It is important to keep in mind that population projections are subject to change and can be impacted by a number of factors. The main factor impacting population would be retired residents selling their homes to

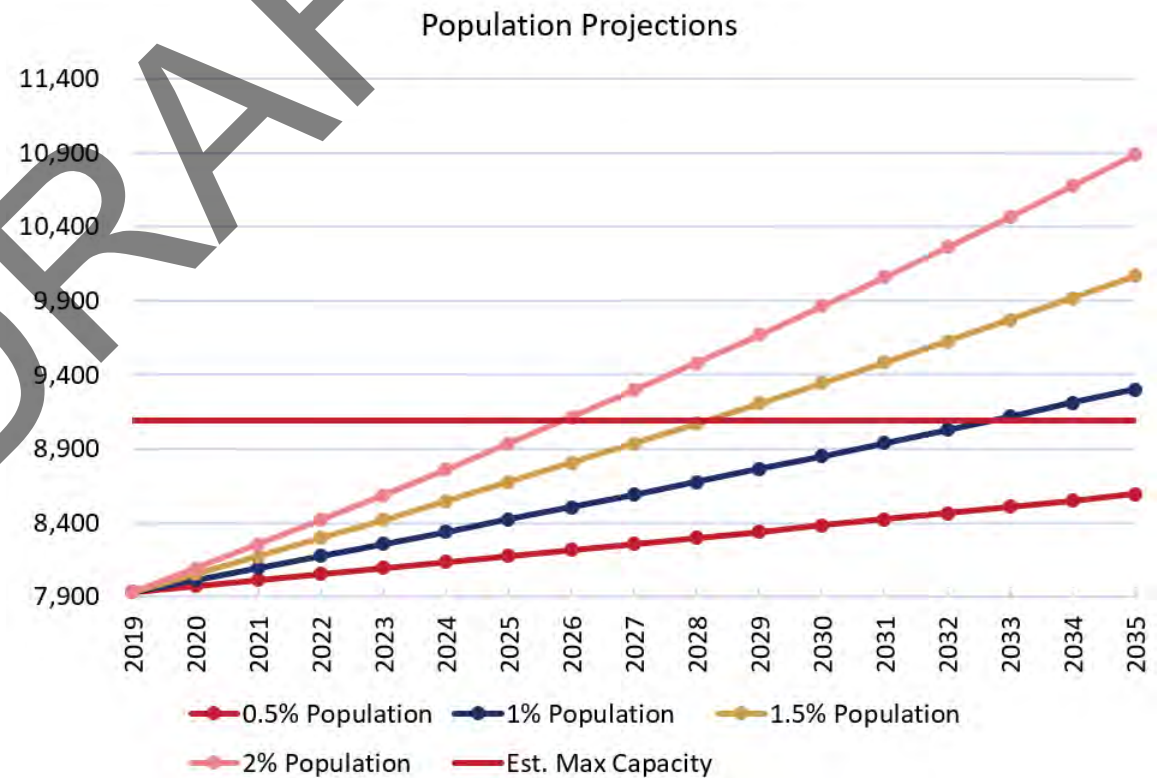


Figure 3-9. Population Projections

younger families with children that move to Jersey Village. Other factors impacting population growth include: local and national economies, the real estate market, and annexation.

## Administration of the Future Land Use Plan

### DEVELOPMENT PROPOSALS & THE FUTURE LAND USE PLAN

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and surrounding area?
- Is the proposed change a better use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Plan.

It is important to recognize that proposals contrary to the Plan could be

an improvement over the uses shown on the Plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Jersey Village then these proposals should be approved, and the Future Land Use Plan should be amended accordingly.

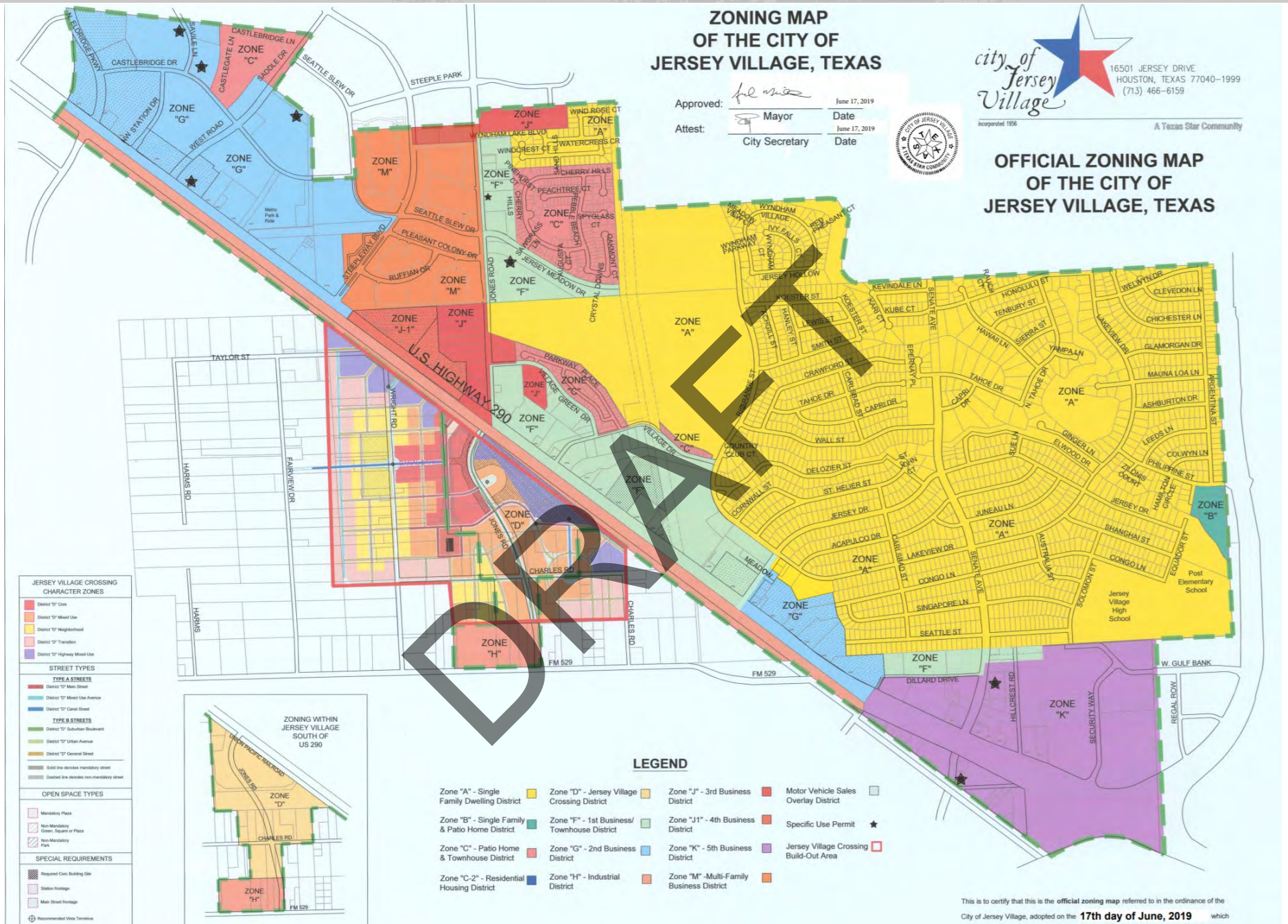
### ZONING AND THE FUTURE LAND USE PLAN

Chapter 211 of the Texas Local Government Code states that zoning regulations must be adopted in accordance with a comprehensive plan. Consequently, a zoning map should reflect the Future Land Use Plan to the fullest extent possible. See Figure 3-6, City of Jersey Village Existing Zoning Map (on the follow page) to view existing districts as they are designated today.

### REACTIVE AND PROACTIVE USE OF ZONING AND THE PLAN

Approval of development proposals that are inconsistent with the Future Land Use Plan may result in inconsistency between the future Land Use Plan and zoning regulations. It is recommended that Jersey Village amend the Future Land Use Plan prior to rezoning land that would result in such inconsistency. In order to expedite the process of amending the Future Land Use Plan to ensure zoning regulations correspond, the related amendment recommendation(s) could be forwarded simultaneously with the rezoning request(s). It is recommended that the City of Jersey Village engage in regular review of the Future Land Use Plan to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption. It should be noted that specific implementation measures related to zoning are addressed within the





Map 3-2. Zoning Map of the City of Jersey Village. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Please see the Jersey Village website for the most up to date Zoning Map.



Implementation Strategies of this Comprehensive Plan.

While the recommended Future Land Use Plan map herein was partially based on existing land use and the City's adopted zoning map, some areas within Jersey Village conflict in terms of the way in which they are recommended to develop based on the Future Land Use Plan map and the way in which they are currently zoned. In certain instances, such inconsistency can be in the City's favor; this would be the case if the zoning map showed an area zoned as Agricultural, while the Future Land Use Plan showed the same area recommended for a nonresidential use. Such a reactive position can enable the City to rezone, thereby allowing the nonresidential use, when the particular proposed use is ideal for the location.

## Conclusion

The recommendations contained herein should guide Jersey Village future land use planning and related policies. It is important to note that the Future Land Use Plan is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The Future Land Use Plan should be used consistently and updated as needed. As coordinated, quality development continues in Jersey Village over time. The official copy of the Future Land Use Plan map is on file at Jersey Village's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale Future Land Use Plan map contained within this Comprehensive Plan document.

## Land Use Recommendations

### GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.

#### STRATEGIES

**Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.**

- Establish and maintain a forecast of housing type needs, and set periodic goals to meet anticipated housing demand.
- Create an inventory of current housing assets and programs. Gaining a better understanding of the assets and programs currently available to Jersey Village will help meet any future housing challenges.
- Assign a City staff person to oversee housing-related activities and concerns.
- Improve supply of housing options by identifying impediments for the creation of a greater range of housing types.
- Promote residential projects that assist young, first-time home-buyers and mature, retired residents to stay in Jersey Village when their housing needs change.
- Update ordinances to make them suitable for senior housing.

**Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.**

- Provide for adequate transitions between land uses using buffering and screening and other site design techniques to promote compatibility between uses.

## **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

### **STRATEGIES**

**Identify the business types most likely to be successful given the surrounding demographic profile.**

- Compile all relevant demographic data regarding the economy of the City and update at least annually.

**Ease the processes encountered by business expansions and relocations.**

- Review existing codes to ensure they are supportive of the desired office, retail, service, and entertainment uses.

## **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

### **STRATEGIES**

**Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not

located within walking distance of other developments.

- Provide proper drainage as the city redevelops and changes.
- Ensure new development does not create drainage problems adversely affecting other properties.
- Ensure that all storm drainage facilities are maintained in good working condition.
- Continue to coordinate with the flood control district to ensure potential flood risks are minimized and for the continuation and completion of flood reduction projects that benefit the City.
- Correct any existing drainage problems as resources permit.
- Provide utility extensions, improvements, and upgrades only in a manner consistent with the city's desired growth strategies. Utility extensions and improvements should not be available except to areas where development is consistent with the city's plans for growth.
- Ensure all new development is served by city utilities or by utilities with equivalent levels of service. This will ensure a fire service rating equivalent to the city's rating.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Review existing development codes for compatibility with desired uses (higher quality restaurants, services, and entertainment).
- Investigate code options to amortize existing billboards and private negotiations to consolidate/update remaining billboards.

### **Invest in infrastructure that supports the revitalization of the Highway 290 corridor.**

- Ensure that water and sewer infrastructure has adequate capacity to serve the desired intensity of redevelopment.

## **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

### **STRATEGIES**

#### **Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow, as well as control future commercial development signs.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

#### **Analyze annexation options for the ETJ property.**

- Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).
- Investigate any potential ETJ exchange opportunities with the City of Houston that may be mutually beneficial.

#### **Promote the highest and best use for vacant or underutilized properties.**

- Continue to encourage residential infill, especially as existing housing stock ages.

#### **Revitalize areas of opportunities to attract new investment and activity.**

- Locate uses adjacent to each other that are compatible and complimentary, such as residential and some nonresidential

development. Offices and small (neighborhood) retail establishment should be adjacent to residential uses.

- Encourage neighborhood retail nodes to develop at key intersections in order to serve the needs of adjacent neighborhood areas within an approximate one-mile radius.
- Encourage auto-oriented land uses such as drive-through conveniences to locate on major corridors with highway access (Highway 290), but discourage them in more residential and traditional neighborhoods.
- Consider and evaluate each proposed medium and high density development on its own merit, but also by using the criteria outlined within the Future Land Use Plan.
- The City should develop a Highway 290 corridor plan and updated market assessment to determine specific steps for revitalization of the corridor.
- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

#### **Encourage development and investment in Village Center, and surrounding areas.**

- Consider mixed use development combining residential and nonresidential uses, based principally on: 1) how the various types of land uses relate to one another within the development, and 2) how the overall development relates to the existing land uses surrounding it.
- Encourage site design that promotes walking and biking.
- Allow medium density uses to be permitted in any area designated for high density use.

#### **Update city ordinances to encourage appropriate development.**

- Adopt the future land use map to guide zoning and other development decisions.

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# Transportation and Circulation Plan 4

## Introduction

The transportation component of the Comprehensive Plan identifies future transportation needs for the City of Jersey Village, the basis for them, and describes goals and policies to direct related decisions. The transportation component of a community is often a high-profile element of a plan, since it is experienced by residents daily as they make choices of how to connect with where they live, work, play, and learn. This plan provides a framework for a more balanced transportation system to offer choices in how people travel, and includes assessment of traffic volumes and crash statistics, corridor design, and a recommendation for a thoroughfare plan with functional classifications and multimodal components. This transportation plan serves as a blueprint for transportation investment decisions. Key principles were recognized in the preparation of the Comprehensive Plan recommendations and include:

- Ensuring that transportation, public services, and utilities are maintained;
- Enhancing transportation, public services, and utilities to meet the community's present and future needs, and;
- Increasing community connectivity.

## REGIONAL CONTEXT

As noted in Chapter 1, Jersey Village is in the Houston-Sugarland-Baytown metro area, in the west-center of Harris County. From a transportation perspective, the regional context includes the Houston-Galveston Area Council of Governments (H-GAC). Regional planning by H-GAC in the 2040 Regional Transportation Plan: Bridging Communities identifies priority transportation investments over the eight central counties of the region to support the anticipated growth in households and jobs. These initiatives are aimed at addressing growth over the next 25 years. Currently, over \$75 billion in investments are recommended in the plan. Within Jersey Village, recommendations from the 2040 Plan include improvements to U.S. 290 which was completed in 2019, as well as the potential for future additional lanes in the 2034 timeframe. Additional projects include commuter bus service expansion, managed lanes on Beltway 8, and the potential for a privately operated highspeed rail.

- This Comprehensive Plan, and future updates to it, should monitor regional growth implications to pro-actively address mobility and accessibility issues to and from Jersey Village.
- Future updates should reflect and support the opportunity for a station located in Jersey Village to serve as a destination for mass transit, on demand transit, and automated and connected vehicle transit developments along the U.S. 290 Corridor, with a supporting walkable street grid surrounding the proposed station location.



## LOCAL MOBILITY

Jersey Village generally has good mobility options, alternate route choices and the roadway network is largely built-out. U.S. 290 and Beltway 8 serve as the main axis for regional travel for Jersey Village, though they do not provide mobility within the City, which is instead served by freeway frontage roads and arterial roads. The thoroughfares also serve a significant portion of through-traffic from Harris County and Houston, and some effort has been made in the past to limit some planned through- street connections, such as Senate, from being completed. Some of these connections have been limited to prevent

### 2040 Freeway, Tollway, HOV/HOT System

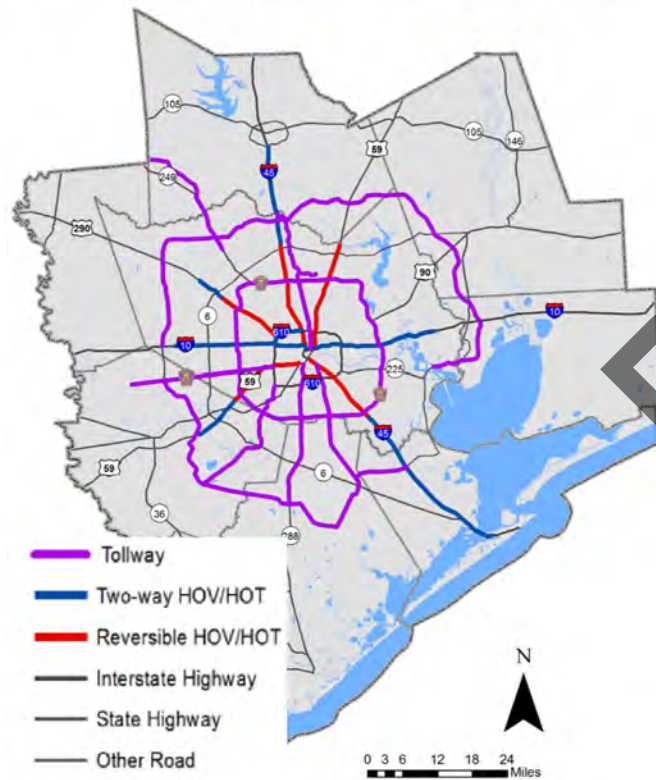


Figure 4-1. 2040 Freeway, Tollway, HOV/HOT System

some through travel from areas to the north and east occurring in neighborhoods.

Throughout the residential area the City has taken steps to encourage slower speeds on residential streets and open up alternative modes of transportation.

In 2020 the City Council passed

an ordinance allowing golf carts to be utilized on city streets. The adoption of golf carts has seen a steady increase and provides residents another option for transportation.

The ETJ area west of Jones Road is primarily industrial, with large, long blocks with no through connection. Local connections and alternatives remain, though, and some small connections for local trip movement and to connect neighborhoods are proposed in this plan, as well as an increased fine-grid of streets south of U.S. 290 that will support mixed use development there, which also makes it a key location for any potential future mass transit station that may be planned.

## Potential Issue Areas

### EXCESSIVE DRIVEWAYS ON MAJOR CORRIDORS

Development over time has created a situation of an excessive number of access points along major corridors. While properties have access rights to public corridors, the excessive number of driveways can reduce the carrying capacity of key corridors. As redevelopment occurs, sharing drives using cross-access easements would reduce the number of curb cuts thereby enhancing the carrying capacity of the corridor.

### EXTENDING COLLECTOR NETWORK CONNECTIONS

As Jersey Village begins to experience infill redevelopment in its ETJ, the existing grid network of long, narrow blocks north of FM 529 will provide the basis for continued industrial use, but also the base network for potential redevelopment. As it does, a connected network of collector class routes should be considered in order to reduce travel time along key corridors, allow for increases in vehicle use, and allow for safe passage of pedestrians and bikes in addition to cars and trucks. A

supporting connected collector network would reduce corridor impedances on the arterial network, but also serve to provide for neighborhood connectivity as well as allow corridors for bike/pedestrian opportunities. Thoroughfare network expansion to the east would also serve to facilitate access/circulation to growth occurring in the eastern ETJ sector.

## TRAFFIC VOLUMES

According to U.S. Census data, approximately 93-percent of all Jersey Village work trips are automobile-based. The percentage of total home-based work trips in single-occupant vehicles has stayed relatively stable, with some ebbs and flows over the years. In 2000 it was 89% but dropped to 84% in 2013. However, the 2018 estimate was back up to 89%. The overall rates have stayed constant over time, though the numbers of workers reporting that they worked at home has increased from 1.8-percent in 2000 to 3.6-percent in 2013. For those not working at home, the commute time varies based on the length of trip, destination, and chosen route. The performance of the local roadways (and resulting congestion) can be linked to many components – including the number of lanes, speed limit, daily traffic volumes, local

peaking characteristics, adjacent land uses, traffic signal parameters, driver types, signage, pavement conditions, road design elements, and access control. In this section, traffic volumes are reported to track average conditions at the time of the plan.

As part of the Comprehensive Plan Survey residents were asked about their commute times, before COVID. The majority of respondents who commute said their commute time to work was 11-15 minutes. This is lower than previous census estimates of 29 minutes. One main reason for this change is the completion of U.S. 290 which was not completed during the last survey done by the Census Bureau. Approximately 8% of respondents said they work from home, and over 28% said they do not commute, meaning they are retired or are not otherwise employed.

Since COVID many residents have been working from home. It remains to be seen how the Work From Home arrangements of 2020 will continue through the years to come, but it could drastically impact future transportation needs.

Average annual daily traffic (AADT) volumes were gathered from TxDOT, and other published studies. The most heavily traveled route in Jersey Village is U.S. 290, which carries upwards of 211,000 vehicles on an

Key TXDOT Roadway	2017 AADT	2018 AADT	2019 AADT	Growth 17-19*	Future Annual Growth	2035 Potential ADT
US 290	210,908	210,268	211,139	0.11%	2%	278,703
Beltway 8	Not Available	144,827	145,959	0.78%	2%	192,666
FM 529	32,705	29,515	33,478	2.31%	2%	44,191

AADT = Average Annual Daily Traffic

\* Growth rate is 2018 to 2019 for Beltway 8

Table 4-1. Potential AADT at Key TXDOT Roadways

average day just north of Beltway 8. Beltway 8, in turn, carries nearly 146,000 vehicles daily. In terms of arterial routes, Jones Road, West Road, and FM 529 have the highest AADT's with segments averaging over 20,000 vehicles per day. Another busy route segment includes Senate Avenue to the north and south of U.S. 290, which serves as the main access for the western residential heart of Jersey Village, with approximately 11,700 vehicles counted in 2016, the most recently available saturation counts available. Should traffic conditions warrant additional study for potential mitigation, a Level of Service analysis of the roadway network could be conducted for an individual corridor, or the local network in conjunction with H-GAC or independently by the City of Jersey Village. Such a study could recommend further actions for mitigation, including access management, intersection improvements, and operational changes (see Table 4-1, Potential Daily ADT at Key TxDOT Roadways).

- The Comprehensive Plan recommends ensuring that roadways have adequate capacity and connectivity to serve desired levels of redevelopment.

## CRASH ANALYSIS

Vehicle crashes are a source of considerable personal anguish, disruption, loss of personal property, and time, and can result in personal injury and in the worse cases, death. Analysis of crashes recorded over the prior three-year period of available data was conducted to determine if patterns were prominent and rates were compared to cities of similar size.

The analysis showed that, generally, Jersey Village has a higher number of crashes resulting in severe outcomes per year compared to communities of similar size in Texas. However, once controlled for the

number of crashes that occur on freeway or frontage roads, the number falls to average rates similar to those for other communities of similar population size.

For the three-year period, an average of 765 crashes per year were reported, but no crashes resulted in fatalities. Despite increases in vehicle safety technology such as airbags and crumple zones, higher speeds and speed differential between vehicles involved led to increasing severity of crash outcomes. The policy implications for the City of Jersey Village are that speed differentials between crash vehicles increase crash severity, and lower speeds are more appropriate for residential areas, with enforcement and education of speed risks an ongoing concern. However, it should also be noted that the majority of crashes occurred on roads that the city does not have authority to set the speed limits for.

## Transportation Planning

### EXISTING CORRIDOR DESIGN

The City of Jersey Village has existing roadway design components that support the intended function for each of the roadway classifications outlined in this plan according to its place in the classification hierarchy. The standards include pavement widths that correspond to number of travel lanes and posted speeds of the roadway, and lane widths to allow for higher travel speeds. Standard lane widths are also regularly 11'-12' wide, with some collector streets and streets in residential sections being wider to allow for on-street parking. Increasingly, recent standards of practice by AASHTO, NACTO and others allow and encourage narrower lane widths for street applications, which preserves mobility and traffic volumes, but also help to promote lower speeds



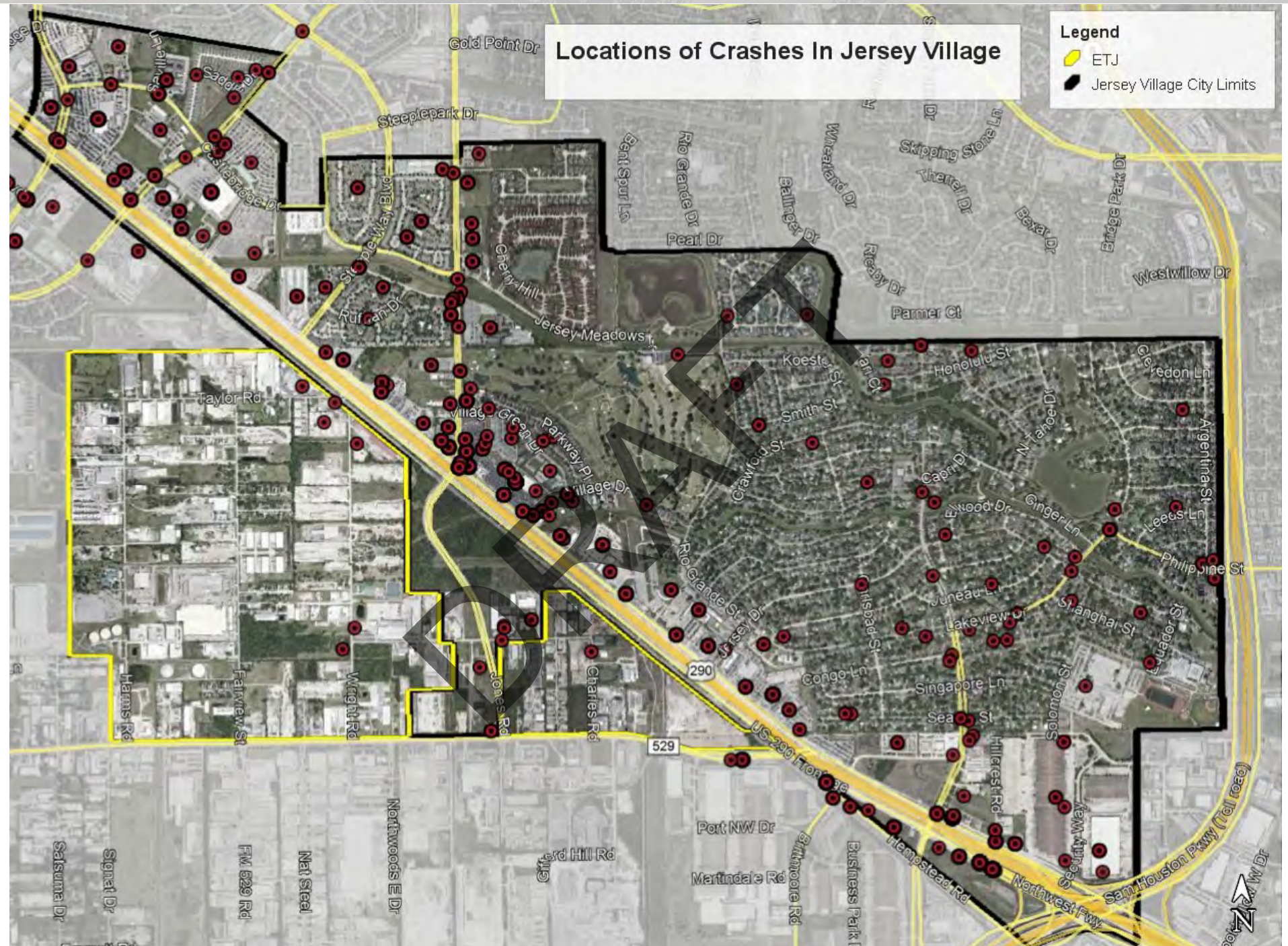


Figure 4-2. Locations of Crashes in Jersey Village



which in turn translate to reduced severity of crashes, reduced crossing times for pedestrians, shorter cross-traffic signal timing, less stormwater runoff, and less pavement to construct and maintain.

Jersey Village appears to have intended more major thoroughfare connections, such as Senate Avenue, to allow for a finer grid of major roadways as developments and communities developed in the western section of the city and to the north. In lieu of some of the connections being constructed, a larger spacing between arterials has developed, approximately 2 miles between Jones Road and Beltway 8, meaning that local trips as well as through-trips must use a route that includes one of the major thoroughfares, extending local trips in distance and time as well as adding to traffic volumes on the thoroughfare. Similarly, although sidewalks are abundant in Jersey Village, in the few areas that are without sidewalks, pedestrian and bike trips must also divert to the main roadways.

## NETWORK DESIGN, SPACING AND SPEED

Jersey Village has a traditional suburban network of connected streets for most of its current geographic area, which channels vehicular trips to the regional freeway network. Local trips internal to the city are limited to collector roadways and winding through residential neighborhoods, discouraging through travel. Connectivity is generally good for thoroughfares, such as FM 529 and Jones Road. Thoroughfare spacing ranges from approximately a quarter mile in the western portion the city, to two miles between Jones road and Beltway 8, with collector roadways radiating out of the eastern portion of the city connecting residents there to the arterials at the edge. The roadway network also allows for a connected but discontinuous path parallel to U.S. 290 and the westbound frontage road, allowing for filtering of vehicles and

access to commercial services.

In general, for higher levels of the functional classification system, mobility is intended to be emphasized over providing local access to adjacent land uses. Higher levels of the functional classification system also maintain more continuity over distance. Relatively higher travel speeds and flow of traffic are emphasized on these arterial routes, though conflicts exist that can reduce travel speed and lead to an increased probability of stops that can increase the chance for crashes. These impediments include the number and spacing of traffic signals, number of access points such as driveways and cross streets, non-linked signal timing, a lack of turn lanes or median presence, and poor roadway geometrics. This can be observed as higher speeds on roadways or extended-flow signal timing at intersections.. Signalized intersections are shown in Figure 4-3.

- The Comprehensive Plan recommends promoting redevelopment and land use patterns in line with the “15 Minute City” movement. This would lead to a reduction of the number and length of auto trips, as well as supporting walking and bicycling. It would also encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers for redevelopment, such as reduced parking requirements.

## COMPLETE STREETS

One of the planning concepts Jersey Village may consider incorporating in roadway design is a complete streets initiative. The focus of a complete streets initiative is to consider all modes during the planning, design, construction, operation and maintenance of the city’s street network. Effective complete streets policies help communities routinely create safe and inviting road networks for everyone, including bicyclists,





Figure 4-3. Signalized Intersections



drivers, transit operators and users, and pedestrians of all ages and abilities. Instituting a complete streets policy ensures that transportation planners and engineers consistently design and operate the entire roadway with all users in mind. For the Complete Streets policy to be effective, a program of supporting policies and procedures need to be put in place in all City departments which could include a program of land use planning guidelines, a series of project development checklists, established responsibilities for addressing modal issues, and more specific design and operating standards for

implementation and maintenance. An illustrative of how this policy would apply to a Minor Residential Collector is shown in Figure 4-4. This method could be implemented in the numerous upcoming street rehabilitation projects that are a part of the 10-year Capital Improvement Plan.

To continue implementation of sidewalks in construction, the city requires all new development and significant redevelopment to provide sidewalks on both sides of collectors and thoroughfares within the developed area of the city. Where developments are not within walking

distance of other significant developments, or places where development is anticipated shortly, the city should consider a sidewalk bank to be established for payments in lieu of construction.

## ACCESS AND CORRIDOR MANAGEMENT

Access management refers to the practice of coordinating access connection points to a roadway by considering specific design criteria for the location, spacing, design and operation of driveways, median openings and

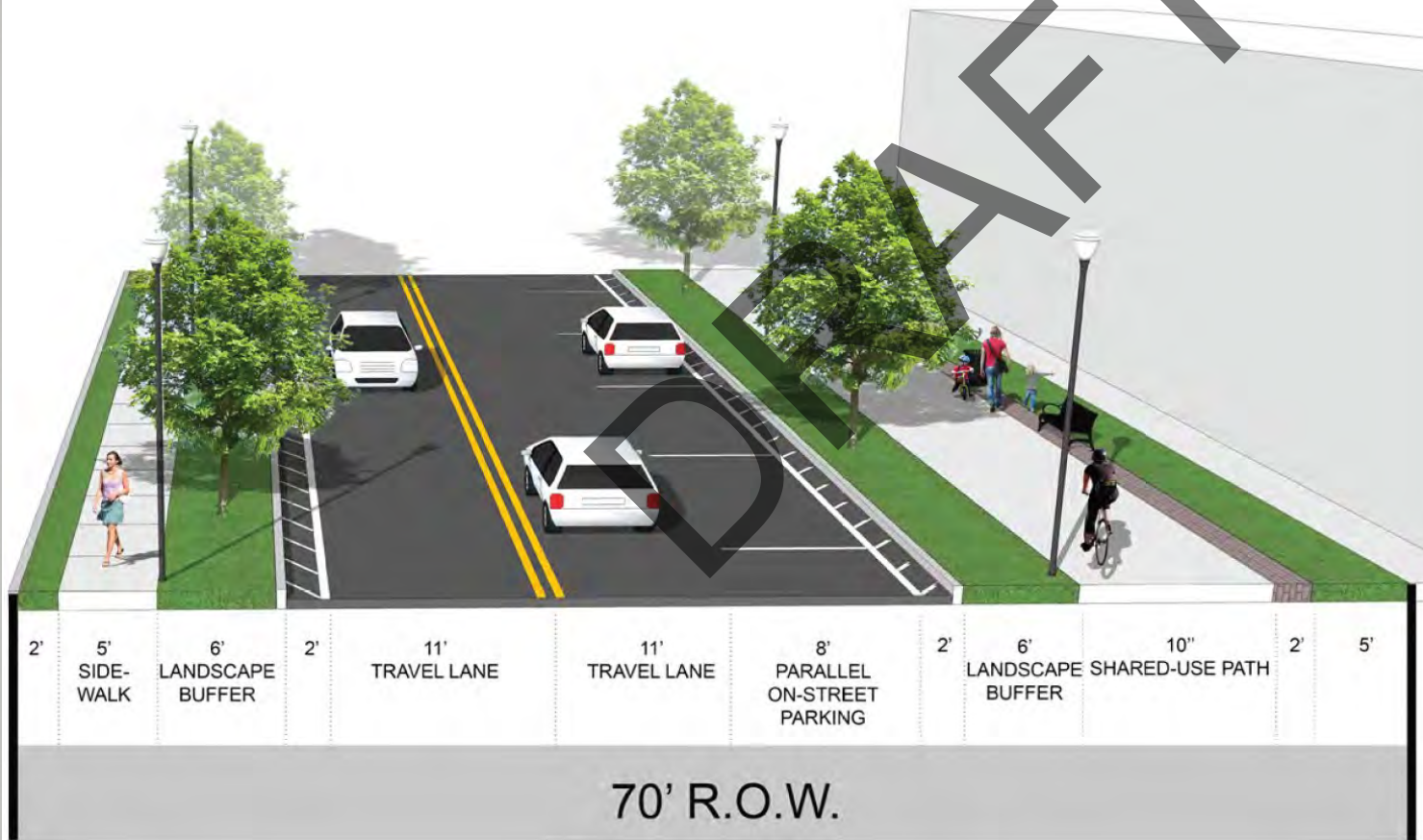


Figure 4-4. Example of Complete Street Layout.

intersections. In general, the goal is to have access to a specific facility decreased in order to maintain the roadway efficiency and enhance traffic safety.

As access points are reduced, the mobility and capacity of a roadway are increased through the operational and geometric improvements.

Access management provides a significant benefit to the mobility and function of the roadway and reduce the potential for accidents by minimizing speed differentials between vehicles and turning movements. Research has shown that accident rates increase consistently with an increase in the number of roadway access points, while accident rates decrease with the construction of raised medians and controlled signalized cross access.

The city should consider Access Management control standards for application on frontage roads and major thoroughfares such as Jones Road and FM 529. As part of such a policy the following components may be included:

- The use of shared driveways should be considered as a standard when any more than

one driveway is requested;

- Cross access between adjacent properties should be a stated standard for development, with justification required for not providing cross access.
- Shared parking provisions for reduction in parking requirements should be established as a benefit to providing cross access between parcels and shared driveways.

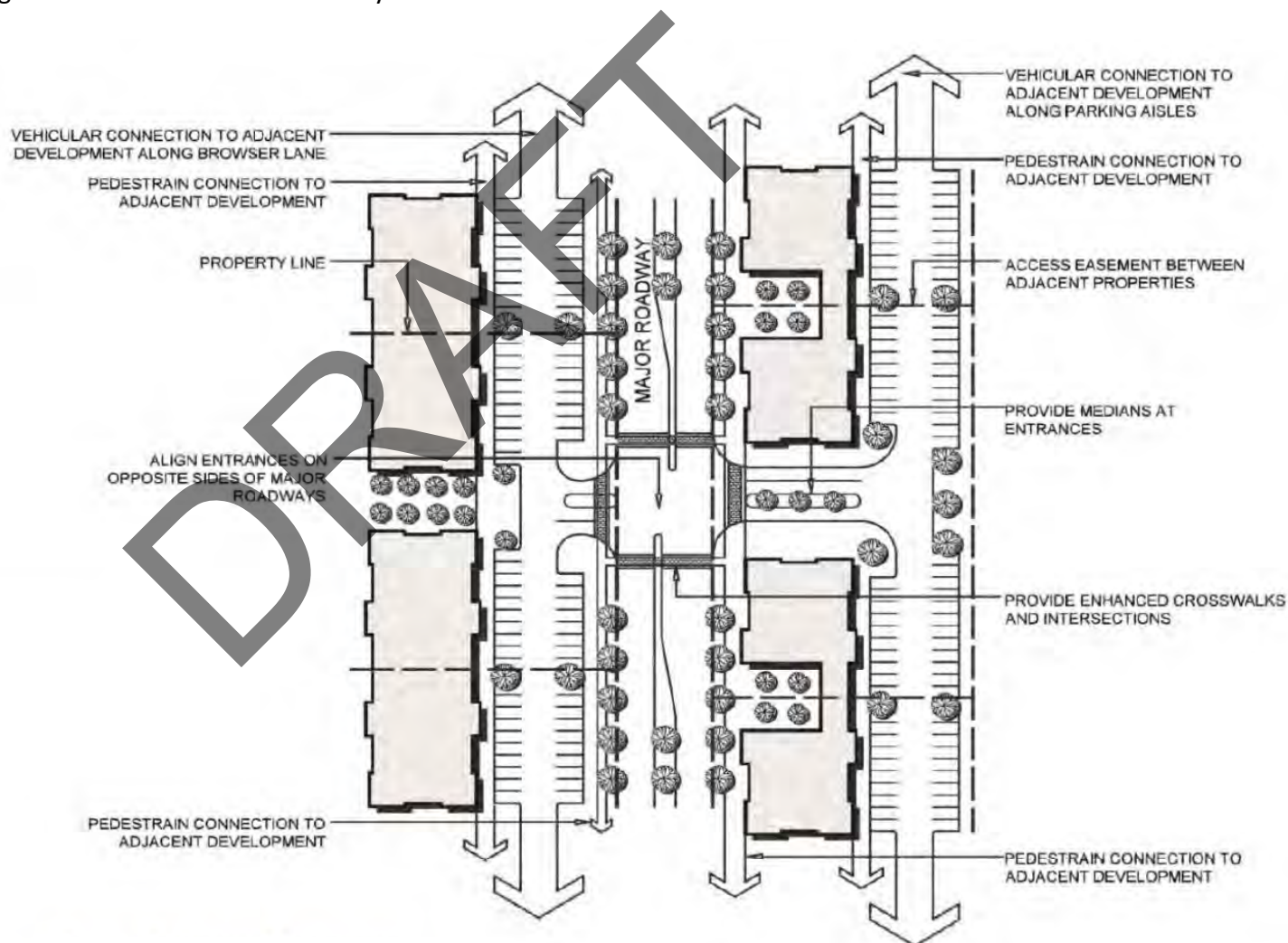


Figure 4-5. Access Management



## Thoroughfare Plan

### FUNCTIONAL CLASSIFICATION

The Jersey Village street network is categorized by functional classifications according to roadway function (refer to Figure 4.6, Thoroughfare Map with Classifications). Functional classification is the hierarchy by which routes are arranged into groups according to the nature of intended service (mobility and access). Higher functional classifications limit access but provide enhanced mobility (long distance, high speed trips). Lower functional classifications provide limited mobility but ample access to adjacent land uses. The City of Houston includes functional classifications for roadways which include the following:

#### Freeways and Tollways

Freeways are grade-separated with the highest level of mobility and full control of access via interchange ramps. Jersey Village is served by U.S. 290, an important corridor of regional significance connecting to the Houston central business district, as well as Brenham and Austin and points west. Beltway 8 is a major ring road of the Houston metro area, and provides access to George Bush Intercontinental Airport, as well as points north east and west via I-10, I-45, and I-69.

#### Thoroughfares

These routes serve major traffic movements within urbanized areas, connecting Central Business Districts (CBDs) and major route nodes, outlying residential areas, significant intercity communities, and major suburban centers.

Principal Thoroughfares typically offer higher travel speeds, but these routes may have a limited number of traffic signals and driveways.

Within the Jersey Village plan area, FM 529 is the only road considered a principal thoroughfare.

Thoroughfares can also typically feature medium to higher travel speeds, but these routes may have more frequent traffic signals, at-grade intersections, and driveways to access adjacent land uses. They typically can fill out a transportation network grid at approximately one-mile spacing intervals and can serve local and longer distance trips. Within Jersey Village, the following examples are routes classified as Thoroughfares:

- Jones Road
- West Road
- North Eldridge Parkway
- Senate Avenue

#### Collector

The collector street system features facilities that collect traffic from local streets in neighborhoods and channel traffic to the thoroughfare system. These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances.

Major Collectors place more emphasis on land access and typically have closer spacing for crossing streets, driveways, and traffic signals. These routes typically serve trips of moderate length at a lower through-travel speed than thoroughfares. Existing major collectors in Jersey Village include:

- Castlebridge Drive
- Steeple Way Boulevard
- Jersey Drive (from U.S. 290 to Lakeview Drive)
- Senate Avenue (from U.S. 290 to Lakeview Drive)



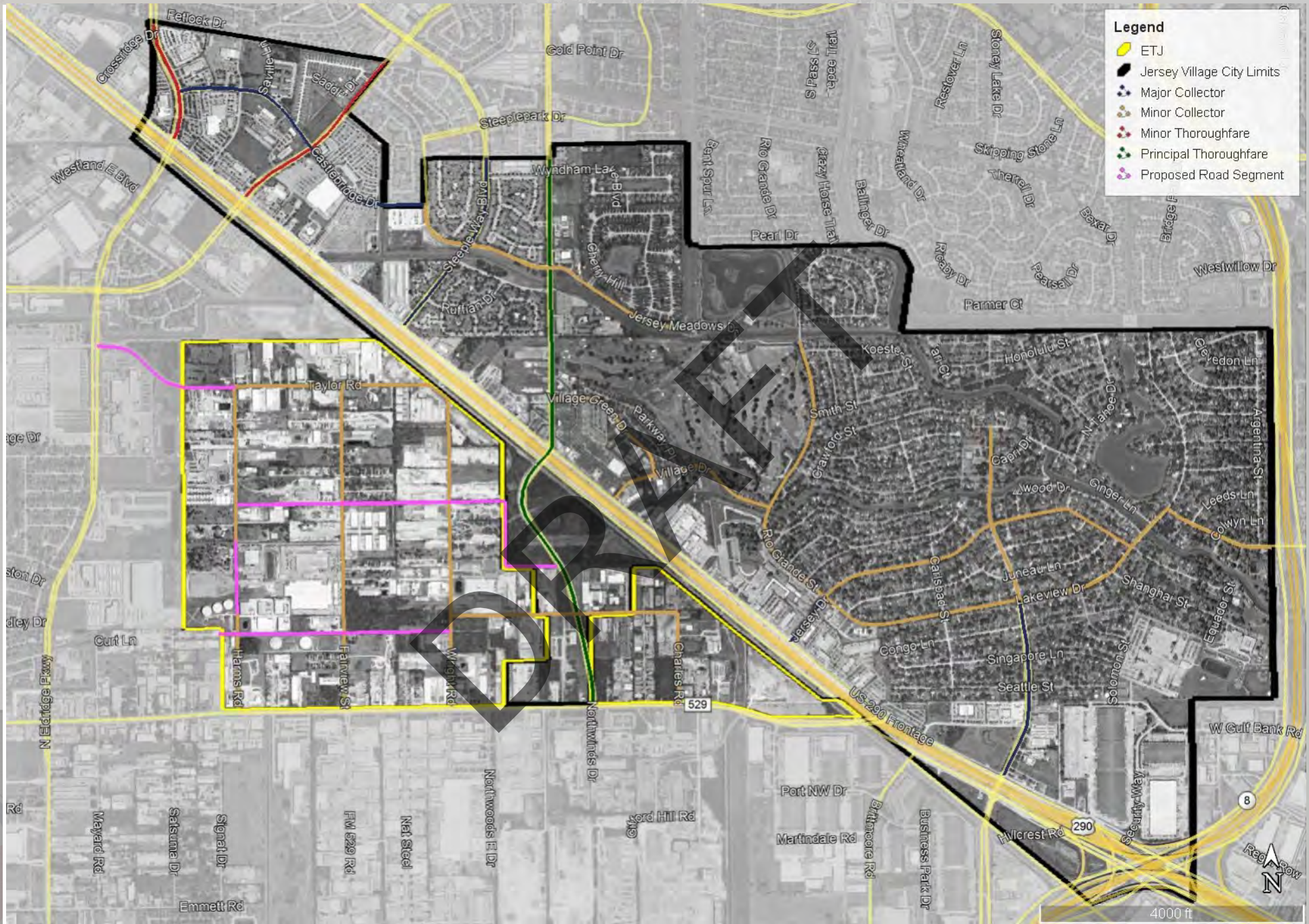


Figure 4-6. Thoroughfare Plan Map with Roadway Classifications



### Minor Collectors: Minor Residential Collector and Minor Industrial Collector

These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances. Examples include Rio Grande Street, Jersey Meadows Drive, Taylor Road and Wright Road. Spacing and location is intended to facilitate access to the network system from neighborhoods and commercial areas as well as encourage transportation modes like biking and walking as an alternative for short distance trips.

### Local Streets

The local street system offers the least mobility and the highest land access service; local access for all parcels. These streets include all facilities not classified under a higher system.

## Thoroughfare Design Standards

Thoroughfare classification reflects the intended function of specific roadways that serve as part of the street and highway network. The cross section of a roadway is related to traffic volume, design capacity, and Level of Service. Standards for Freeways and Tollways are the responsibility of TxDOT or other agencies, and therefore not presented. In developed areas, varying design standards may be implemented to accommodate existing conditions.

The general roadway cross-sections used throughout the city have not changed since being identified as part of 2016 Comprehensive Plan effort. To determine the exact dimensional requirements of each intersection, a traffic analysis should be conducted at the time of facility implementation. At a minimum, each general roadway cross-section can

accommodate a separate left-turn lane. The right-of-way for the minor residential collector roadway illustrative is also designed to allow for left-turn lanes at the intersection with major arterial facilities, in lieu of on street parking near the intersection.

## SIDEWALK SYSTEM AND BICYCLE ACCOMMODATIONS

Sidewalks are a vital element of the transportation system, providing access and service to activity centers, transit, homes, businesses, schools, libraries, and parks. Jersey Village provides sidewalks on most of its collector and thoroughfare network, though the collectors in the ETJ, originally constructed with industry and automobile access in mind, have sporadic and limited sidewalk connectivity. A complete streets approach includes accommodating pedestrians and cyclists safely and comfortably, with adequate space and separation from travel lanes.

In the example of the northeastern boundary of the City, there are no pedestrian and bicycle accommodations on the frontage road of Beltway 8, making a pedestrian or bicycle traverse not possible. Additional outreach should be conducted to determine where and how additional pedestrian and bike connections should be made, including taking advantage of existing right-of-way for unbuilt roadways and bayou service easements, with grants being a potential source to provide funding for planning and construction.

- In order to provide greater pedestrian connections within the neighborhood, the Comprehensive Plan recommends developing neighborhood pedestrian connections through a trail system, including securing land needed for additional paths and utilizing existing bayous and conveyance channels to help expand the trail network.
- Ensure pedestrian mobility by repairing existing sidewalks and extending missing segments.

- Encourage site design that promotes walking and biking access and egress.
- The Comprehensive Plan recommends conducting a corridor pedestrian mobility study to identify specific corridor deficiencies and potential solutions for improvement prioritization.

## TRANSIT CONSIDERATIONS

Local fixed route transit service is provided by the Metropolitan Transit Authority of Harris County, or Metro. Metro's service area consists of 1,660 miles and approximately 84,000,000 passenger trips served in 2019. In Jersey Village, the service consists of two fixed route commuter lines that serve downtown Houston from the Northwest Station Park and Ride located at West Road and Castlebridge Drive, with a direct express ramp to the U.S. 290 HOV lane. Metro has considerable success with its commuter service, and approximately 10% of the passenger trips served are via commuter busses.

## REGIONAL HIGH CAPACITY TRANSIT

The H-GAC 2045 transportation plan includes High Capacity Transit (HCT) which could be considered regionally significant. The HCT could be a combination of light rail, commuter rail, bus rapid transit, and barrier separated HOV lanes. The City should continue to proactively plan with H-GAC and/or other interested agencies to further advance the idea for an HCT connection to the city. The City should also promote active dialogue for long-term investment within or adjacent to the existing rail corridor.

With the optimal location of the Jones Road Station, adjoining road and planned non-motorized connectivity, and proximity to the Metro Northwest Park and Ride, this potential site could serve a dual purpose as an intermodal hub serving. This hub would also be used to connect

potential transit service throughout the community and points beyond. Village Center should be planned with the potential to accommodate this type of site.

The Comprehensive Plan recommends exploring TxDOT and H-GAC funding opportunities for multi-modal transportation alternatives.

## Transportation and Circulation Recommendations

The following action items address issues related to transportation and circulation discovered through the planning process.

### GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

#### STRATEGIES

**Improve the corridor character throughout the community.**

- Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

**Complete Phase 2 of the Gateway and Entry Monuments.**

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

**Increase community connectivity.**

- Explore TxDOT funding opportunities for multi-modal transportation

alternatives.

- Ensure pedestrian mobility by repairing existing sidewalks or extending missing sections.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

##### **Provide pedestrian connections within the neighborhoods.**

- Develop neighborhood pedestrian connections through a trail system.
- Acquire/secure land needed for initial paths of trail system.
- Utilize existing bayous and conveyance channels to help expand the trail system.

### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

#### **STRATEGIES**

##### **Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Create a Thoroughfare Plan to be used as a mechanism for securing H-GAC funding for streets within existing and developed areas of the city.
- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials

within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not located within walking distance of other developments.

- Increase access to non-motorized transportation options to promote healthy living.
- Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority. Solicit available funding for these types of pedestrian mobility accommodations.
- Enhance the safety of pedestrian crossing of major thoroughfares and other high traffic volume streets by providing accessible pedestrian signals at no less than one-quarter mile spacing within the developed areas of the city.
- Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

##### **Improve and maintain older existing street networks.**

- Through the development process, secure additional right-of-way at critical intersections to enable the implementation of channelized turn movements, as well as adequate pedestrian landings and ramps at the corners.
- Identify and define minimum design and construction standards to be met by 2025.
- Maintain implementation priorities for all street improvements through a capital improvement planning process.
- Identify funding alternatives and resources available for roadway maintenance implementation.
- Develop a policy and programs for City consideration of public/private partnerships and donations to fund transportation infrastructure, amenities and aesthetics.
- Extend West Gulf Bank Road to Hillcrest Road.
- Realign Village Drive, moving existing road south, connecting to Rio

Grande Street.

- Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

Invest in infrastructure that supports the revitalization of the Highway 290 corridor.

- Ensure that roadways have adequate capacity and connectivity to serve the desired intensity of redevelopment.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

Encourage development and investment in the Village Center area, and surrounding ETJ.

- Encourage site design that promotes walking and biking.

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# Economic Development

5

## Background and Existing Conditions

The non-residential development history of Jersey Village is largely one of “retail following rooftops” along a freeway system increasingly extending outward from Downtown Houston. Over the last three decades Jersey Village has endured significant impact to its commercial areas and enterprises as US 290 has been widened, elevated, and upgraded from highway to freeway status with changing ramp locations and access conditions. During this time, the City’s strong residential base and appeal remained constant. Prior to 2017 the City’s modest approach to economic development had been to react to developer proposals, involving a few requests for tax abatements and sales tax rebates.

Since 2017 the City has taken a more aggressive approach to economic development. The City has entered into three Chapter 380 agreements in that time which have added to the job base and sales tax growth of the City. The City has created guidelines for property tax abatements and Chapter 380 grants. These items are actively promoted as part of the outreach efforts the city undertakes to find new businesses and developers.

The City’s tax structure includes both ad valorem taxes and sales tax. The ad valorem tax rate from 2006 through 2020 was \$0.7425/\$100 of value. In Fiscal Year 2021 the ad valorem tax rate decreased to

\$0.723466/\$100 of value. This stable tax rate through the recessionary period beginning in 2008 reflects the stability and discipline of council leadership and city management’s budgetary practices. Additionally the City collects \$0.015 of sales tax for its general fund and \$0.005 of sales tax for its Crime Control and Prevention District.

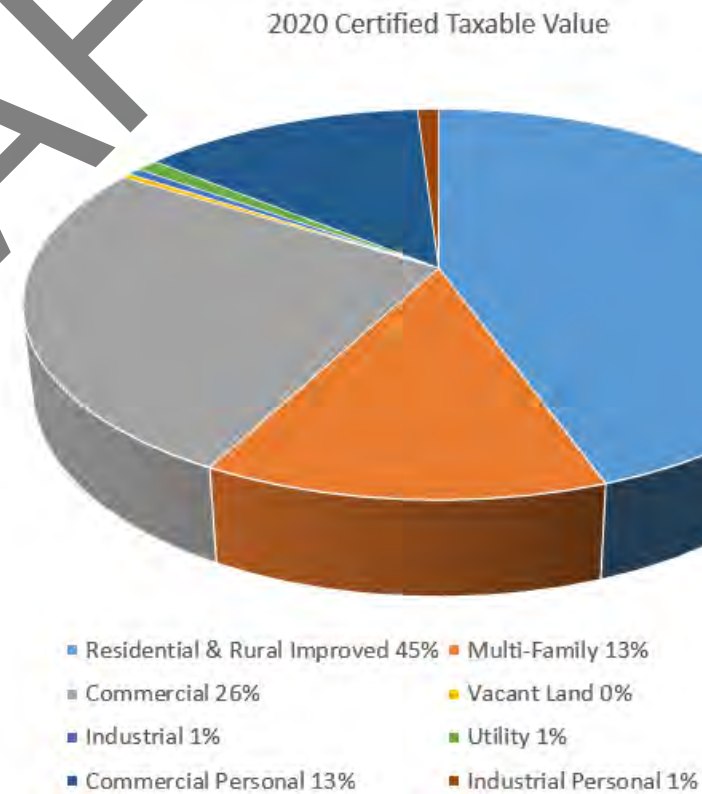


Figure 5-1. 2020 Certified Taxable Value

The previous pie chart (Figure 5-1) indicates the breakdown of categories of properties and the percentage of the property tax revenue they make up for Fiscal Year 2021. Figure 5-2 shows how the property values have changed over the past 10 years. It is important to note that with very little vacant land within the corporate limits, policies and programs to maximize the taxable value of existing non-residential use is critical to maintaining or reducing the percentage of revenues needed from homeowners.

The City also has taken steps to increase the marketing of the community and its businesses. The City has launched a Jersey Village Business Directory in which businesses can register and promote their

locations to residents. They can also offer exclusive deals to residents with promotions that can be found using the Jersey Village Mobile App.

## Economic Development Going Forward

As part of the 2016 Comprehensive Plan the public meeting processes overwhelmingly confirmed that Jersey Village residents value the residential character of their community and are eager to maintain that character for future generations, yet they understand that the long term vibrancy of the community requires a balance of land uses and a stable or growing tax base.

To see how that may have changed, the CPUC surveyed residents on the same question. The community survey set the stage for the economic development goals of the community. The second largest response was attracting restaurant and entertainment venues, followed closely by improved retail development. The greatest threat to achieving these goals cited in the survey was related to the loss of commercial base due to the Highway 290 expansion.

Since the completion of US 290 in 2018 that threat has subsided. As is shown in Figure 5.2 the commercial property values have increased from 2010 to 2020.

Therefore, the concepts of growing the tax base (both property and sales), providing locally-serving establishments, and improving the image of the community all have a nexus with economic development policies aimed at the revitalizing the Highway 290 corridor.

Growing the tax base in conjunction with maintaining

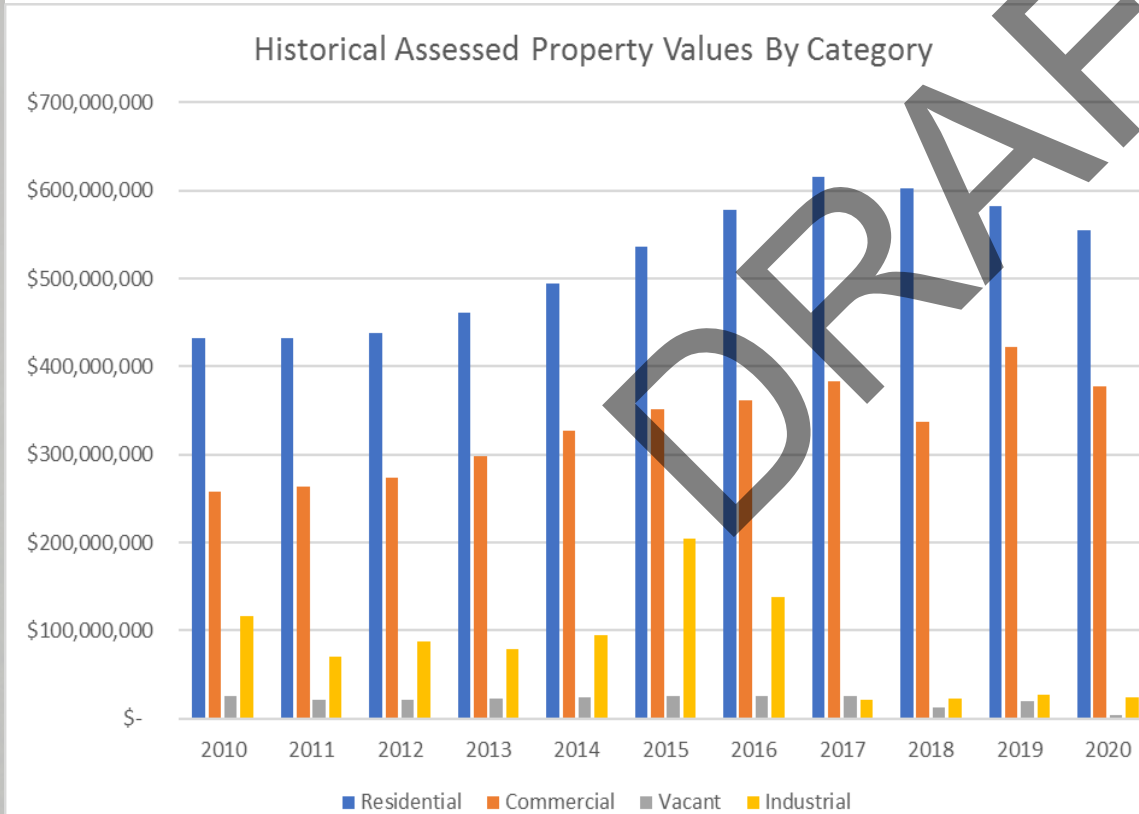


Figure 5-2. Historical Assessed Property Values By Category

community character and values was a main focus of the CPUC. These discussions clearly indicated that the community recognizes the linkage between a strong and diverse economic base and the City's ability to provide efficient, high-quality infrastructure, municipal services, education, and responsive governance. In general, the CPUC feedback indicated that primary focus of future economic development efforts should be directed toward adding targeted non-residential locally-serving businesses that complement existing residential uses and that enhance the tax base.

With regard to economic development, the residents were asked two questions:

- What do you want to achieve?
- What are you willing to fund?

These two questions were designed to elicit opinions regarding the future vision of the community and the level of effort with which they are comfortable in order to achieve those goals. The ultimate balance of what is achievable is a result of the level of desire to achieve a particular goal, and the public will and ability to invest toward achieving the goals.

In response to the first question, the residents' responses are tabulated in Figure 5-3.

The responses illustrate that the Jersey Village residents put a large emphasis on reducing the flood risk in the city. A common theme in the comments for the survey related to the stigma that Jersey Village floods. The city should continue its efforts of flood mitigation via the implementation of the Long Term Flood Recovery Plan. The residents also want to achieve more and higher quality restaurants/services/entertainment opportunities. With the new restaurants that have recently opened, and with the planned Village Center the City is well

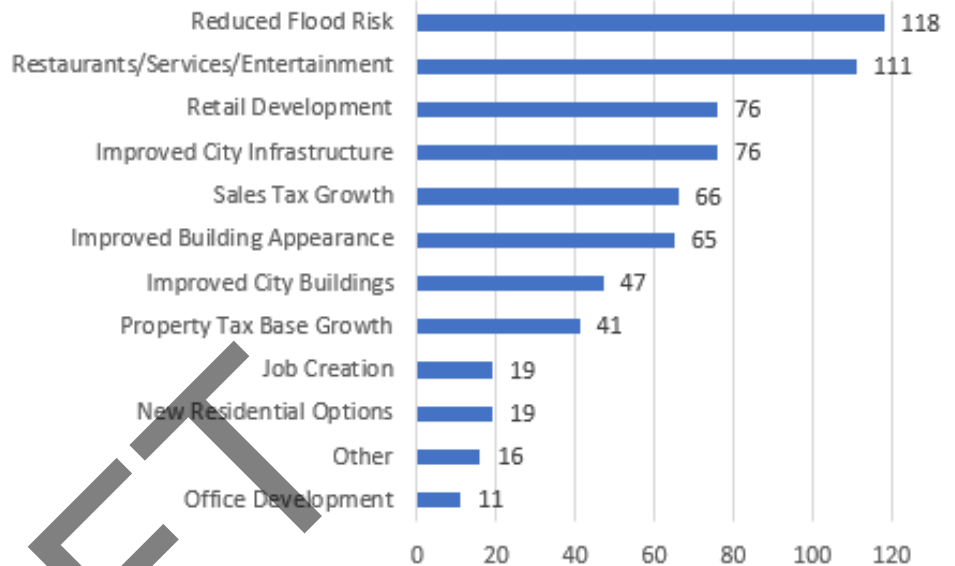


Figure 5-3. What do you want to achieve?

poised to achieve this goal of the residents.

Tied for third in goals to achieve were retail development and improved city infrastructure. The City works with owners of retail space within the city to provide assistance, both financially and marketing-wise, to attract new retailers to the community. Village Center will also increase the amount of retail development within the city bringing in some more in-demand tenants. The City should continue to actively pursue other ways to attract higher quality retail development. All of these goals reflect the community's desire to have locally-serving establishments and retailers that will enhance community cohesion for the next generation of residents.

The responses to the question "What are you willing to fund?" show where the residents feel the city should put its resources to help achieve these economic development goals.

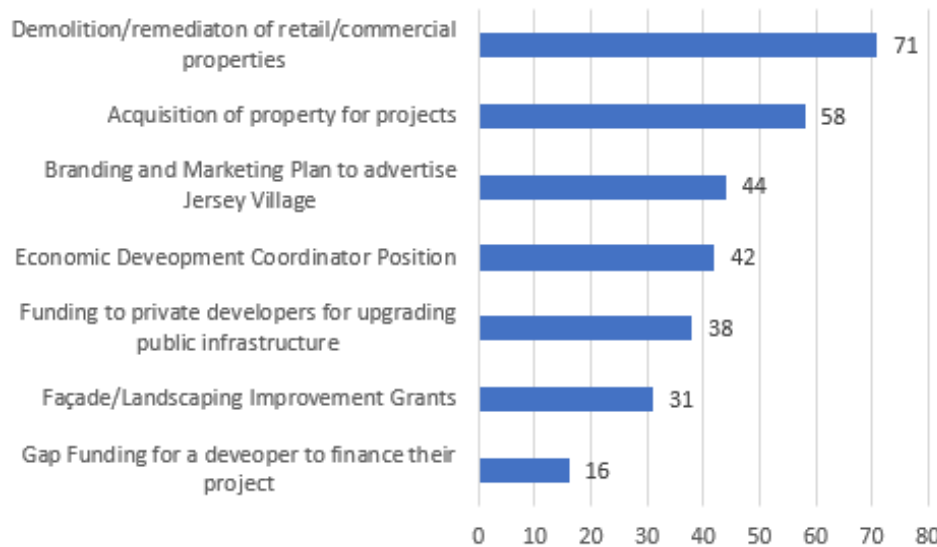


Figure 5-4. What are you willing to fund?

Based on these responses, the residents see the need for the City to take an active role in the cleanup of properties that may be considered blighted. The corner of Senate Ave and US 290 was one commonly mentioned area residents felt should be cleaned up.

It is also clear the residents support the city acquiring property for projects that work to achieve these goals. Some examples of this could include the city buying a blighted property to clean it up and then sell it to a developer for the development of something that meets the needs and desires of the city. Another example is the city purchasing land to control the future outcomes of what is placed on the land.

Before economic development priorities and tools can be framed, the current threats which must be addressed and the assets that can be built upon must be analyzed. These threats and assets were compiled from public meeting feedback, surveys, and comprehensive plan advisory committee comments.

## Potential Threats

In the current setting and longer term, the community has recognized several threats that may negatively impact the economic vibrancy and sustainability of the quality of life experienced by current residents.

These threats are listed and described below:

Flooding was highlighted by the residents as a threat to Jersey Village.

- **Assessment:** Working with Harris County Flood Control and continued implementation of the Long Term Flood Recovery Plan will be key to overcoming this threat.

Potential legislative changes the state may pass limiting local control on municipal budgets.

- **Assessment:** This could reduce the amount of money Jersey Village could put towards economic development.

Potential decline of surrounding areas: Jersey Village is surrounded by either City of Houston city limits, ETJ, or unincorporated Harris County over which Jersey Village has no control.

- **Assessment:** Therefore, efforts to preserve the character and property values within the city are doubly important. Annexation of the ETJ would provide greater control of the growth on the southwestern side of the city.

Competition from new master planned communities with more contemporary amenities: As the Houston metro continues to grow, newer master-planned communities draw population into newer homes with a broader range of amenities than currently available in Jersey Village.

- **Assessment:** Efforts need to be focused on strengthening, enhancing, and promoting the existing valuable assets of the community.



## Community Assets

Counterbalancing these potential threats is a wide range of community assets. These assets are valued by current residents and have a positive impact on the overall quality of life experienced by residents. Economic development efforts targeted toward enhancing these strengths and counteracting the potential threats will create the best opportunities for success.

### LOCATION

The community's location at the corner of Beltway 8 and US 290 is seen as a great asset. From this location, residents have ready freeway access to other areas of Houston and access to public transit and park and ride locations.

- Assessment: In the long run, this location provides a convenient location for residents and also serves as a magnet for development and redevelopment.
- Assessment: According to a 2018 HGAC Study over 50,000 new jobs will be added to a 6 mile area surrounding Jersey Village between 2015 – 2045.

### PUBLIC SAFETY

The City's police and fire services are highly regarded and frequently cited as a major community asset which promotes a sense of security for residents.

- Assessment: Ensuring that these services, and other City services, can be adequately funded is a top priority.

### SCHOOLS

Jersey Village is in the Cypress Fairbanks ISD and has two public schools located within its corporate limits. Local schools are often cited as a major attraction for new residents with young families.

- Assessment: Adapting the locally available retail and services that add to tax base and appeal to the demographics of the community as an aging population turns over is critical.

## Economic Development Priorities

Inherent in the definition of economic development is the concept of improving the standard of living in a community, including enhanced quality of life assets that are valued by the community and improved public services. The economic development priorities identified through this comprehensive planning process are:

### REDUCED FLOOD RISK

While not always thought of as a consideration in economic development, reducing the hazards (in this case flooding) associated with development should be a top consideration. For all new economic development the city should encourage low impact development and flood mitigation efforts that go above the minimum requirements. This type of eco-friendly development can help attract visitors to it as a marketing point in itself.

### EXPANDED RESTAURANT/SERVICES/ENTERTAINMENT ALONG WITH RETAIL DEVELOPMENT OPTIONS

The highest economic development priorities continue to be expanded restaurant/services/entertain and retail development options.

Since 2016 the City has seen an increase in these areas. The Northwest Shopping Center has seen new restaurants, along with new restaurants on Senate Ave at Dillard Drive. The new Village Center will also serve to increase these opportunities along with the potential for entertainment options as well.



## IMPROVED CITY INFRASTRUCTURE

Businesses can only locate in an area that has the infrastructure in place, or planned to be developed, to support their operations. Accordingly city infrastructure is a high priority for the residents when it comes to economic development. A strong focus on the infrastructure of the city will be seen by businesses and developers as a positive factor in their decision to locate in the City.

## SALES TAX GROWTH

Closely related to restaurants/services/entertainment and retail development, priorities number 2 and 3, is the priority to grow the sales tax base. Growing and diversifying the sales tax base benefits the local economy and also provides revenue enhancements for needed

	Sales Tax
FY14	\$ 2,160,169.00
FY15	\$ 2,192,087.00
FY16	\$ 3,261,209.00
FY17	\$ 3,060,036.00
FY18	\$ 3,158,223.00
FY19	\$ 5,945,841.00
FY20	\$ 6,360,623.00

Table 5-1. Historical Sales Tax

Village. Table 5-1 shows the growth of sales tax over the past 7 fiscal years.

## PROPERTY TAX BASE GROWTH

A natural byproduct of new economic development will be property tax base growth. Being the basis for the most stable and predictable municipal revenue stream, growth of property values is a key component of an economic development strategy.

Table 5-2 shows the growth of the property tax base since 2010. Overall it has averaged a 3% increase annually. The tax base decline in 2019 was due to increased homestead exemptions provided on residential properties.

These five priorities have the potential to have a synergistic effect, with each component building upon and strengthening the other components. Improved locally-serving restaurants, services, and entertainment venues not only enhance the direct quality of life for residents, they enhance the City's property and sales taxes and these new facilities will also enhance the visual appearance of the City. Employment centers supported by these priorities not only support restaurants and service establishments, but also rely on those businesses in the conduct of operations within those offices. The interconnected cycle of these priorities enhances the resident's quality of life and generates critical revenue streams to support important municipal services.

Year	Assessed Value
2010	\$830,303,009
2011	\$787,129,394
2012	\$820,200,617
2013	\$860,055,138
2014	\$941,267,101
2015	\$1,118,155,370
2016	\$1,102,521,149
2017	\$1,044,852,267
2018	\$1,086,952,212
2019	\$1,041,684,512
2020	\$1,098,106,157

Table 5-2. Historical Property Tax Base

## Economic Development Tools

Good public policy aims to achieve long-term, sustainable improvements through the prudent use of Economic Development tools. With very rare exceptions any public participation in an economic development project should be in the form of a reimbursement funded from the revenues created by the project. Any form of public participation should only be considered when the proposed project

further overall City goals and implements one or more of the economic development priorities described above.

The tools most appropriate for use toward achieving the priorities described above and the recommended conditions for their use are:

### **TAX INCREMENT REINVESTMENT ZONE (TIRZ)**

A TIRZ can be utilized to reimburse developers for large scale water, sewer, drainage, and roadway improvements needed to serve the area if the proposed development plan conforms to the Comprehensive Plan goals. The City has created TIRZ Number 2 for the Village Center area. Additional zones should be considered as necessary to help achieve the goals of the Comprehensive Plan.

### **CHAPTER 380 AGREEMENTS**

Chapter 380 agreements can be structured in a variety of ways, but for Jersey Village the structure should be limited to reimbursement of a portion of the sales tax or property tax generated by a conforming project. Reimbursement for project costs under a Chapter 380 agreement could be applied to new retail/service/entertainment and office uses. Chapter 380 incentive programs could also be structured to incentivize rehabilitation of existing buildings by reimbursing owners for a portion of the costs associated with improving the appearance or landscaping of existing buildings.

### **MUNICIPAL MANAGEMENT DISTRICTS (MMD)**

A MMD adds an additional layer of taxation or assessment to properties within the district. An MMD could be established along the US 290 corridor, for example, as a vehicle to fund esthetic enhancements, extra levels of maintenance, and additional security protection.

## **Recommendations**

### **COORDINATION OF ECONOMIC DEVELOPMENT ACTIVITIES**

The community recognizes the need for the municipal tax base to continue to grow to at least minimally keep pace with rising operating costs, and to finance infrastructure maintenance and rehabilitation as the community ages. A concerted effort with a specific focal point is needed in order to effectively manage economic development programs. To that end, the following two components of an economic development program are recommended: an Economic Development Coordinator and Branding/Marketing.

#### **Economic Development Coordinator**

A coordinator would ensure that the City's efforts from various departments are focused in the same direction. A coordinator can also serve as a single point of contact and information clearinghouse for entities wishing to develop within the City. In this capacity, the coordinator would also be responsible for preparing and compiling demographic and real estate data that may be valuable in the decision-making process of outside entities interested in relocating to or developing within the City. This position should focus on implementing the economic development and Highway 290-related goals identified in the comprehensive plan, with a particular focus on marketing to outside businesses and coordinating Highway 290 corridor redevelopment. This position does not necessarily need to be an added staff member; currently the City Manager handles these duties, but in the future this may warrant a full time or contract position.

#### **Branding/Marketing**

Residents overwhelmingly have a positive image of the community and its people. The chief concern is that the "outside world" does not

recognize the assets that the community offers. Since 2016 the community has attracted a new generation of young families, but as the population continues to age continuing to do so to a high level is seen as vital to the long term vibrancy of the community and the school system. A branding and marketing program is seen as essential in promoting the community and making sure that Jersey Village is recognized as one of the premier first-tier suburbs of Houston.

#### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

##### **STRATEGIES**

Identify the business types most likely to be successful given the surrounding demographic profile.

**Market Jersey Village to targeted businesses.**

- Prepare marketing materials highlighting the assets and advantages of Jersey Village.
- Establish a program to contact targeted office, retail, service, and entertainment businesses.
- Establish working relationships with commercial brokerages.
- Expand marketing of the golf course for tournaments and other special events.

**Ease the processes encountered by business expansions and relocations.**

- Appoint a designated contact point and coordinator for business permitting inquiries and processes.
- Establish a business-owners council as a resource learning about the needs of business and communicating the City's goals to the business community.

- Prepare a job description for a full-time economic development coordinator to be considered by city management and the City Council.

#### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

##### **STRATEGIES**

Continue efforts to implement the Long Term Flood Recovery Plan and mitigate future flooding in the city.

#### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

##### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Establish a 380 grant program to reimburse a portion of the costs associated with updating building facades and landscaping to new standards.

**Maximize the economic value of the Highway 290 corridor.**

- Consider the creation of a Tax Increment Reinvestment Zone (TIRZ) as a financing mechanism for upgraded public improvements in partnership with redeveloping properties.
- Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.

Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

Promote the highest and best use for vacant or underutilized properties.

- Encourage convenient commercial services to support neighborhood needs.

Revitalize areas of opportunities to attract new investment and activity.

- Identify potential redevelopment sites and create proposal packages to incentivize developers.

Analyze annexation options for ETJ.

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# Parks, Recreation and Open Spaces

## 6

### Background

Parks and open spaces enhance a community's quality of life by facilitating active play, quiet reflection, healthy lifestyles, and community interaction. A healthy, vibrant parks system should provide diverse opportunities for passive and active play. A well developed park system can help a new community grow and an older community to re-establish itself. For the purposes of this review, parks and open spaces are meant to include open landscape space, trails, and recreational facilities such as ball fields, athletic courts, and senior, youth, and community centers.

The parks, recreation, and open space review seeks to compliment and reinforce the long range vision for the City of Jersey Village. The scope of this chapter, although encompassing parks and open spaces citywide, serves as a brief overview of the Parks and Recreation Master Plan. The 2016 Comprehensive Plan recommended a Parks Master Plan be completed to provide a more comprehensive review of the City's current and future needs. In 2020 the City engaged Burditt Consultants to assist in a Parks and Recreation Master Plan. That plan was completed in 2020.

The Parks and Recreation Master Plan is a working document that serves as a guide for improvements to the City's parks system. That plan

seeks to address the need to continue to provide the parks and recreation facilities and programs that have made Jersey Village such a desirable place to live. Additionally, that plan identifies opportunities to enhance public space for events, connectivity and overall quality of life.

As such this chapter of the Comprehensive Plan only covers the information on a high level. Rather than duplicating the work for this review interested parties can view the Parks and Recreation Master Plan on the city website under the "[Plans and Studies](#)" page.

### Parks Summary

Jersey Village currently has eight city-owned parks and open spaces with a total of 53 acres of park land. The Jersey Meadow Nature Trail and Dog Park, Carol Fox Park, and Clark Henry Park are the primary parks with developed amenities that serve recreation needs for residents. The remaining parks and open space are less than one acre in size and distributed throughout the community

The Jersey Village park system has a total of 2.48 miles of trails for recreation. Sidewalks are available throughout the community as well, which provide additional recreation and connectivity, but were not counted in the total trail mileage.

The parks and open spaces inventoried fell into three classifications, as

defined by the National Recreation and Park Association (NRPA): Mini-facility such as the City-run Jersey Meadows Golf Club. The total private parks, neighborhood parks, and community parks. Table 6-2 NRPA Park open spaces is 163.85 acres for a total parks and open space total of 222.47 acres. Classifications discusses these definitions and all classifications used by the NRPA.

In addition to public parks, the city has additional parks and open space that has limited access to adjacent residences only or is a pay to use

Park Name	Park Classification	Acreage	Trails (miles)	Backstops	Basketball Court	Benches	Dog Play Structure	Drinking Fountain	Gazebo/Pavilion	Picnic Areas	Pet Waste Stations	Playgrounds	Pool	Restrooms	Sandbox	Soccer Practice Fields	Splash Pad	Swing Set	Trash Cans
Jersey Meadow Nature Trail & Dog Park	Community Park	41.73	1.13			X	X	X			X								X
Carol Fox Park	Neighborhood Park	1.41	0.23			X		X	X	X		X			X			X	X
Philippine Park	Neighborhood Park	1.68	0.21			X			X										X
Clark Henry Park	Neighborhood Park	7.35	0.91	X	X	X		X	X	X		X	X	X	X	X	X	X	X
Country Club Park	Mini Park	0.29				X													
De Lozier Park	Mini Park	0.49				X													
St John Park	Mini Park	0.29				X													
Welwyn Drive Park	Mini Park	0.39				X			X	X		X						X	
Totals		53.63	2.48	1	1	8	1	3	4	3	1	3	1	1	2	1	1	3	4

Table 6-1. Existing Parks Summary

CLASSIFICATION	DESCRIPTION	CRITERIA	SIZE
Mini-Parks	Used to address limited, isolated, or unique residential needs.	Less than 1 mile distance in residential setting.	1/2- 1 acre
Neighborhood Parks	Basic unit of the park system & serves as the recreational & social focus of the neighborhood.	1/4 to 1/2 mile distance in residential setting.	5 - 10 acres
School Park	Depending on circumstances, pursuing joint opportunities can fulfill space requirements.	Determined by location of school property.	Variable
Community Parks	Focus is on meeting community-based recreation needs, as well as preserving unique landscapes & open space.	Serves two or more neighborhoods at 1/2 to 3-mile distance.	30 - 50 acres
Park Trail Trails	Located within greenways, parks, & natural resource areas.	Separated, multi-purpose, surfaced trails.	Variable
Natural Resource Area	Lands set aside for preservation of significant natural resources, landscapes.	Resource availability.	Variable
Greenways	Effectively tie the park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable
Special Use	Area for specialized purpose recreation activities such as campgrounds, golf courses.	Variable depending on specific use.	Variable
Private Park	Privately owned facilities that contributes to the public park and recreation system.	Variable depending on specific use.	Variable

Table 6-2. NRPA Park Classifications



the

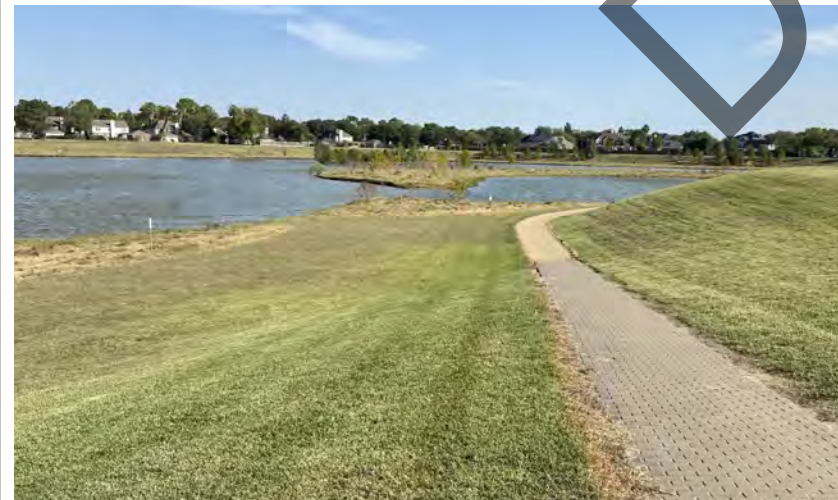
## Jersey Meadow Nature Trail and Dog Park

Due to a number of flood events over the years, the Harris County Flood Control District, in partnership with Harris County Precinct 4 and the City, established the Jersey Meadow Stormwater Detention Basin in 2014 to manage stormwater flows within the watershed. While most flood control basins in Harris County do not retain water, the 42-acre facility in Jersey Village contains “a permanent wet-bottom basin with wetlands that naturally filter stormwater and provide natural habitat to wildlife.” The wetland is surrounded by a 1.1 mile perimeter recreation trail. The facility includes a small bird nesting area on an island, for migratory waterfowl. The sustainability and recreational functions of

this  
facility  
earned  
an

Figure 6-1. Pictures from  
Jersey Meadow Nature  
Trail and Dog Park

award  
from





## Clark Henry Park

Clark Henry Park is the second largest park in Jersey Village, encompassing more than 7 acres of land. The park is located at the



Figure 6-2. The Splashpad at Clark Henry Park

and baseball practice fields are highly utilized by students from Post Elementary School as well as residents. This park is currently home to most of the outdoor community events in Jersey Village, taking advantage of the covered pavilion and ample open space.

## Carol Fox Park

Carol Fox Park is a 1.4-acre neighborhood park located in the center of the community. This park attracts children with its unique play structures, with a variety of play structures suited for all ages.



Figure 6-3. Calvin III Ship and shade structure at Carol Fox Park

The park was renovated in 1992, with the help of 400 volunteers from Jersey Village. A total of 263 families contributed \$50 each and left their hand and foot prints on the concrete pathways along with their best wishes and vision for the park. The design of the park amenities was inspired by input from children who were invited to illustrate their vision for the park. This park has been a great success and shows the value of community involvement.



## Philippine Park

Philippine Park is located north of Clark Henry Park, immediately across White Oak Bayou from the City Pool. A pedestrian bridge connects with Clark Henry Park and the Jersey Village Hike and Bike Trail. This area has many trees and serves as a passive park with amenities such as a gazebo, sidewalks, and benches.

## Country Club Park

Located at Country Club Ct. and Rio Grande Street, adjacent to the Jersey Meadow Golf Course, this mini-park offers a 0.29 acre shady spot to relax on an island within the cul-de-sac. Benches are provided for visitors.

## De Lozier Park

This park takes advantage of a 0.49-acre island of open space at the intersection of De Lozier St. and Rio Grande St. De Lozier Park is located across street of the Champion Forest Baptist Church Park, where a variety of amenities are offered. The open space is used as a gathering spot for local residents for block parties and similar events. During the Christmas season, the space is decorated with lights and ornaments.

## St. John Park

Similar to Country Club Park, St John Park consists of a small island within a cul-de-sac. This 0.29 acre open space provides shade trees and a bench for residents to enjoy.

## Level of Service Analysis

The purpose of a level of service (LOS) analysis is to determine how well the existing City of Jersey Village Parks and Recreation system is meeting the needs of City residents. According to the National Recreation and Parks Association (NRPA), the basic definition of LOS is expressed as an allocation mechanism for the delivery of park and recreation facilities throughout a community. By adopting LOS standards, a community says that all residents, regardless if they pay taxes or use the parks and recreation facilities, have equal opportunity to share in the basic services in the standards.

	Residents Per Park	Park acreage per 1,000 residents	Population	Number of Parks
National Median of Jurisdictions with a population of less than 20,000	1231	11.8		
Jersey Village	1,030	6.51	8,240	8
Jacinto City	3,542	2.23	10,625	3
Fulshear	5,995	2.25	11,990	2
Bellaire	1,355	2.43	18,966	14
Katy	2,402	3.55	19,216	8
Tomball	1,680	6.48	11,762	7
Brenham	2,457	6.52	17,198	7
Sealy	1,308	13.22	6,538	5
Seabrook	681	48.14	14,291	21

Table 6-3. Parks and Park Acreage per resident

## Park Land

The City of Jersey Village has a total of approximately 53.65 acres land dedicated to parks and open space throughout the city. This does not include the 108-acre City-operated Jersey Meadow Golf Course. Park land is typically measured in terms of ‘developed park land’, which generally includes all maintained parks and open space. This allows a community to compare their total park land to that of comparable communities.

The National Recreation and Parks Association (NRPA) has conducted surveys of park agencies across the country to depict the condition of parks level of service. The survey results from NRPA measure “Residents per Park” and “Park Acreage per 1,000 residents.”

Another popular method is to measure park land acreage as percentage of city area. The Trust for Public Land’s 2019 City Park Facts indicates that the medium to low-density cities have an average of 8.3% of a city’s total area in park land. Jersey Village’s park land is 3% of the city area. This number is in a medium range as compared with similar density cities in Texas.

## Park Facilities

NRPA also measures the number of residents served by a population size. Some types of facilities (such as recreation centers) are often only found in larger cities. The existing Jersey Village Civic Center is serving the community not only as the City Council Chambers, but also as a place for public and private events. The City does not have a designated event venue such as an amphitheater, instead most events area held in the covered pavilion in Clark Henry park.

The planned Village Center will include a new City Hall, as well as an

amphitheater for community events. With the relocation of City Hall and Council Chambers, the existing Civic Center and surrounding area could be re-purposed for recreation uses such as indoor recreation or green space.

## A Park Within a 10 Minute Walk from Home

A collaborative effort between The Trust for Public Land, the Urban Land Institute, and the National Recreation and Park Association initiated a campaign called “10 Minute Walk” with a goal to “ensure there’s a park within a 10 minute walk of every person, in every neighborhood, in every City across America”.

City	Percent of Population within a 10 minute Walk to a park	Population within a 10 minute Walk to a park
Jersey Village	80.20%	6,771
Bellaire	79.60%	13,786
Deer Park	71.20%	24,929
Seabrook	59.50%	8,475
Texas City	58.80%	32,135
La Porte	55.30%	19,538
Brenham	48.40%	8,213
Jacinto City	47.90%	5,261
Missouri City	45.90%	38,831
Baytown	45.70%	18,641
Katy	39.50%	6,764
Sugar Land	37.80%	34,750
Pearland	23.50%	28,525

Table 6-4. Percent of Population in a 10 minute walk to a park.

To understand where Jersey Village currently measures against the “10 Minute Walk” test, an analysis was conducted using Geographic Information Systems (GIS) software to calculate the proximity of households to parks in the City, both public parks and private. Rather than using a simple circular radius, the

analysis considers only the practical means of walking to the park along

existing roads, which have sidewalks in most cases. This provides a more meaningful illustration of where service gaps exist in the parks system.

According to the most recent data from Parkserve™, the 10 Minute Walk database from the Trust for Public Land (TPL), Jersey Village has 80.2% of the population living within a 10-minute walk to a park, and 19.8% of residents living further away. Comparing with other cities in Texas, Jersey Village has significant park coverage. The TPL data is based on the ESRI Demographic Forecast Block Groups data.

The map on the following page (Figure 6-4) illustrates the areas of the community within a 10-minute walk of a park in green. The red circles highlight residential areas that are not within that distance and are known as “service gaps”. Where opportunities are available, these are target areas to consider for development of parks if land is available. This visualization was conducted using ESRI’s ArcGIS Online platform to perform the ‘proximity analysis’. The analysis only considers public parks, and proximity is measured as a distance along streets to park access points. Private parks, such as those located on apartment complex grounds and the one in the Enclave At Castlebridge are not included on this map.

## Sports and Programs

Currently, the sports demand in Jersey Village is fulfilled by private organizations. The city works with private organizations to allow the use of city facilities. Some sports that are offered by these private groups include soccer, t-ball, swimming. The city had planned to start doing adult sporting leagues in 2020, but COVID-19 forced a change of those plans.

Jersey Village began to offer several new recreational programs in 2019. These programs included youth and adult sports, camps, art classes,

fitness in the park and more. Some of these programs are led by city staff and some are led by private groups.

## Community Events

Jersey Village has a vibrant community atmosphere, where a variety of community events bring residents together each year. Jersey Village provides many annual community events based on the local interests.

The following popular events are offered:

- Bingo Nights
- Health Expo with Jersey Village Senior Outreach
- Concerts in the Park Series
- Spring Fling Nature Festival
- Easter Egg Hunt
- Adult Easter Egg Hunt
- Independence Day Parade
- Movies in the Village
- Eats in the Streets Food Truck Festival
- Fall Frolic Trunk-or-Treat
- Texas State Arbor Day
- Holiday in the Village
- Farmer’s Market
- Santa visits sponsored by the Volunteer Fire Fighters Association
- Family Night at Jersey Meadow

Most events are held in the open space and covered pavilion at Clark Henry Park. The events are scheduled throughout the years and have a high-level participation in the community.

## Jersey Meadow Golf Club

Jersey Meadow Golf Club is the single largest piece of open space in Jersey Village. After several years of declining conditions and revenue





Figure 6-4. 10 Minute Walk Analysis



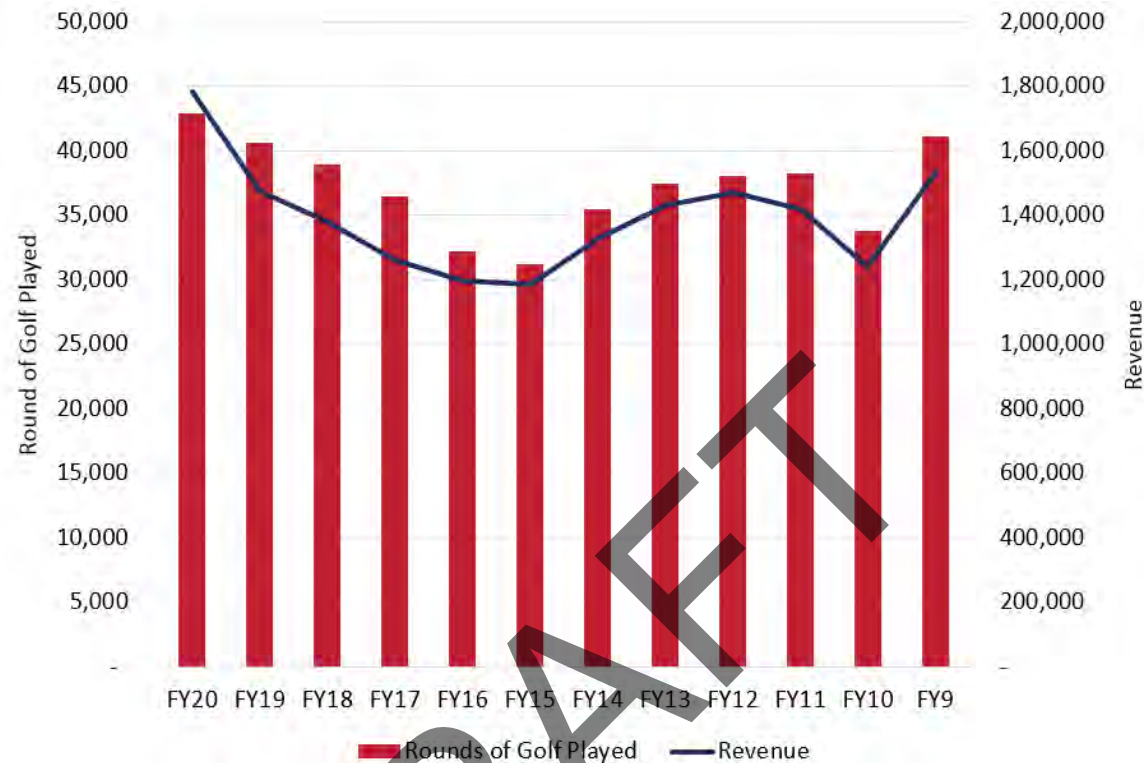


Figure 6-5. Rounds of Golf Played and Revenue Generated at Jersey Meadow

the City made significant investment in quality staff and course improvements that have led to the revitalization of the golf course. the course while enjoying delicious food on the patio.

In Fiscal Year 2020 (which ran from October 2019 – September 2020) Jersey Meadow had nearly 43,000 rounds played. Jersey Meadow saw nearly \$1.8 million in revenue for the year, which shatters the previous record by nearly \$250,000. It should be noted that these achievements were done with virtually no play occurring in April 2020 due to the Governor's order that golf courses be shut down due to COVID-19.

While residents must pay to play golf, Jersey Meadow offers discounts on membership rates to Jersey Village residents. The concessionaire that serves Jersey Meadow has good menu options and the club house is open to the public for meals. People can enjoy some great views of

## Conclusion

The City of Jersey Village has significant parks and open space facilities when the private facilities and golf course are included in the overall analysis. Jersey Village is competitively positioned against several other communities in the Houston area and around the state.

As part of the Parks Master Plan over 380 people completed surveys providing feedback on improvements that should be made, and potential projects. Rather than duplicating the work for this review interested parties can view the Parks Master Plan on the city website under the ["Plans and Studies"](#) page.



## Parks, Recreation and Open Space Recommendations

The following are action items related to parks, recreation and open space.

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

##### Explore expanded recreational opportunities.

- Review TPWD and other grant opportunities.
- Explore future funding potential to acquire additional park space based on parks and open space master plan.
- Convert FEMA acquired flood properties into usable park space.
- Review underutilized open spaces and convert to local mini parks.

##### Update existing parks and open spaces.

- Continue to conduct playground safety inspections of all parks to determine high priority repairs and/or maintenance items.
- Continue to update playground equipment at parks to current safety standards.
- Review and incorporate additional park improvements such as those recommended in the Parks Master Plan.
- Update City's pool buildings and add new equipment, slides and amenities to the pool.
- Implement Parks Master Plan Projects.
- Incorporate outdoor exercise equipment into parks.

Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.

- Identify potential corporate sponsorships to provide additional recreational opportunities.
- Explore potential community volunteer opportunities to support the parks and recreation program.
- Work with CFISD to continue to allow the public to use their recreational amenities.

##### Encourage programs and events that engage the community.

- Continue to add programs and events, modify events that have lower turnouts, or discontinue events that don't meet a participant level that warrants the event.

##### Improve maintenance of parks and open spaces.

- Review procedures to solicit community feedback on maintenance of parks and open spaces.
- Increase maintenance funding for parks and recreational facilities.

##### Increase community connectivity.

- Coordinate with HCFCD on future trail connectivity along White Oak Bayou.
- Build trail to Lakes of Jersey Village and on the electrical high line corridor to connect the Detention Pond Park to the White Oak Bayou trail system.

### GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.

#### STRATEGIES

Continue efforts for construction of new Jersey Meadow Club House.

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# Community Character

# 7

## Introduction

Jersey Village has a unique history in northwest Harris County having been incorporated in 1956 and establishing itself as one of the stable, attractive communities in the area. As northwest Harris County continued to grow, the city the edges and entrances that once defined the Jersey Village began to become ‘blurred’ by this development.

This section addresses the less tangible aspect of community character. Community character is less quantifiable than other aspects of the comprehensive plan such as parks and open spaces, but it is equally important to the vitality of the community. Community character encompasses the physical built environment and social attributes that make one neighborhood different from another.

## Sense of Place

Describing, let alone trying to improve upon, a community’s character is a difficult task. Communities all have a certain feel about them. Certain communities you know when you have arrived without having to see a sign and others you might pass right through without even knowing you were there. When you visit a community you receive visual cues from the built environment, many your are not even aware of. These visual cues help shape your view of what you see and experience. It can be the building architecture, the types of materials, and the age of the

buildings. Streets could be nicely landscaped or just concreted over. There could be traffic jams on crowded, boulevard streets, or there could be light traffic on a smaller street with lots of pedestrian wandering about in small boutique shops. All of these visual cues, and much more, together suggest a “Sense of Place”.

Taking all of these things together helps to create a meaningful sense of place that, as Peter Kageyama in his book “For The Love Of Cities” articulates it, makes a city more loveable.

This is what makes a discussion about community character a very subjective endeavor that is very much rooted in a community’s history, culture, and expectations.

Regional development can affect a community’s character in a positive or negative way depending on the manner in which the growth occurs. Factors such as architectural style, building development, freeway expansion, streetscape, buffers, scale, and accessibility can all influence whether development is distinctive and build on the community’s character, or lack authenticity or are out of character.

## Opportunities to Improve Community Character

During the development of 2016 Comprehensive Plan, the Comprehensive Plan Advisory Committee and citizens comments created goals action items related to community character. The

participants of the public process helped to shape a distinct series of themes that were important to them. The themes, described below, summarize the community's understanding of the important aspects of wayfinding that are important to the future of Jersey Village.

The following description elaborates on those items found in 2016:

- Improved Gateways, Entrances, and Wayfinding Signage
  - Reinforcement of the entrances into the City of Jersey Village.
- Freeway Corridor Landscaping
  - The freeway edges of Highway 290 and Beltway 8 are considered important to improving the character of the community and to better define the 'edges' of the city.
- Community Landscaping
  - Many residents feel that the streets and open spaces should be well landscaped and brought up to the quality that is found along Senate Street.
- Code Enforcement
  - The importance of maintaining a minimum level of expatiation for residences and businesses to maintain their properties to protect the overall value of the community.
- Pedestrian Mobility
  - Reinforcement of a walkable community that is interconnected with sidewalks, trails, and open spaces.
- Wayfinding Signage
  - Street signage is an effective way of identifying and helping residents and visitors navigate throughout the city. These signs were updated in November 2020.

## Gateway Entry Analysis

Gateway entrances serve as the residents and visitor first impression of the city. As the 2016 Comprehensive Plan found the entrances are inconsistent in their landscape and signage approach which was also identified as a potential negative impact on the community. The following issues were highlighted as part of the 2016 Comprehensive Plan

### IDENTIFIED ISSUES

#### Quality of Landscape

Landscaping at each entry is not consistent in design and/or maintenance. Some entries do not have any landscape improvements

#### HWY 290 Construction Activity Impact

The Highway 290 construction activities have negatively impacted the primary entrances into the city, Senate and Jones Road. The two signs were removed by TxDOT sometime during the project. A complete rebuilding of the signage and landscape will be needed. However, due to the increased road widths putting a sign at this location will prove difficult.

#### Inconsistent of Signage Design and Materials

Each of the entrances have different building materials and configurations which could lend itself to confusion as to whether these are entrances into the city or just another subdivision.

#### Logo and Font Consistency Lacking

The city's branding and logo are not consistently used for each of the gateway entrance signs, if present. This is a missed opportunity for the city to project it's brand.



## Improving Gateways

The City of Jersey Village limits are irregular in shape and are dominated by the edges of Hwy 290 to the south and Beltway 8 to the east. Jones Road bisects the city but provides two key entrance points into the city to the east and west. Senate at Hwy 290 is widely seen as the main entrance into Jersey Village with Jones Road at Hwy 290 a close second.

To address each of these items the City has undertaken projects to improve the gateways. The first step in this process was completion of the Gateways and Wayfinding Master Plan. The Gateways and Wayfinding Master Plan addressed branding standards (including colors, materials, and fonts) for the city, landscape standards, and signage designs. This plan is available on the City Webpage under the [“Plans and Studies”](#) page.

That plan identified the various gateways of the city and laid out a plan to put consistent monuments at each gateway. A map depicting these gateways is shown in Figure 7-1.

## Addressing These Issues

### QUALITY OF LANDSCAPE

The Gateways and Wayfinding Master Plan identified a landscaping palette of ornamental trees and shrubs the city now uses for its landscaping in medians and entrances. Some of these include Natchez Crape Myrtles, Salvia, Plumbago, Bottlebrush, Firecracker Plant, and White Lantana. Knockout Roses in red, white, and blue, to incorporate the official colors of the city, are also utilized.

### HWY 290 CONSTRUCTION ACTIVITY IMPACT

With construction activities completed the city is now able to move forward with entrance monuments at these locations.

### INCONSISTENT OF SIGNAGE DESIGN AND MATERIALS

The Gateways and Wayfinding Master Plan identified a family of signage materials to be used for city signs. The materials include Clay/Brick Masonry, Cast Stone, Metal, and Limestone. These materials are being used in the new signs that are being built.

New Street Signs were designed and installed in 2019 with a consistent

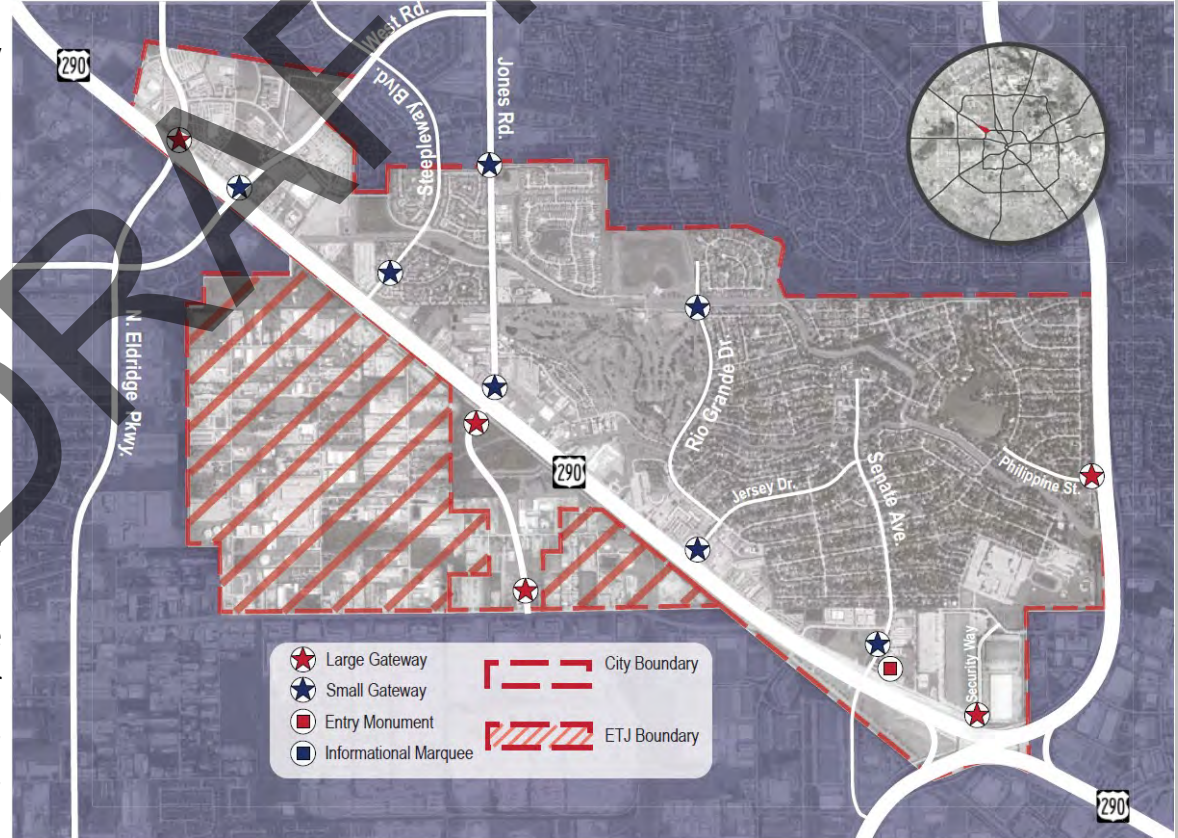


Figure 7-1. The Gateways into Jersey Village and type of monument selected.



look which incorporates the Jersey Village Star.

New “Welcome to Jersey Village” signs that are at entrances like Jones Road traveling South, North Eldridge Parkway traveling south, Philippine, Gulf Bank and Steeple Way. These were installed in August 2020.

Wayfinding Signs were installed in late 2020 providing consistent signs that provide directional assistance for the traveling public.

## LOGO AND FONT CONSISTENCY LACKING

The Gateways and Wayfinding Master Plan created a consistent logo and font to be used in all signs. This has been implemented in the design of the new signs.

Another step in addressing these issues was the design and construction of new Gateway and Marquee signage. For budgetary reasons the improvements to the gateways became a phased project and were split over Fiscal Year 2019 and Fiscal Year 2020. The City Council allocated \$1 million each year, for \$2 million total. The types of signs, locations for them, and the phase for each listed in Table 7-1.

Phase 1 of the project was completed in November 2020, and Phase 2 should be completed in 2021. For more information on the progress of the gateway project please visit the [City Project Page](#).

## Landscape Design

Landscaping is an opportunity to make a bare area look appealing. It is a small but simple thing that increases the community character and makes a connection between people and a place. When done correctly landscape design achieves the added benefit of improving storm water management.

Sign Location	Sign Type	Project
North Eldridge Pkwy and US 290	Large Gateway	Phase 2
Philippine and Beltway 8	Large Gateway	Phase 2
Jones Road near FM 529	Large Gateway	TBD
Jones Road south of US 290	Large Gateway	TBD
Jersey Drive at Lakeview near Fire	Marquee Sign	Phase 1
Senate Ave and Seattle St	Marquee Sign	Phase 2
Philippine Street and Equador Street	Marquee Sign	Phase 1
Village Drive and Rio Grande	Marquee Sign	Phase 1
Jones Road at Jersey Meadow	Marquee Sign	Phase 1
Jones Road near Wyndham Lake Blvd	Small Gateway	Phase 2
Senate Ave at US 290	Small Gateway	Phase 2
Jersey Drive at US 290	Small Gateway	Phase 1
Jones Road north of US 290	Small Gateway	Phase 2
Steeple Way and US 290	Small Gateway	Phase 2
West Road and US 290	Small Gateway	Phase 2

Table 7-1. Phasing of Gateway Project

## Freeway Corridor

Freeways by their nature are meant to move people as quickly as possible from place to another. This condition requires a type of landscape that is appropriate for the scale and design speeds along the freeway.

1. **Simple, Maintainable Landscape Design** - Urban landscapes take a lot of environmental abuse and should be native plantings that are hardy and easy to maintain.
2. **Buffer Business and Parking Lots** - There currently is a lack of landscape consistency along the highway 290 corridor specifically at local businesses.



Figure 7-2. A Small Gateway Sign

3. **Enhance Community Borders** - A consistent landscape theme along the corridors would help to identify the edges of the city.
4. **Reinforce Community Gateways** - Freeway landscaped edges will also provide a reinforcement of the gateway entrances into city by providing advance notice of a change in landscape design and approach.

Freeway corridor landscaping need not be elaborate and can be achieved in a number of ways which could include the following:

**Landscape Ordinance** – The City has an ordinance addressing future business development and include minimal landscape standards. This ordinance should be updated to conform more with the Comprehensive Plan and Gateway and Landscape Master Plan.

**Strategic Business Partnerships** - Work with local businesses to see what can be done to improve the overall landscape character of their businesses.

**Capital Improvement Projects** - Look to fund future landscape projects through city funded revenue sources.

**Grant Funding** - There are a number of state and federal grant programs that may be available to help fund freeway corridor enhancements which could be explored in the future.

## Community Landscape

Residential streetscape design can help define individual neighborhoods, promote safety, and create a transition from public to private spaces. The character of a residential streetscape can vary from one neighborhood to the next, but should be of a similar quality. Senate Avenue is the main corridor within the city and is well maintained and recognizable to residents and visitors alike.



Future landscape development should build-off the recognizable properties and the individual residences. Residences must be willing to maintain their property's landscape or must be guided in that direction by appropriate levels of code and community enforcement guidelines.

A successful residential streetscape design should generally include the following features:

### **SIDEWALKS**

Sidewalks should be separated from automobile traffic by raised curbs and/or trees and lawns; they should meet all accessibility standards.

### **STREET TREES AND LANDSCAPING**

Street trees and landscaping should provide a natural buffer between pedestrians and automobiles. The city should review city-wide opportunities for additional landscaping opportunities where they are needed.

### **STREET FURNITURE**

Street furnishings should be coordinated in design and type with the overall character of the neighborhood.

### **ENTRY SIGNAGE**

Phase 1 of the entry signage was installed in 2020 and Phase 2 is scheduled for 2021. This is coordinated with the unique character of the neighborhood through the use of appropriate materials, colors and architectural elements. Examples of the Small Gateway can be found in Figure 7-2 and the marquee signs in Figure 7-3.

### **CONSISTENT MAINTENANCE**

The commitment to long term maintenance of public landscapes is critical to the overall landscape character of the city.

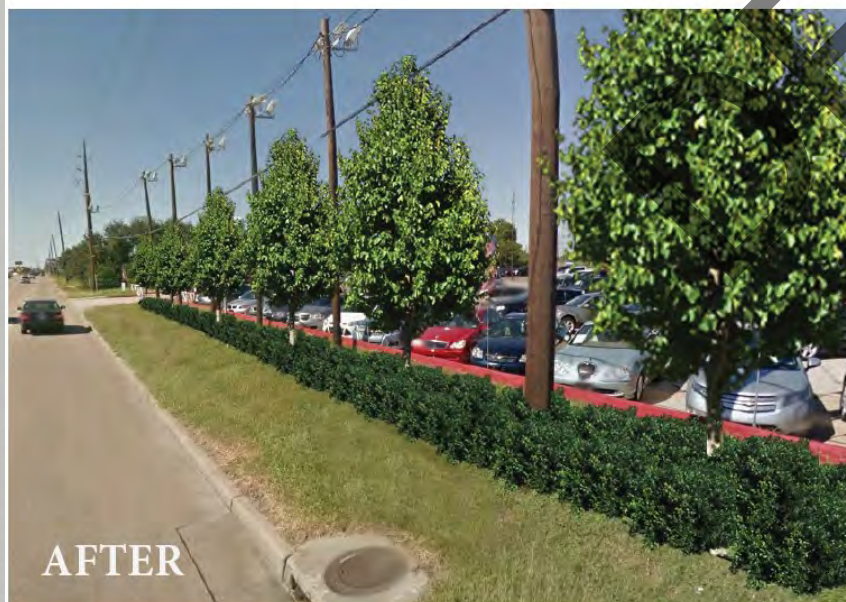


Figure 7-3 Rendering of Potential Landscape Improvements



Figure 7-4. Marquee Sign on Jersey Drive at the Fire Station.

## CODE ENFORCEMENT

The importance of maintaining a minimum level of expectation for residences and businesses to maintain their properties to protect the overall community character has been an underlining theme of the public input process. Code enforcement should not be a punitive measure, but a guideline for a public commitment to the overall quality of life in Jersey Village. While the city has some codes that require a minimum level of maintenance, the City should consider adopting the International Property Maintenance Code to aid in the protection and promotion of the Community Character.

## PEDESTRIAN MOBILITY

Many residents have stated that they want a walkable community and uninterrupted access to parks, open spaces, and local businesses. While the city has invested heavily into public infrastructure in the past ten

years there appears to be gaps in accessibility. Community connectivity as it relates to parks and open spaces is discussed in greater detail in the Parks Master Plan.

Pedestrian mobility would ideally include a comprehensive analysis of each community's existing pedestrian conditions and needs with an emphasis on community input throughout the process. The plan would identify pedestrian routes to activity centers and infrastructure improvement projects along these routes. The Parks Master Plan is a key resource and advantage for the City when seeking grant funding needed to implement pedestrian projects that promote pedestrian safety, walkability, mobility, and neighborhood quality.

An accessible community should have the following attributes:

- **Community Connectivity** - Develop a complete pedestrian network that provides direct and convenient connections for neighborhoods, employment centers, transit stations, public places and community destinations.
- **Park and Open Space Connectivity** - Multi-modal transportation opportunities along existing streets and/or open space corridors within the city are opportunities that can be explored.
- **Walkability** - Create pedestrian facilities that offer amenities to encourage usage and to enhance the pedestrian experience.
- **Safety** - The creation of a safe pedestrian network free of barriers and tripping hazards, that has sufficient street crossings, buffer pedestrians from vehicles and has facilities wide enough to accommodate peak pedestrian use
- **Accessibility** - Make facilities accessible to pedestrians of all abilities and meet all local, state and federal requirements.



## Wayfinding Signage

The goal of Wayfinding Signage, both regulatory and non-regulatory, has the potential to impact the greatest number of people over the entire city. When implemented at major intersections and city 'Gateways', wayfinding signage are a highly visible design element to project a collective, positive image of the community. Figure 7-5 shows the updated wayfinding and building identifier signage. The goal of the wayfinding signage system is to reinforce the city's "sense of place" as previously discussed, by informing and guiding users as they travel throughout the city, enhancing the city's visual appeal and identity, and ultimately making the city more memorable to residents and visitors.

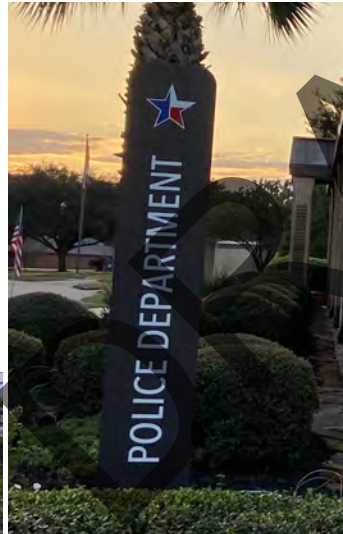


Figure 7-5.

Updated street signs (top left), building identifier signs (top right), and directional signs (bottom left).

## OBJECTIVES OF WAYFINDING SIGNAGE

- Celebrate the unique character of the city.
- Reinforce the city's 'Sense of Place'.
- Reinforce the boundaries of the city.
- Identify and increase awareness of important activity or destination points within the city.
- Improve the streetscape character for the city's corridors.
- Identify and reinforce linkages and pathways between the different parks and open spaces within and out of the city.
- Effective, low cost design that can be easily implementable on a city-wide basis.

## EXISTING CITY SIGNAGE

The 2016 Comprehensive Plan found the city did not have a comprehensive signage program that is unique to Jersey Village. The city has a definable logo and brand that has been used for some time and it appears that the majority of residents identify with the logo.

To improve this issue the city undertook the Gateways and Wayfinding Master Plan. This created a plan that incorporates a common theme and laid the groundwork for the update to existing city signs that have already been completed. Examples of the updated signage are pictured in Figure 7-5.

## ONLINE ACCESSIBILITY

In the 21st Century having a robust online presence is also important for wayfinding. In addition to traditional signage the City uses a Mobile App, interactive maps on its website and a presence on multiple social media platforms. To help further the accessibility there is included as an appendix to this Comprehensive Plan a list of websites with links that are useful for Jersey Village resources.



## COMMUNITY CHARACTER IMPORTANCE

A common refrain during the planning process in 2016 was that the residents of Jersey Village are proud of their community and want to strengthen the perception of the neighborhood. The 2020 Update Committee did a survey of residents and over 60% responded that they choose to live in Jersey Village in part because of the Community Character. Approximately 93% of respondents of the survey Agreed or Strongly Agreed that the City should protect the quality and increase existing character of residential neighborhoods.

The following are just a few of the many comments from the public outreach conducted as part of 2020 Update relating to Community Character :

“Encourage housing and property maintenance to maintain neighborhood integrity. “

“Carefully and consistently enforce all ordinances relating to property maintenance.”

“First impression, lasting impression.”

“The appearance of the neighborhood hinges on the appearance of the homes.”

## Community Character Recommendations

The following are action items related to community character based on input throughout the planning process.

## GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

## STRATEGIES

### Improve the City's entrances with landscaping and monumentation.

- Complete Phase 2 of the Gateway and Marquee Sign Project.
- Improve the landscape character of commercial business properties.
- Create landscape ordinance that requires new properties, and major renovation projects to be landscaped to a minimum standard for areas adjacent to public rights-of-way.
- Create commercial development guidelines to encourage new development to build to minimum landscape standards.
- Create signage ordinance for local businesses that is consistent with the overall signage master plan.
- Coordinate with local businesses to encourage a uniform sign design standard.
- Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.
- Sponsor a beautification award for businesses to encourage landscape development of their properties.
- Review code enforcement procedures for their effectiveness, and make necessary changes.

### Reduce visual clutter.

- Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character.
- Create architectural design guidelines to encourage minimum design standards.
- Remove overhead power lines as new infrastructure projects are implemented.
- Reduce the number of billboards that are in the City.

### Improve the character of corridor character throughout the community.

- Review and improve landscape maintenance procedures for City crews.

- Partner with Trees for Houston or other organizations that can provide assistance in planting trees.
- Create a more stringent tree preservation ordinance to protect existing tree resources.
- Promote increase canopy along streets, parks, and open spaces.
- Expand thematic street light standards to all City streets.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

**Encourage housing and property maintenance to maintain neighborhood integrity.**

- Develop a recognition/reward program to encourage homeowners to enhance or maintain their properties through lawn maintenance, and exterior upgrades and upkeep.
- Provide and coordinate programs to prevent the deterioration of homes.
- Educate citizens on code enforcement requirements. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.
- Develop an annual or semi-annual neighborhood clean up to promote community pride.

**Enhance existing neighborhood infrastructure when possible.**

- Institute an annual program for assessing quality and useful life of neighborhood amenities, and allocate funds for replacement, additions, or remodels as needed.

### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

#### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

**Partner with local property owners and CenterPoint Energy to identify back-of-lot utility easements to provide options for removing overhead lines from the 290 frontage.**

### **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

#### **STRATEGIES**

**Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow as well as control future commercial development application.

### **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

**Promote the highest and best use for vacant or underutilized properties.**

- Ensure property and building maintenance codes are up to date and compatible with current City values.

**Revitalize areas of opportunities to attract new investment and activity.**

- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

# Community Facilities

## 8

### Introduction

During the 2016 Comprehensive Planning process, the planning team conducted thorough facility assessments to identify deficient areas among the City's primary buildings. The buildings evaluated were:

- Civic Center/City Hall
- Police Station
- Fire Station
- Golf Course
- City Garage/Shop

These buildings each had unique issues, though many of the buildings are experiencing the same issues to varying degrees. The 2020 CPUC did not tour the buildings, but relied on city staff to provide them with an update to this chapter. The CPUC also included additional buildings within the Parks and Recreation department and the Water and Wastewater facilities.

### Summary of Findings

#### FIRE STATION

Originally built in 1979 and remodeled/added onto in 2003 and 2008, the Fire Station has served many different purposes over the years. Prior to 2003 the Fire Station building served as City Hall. In 2003 it was

remodeled to better suit the needs of the Fire Department as the City Hall functions were moved to a different location.

The 2016 Comprehensive Plan found the building to be in fair condition. It noted several issues and recommended the following maintenance and repairs:

- Multiple windows throughout the building were poorly sealed and showed signs of water infiltration into the structure.
- Temperature control in offices are an issue for staff.
- A water heater and water pump both leak water onto the ceiling.
- Heavy Condensation from the HVAC system created water spots on ceiling tile, and drain into the building at various locations.
- Positive drainage in the apparatus bays is an issue. Standing water was noted.
- Downspouts from gutter drain to flat area at base of building creating standing water.
- The paint on the floors and walls of the apparatus bays of the building are delaminating.
- Upstairs, a lounge area showed evidence of significant, regular water infiltration, perhaps from a standing seam in the roof of the building. This water is infiltrating through and around light fixtures.
- An area between the roof of the older section of the building and the newer section of the building has trapped water and is not draining properly.
- CMU coatings at the apparatus bay are delaminating. Appears the



delamination was caused by efflorescence.

- The building will eventually need to be expanded when it hits the lack of storage and is at capacity limits.

Since the 2016 Comprehensive Plan, the City has taken a proactive approach at fixing and maintaining the Fire Station. The windows have been properly sealed to prevent water infiltration. Temperature control issues have been corrected with updated heating and cooling units. The apparatus bays have been repainted, and water leaks in the roof have been fixed.

The Dayroom and Kitchen for Fire Fighters recently completed a remodel in the fall of 2020. Much of this work was done by the Fire Department staff which saved several thousands of dollars in costs. With more full-time staff being added to the Fire Department, these living and sleeping quarters will become more important to be maintained. The Fire Department employees, including full time, part time and volunteer fire fighters take great pride in this building. They are eager to use their talents and skills to make improvements to the building at great savings to the city.

At some point in the future the building may need to be expanded, however that is not anticipated within the next 5-10 years.

## GOLF COURSE - CLUB HOUSE

Originally built in 1974, with a small addition added in 1987, the golf course club house was a lightweight construction that has outlived its useful life. The 2016 Comprehensive Plan found the Club House to be in poor condition and suggested that replacement may be warranted. Some of the issues found include:

- The canopy around the building is deteriorating and falling.
- Downspouts empty onto sidewalk covered by the canopy.
- Soil has built up around the exterior walls in several areas. This has

led to exterior corrosion of the structure.

- Window units around the building are poorly sealed.
- Security camera wiring is exposed and accessible.
- On the interior, the A/C is ineffective and must be supplemented with several fans throughout the building.
- The A/C unit seems to be leaking condensation onto the ceiling, creating a potential for mold in various areas in the building.
- The ceiling tiles are sagging and cracking in several areas.
- Ceiling tiles show water stains from potential roof leaks.

In 2017 the City Council authorized an assessment of the current Club House to be completed by Ray+Hollington Architects Inc. Their assessment found the original construction was not of high quality. The lightweight construction coupled with a lack of thermal protection over time has resulted in numerous leaks, water infiltration and damage.

The assessment gave a cost estimate of \$757,500 to fix the building and bring it into code compliance and redesign the entire interior of the club



Figure 8-1. The Canopy around the Golf Course Club House. You can see the deterioration and damage that has happened due to weathering.



house. Based on this the City Council decided it was better to replace the building and create a convention center with it in order to utilize Hotel Occupancy Tax Funds.

The architect firm PGAL was selected to design a new club house. The new building was designed to be a two-story club house with a total of 12,500 square feet. The building could hold conventions and large golf tournaments. However, when bids came back at \$5 million, approximately double what was anticipated, the City Council decided to hold off on the project until other city projects were completed.

The City has undertaken some economic fixes to some of the issues found in the 2016 Comprehensive Plan. However replacement of the Club House should remain a priority to be considered after the other projects are completed.

## **GOLF COURSE - CART BARN**

The 2016 Comprehensive Plan found the Golf Course Cart Barn to be in poor condition, and recommended replacement. Some of the issues found include:

- Structural members show signs of corrosion and failure.
- There are no gutters or an overhang around the structure.
- Electrical systems do not function properly. There is exposed wiring adjacent to water sources.
- Soil has built-up around multiple areas at the base of the building which is causing corrosion of the structure.
- Tree vegetation has overgrown into the building power source.
- Overhead storage is poorly connected to structure, sometimes with wires, sometimes tack welded.

Overall, the Golf Course Cart Barn will need to be replaced in the near future. The electrical system for the building is not only outdated, but is currently ineffective and exposed to water sources within the building. Structural components of the building show signs of corrosion and have

had overhead storage shelves welded onto them. It is unclear if the loads carried by these shelves was something that was considered when the structure was designed. The cost of repairing all of these issues is significant and likely would not lead to an increase in lifespan proportionate to the cost of repair.

While some issues that were cost effective have been addressed, this building should be replaced after a new club house is built so the look



Figure 8-2. Above: Vegetation around Cart Barn power source. Below the structural members of the roof are showing major corrosion.



and feel of the new buildings can be maintained.

## GOLF COURSE – MAINTENANCE BUILDING

The Golf Course Maintenance Building was found to be in fair condition. There are multiple issues affecting the functionality of the building and related areas.

Some of those issues found include:

- Power supply inadequate for demand, breaker is tripped often trying to keep up with demand.
- Hot water is not consistently available in the building.
- Insulation in the shop area is falling off the roof.
- Overall lack of storage for equipment.
- Overall lack of storage for materials.
- Parking inadequate for workforce.
- Storage of hydraulic oil and chemicals outside of the shop area has caused respective containers to corrode.
- Gutters are clogged and ineffective, downspouts empty onto building foundation.
- Vegetation around the site is coming into contact with the shop building and in some cases penetrating the building.
- Septic System is in disrepair. There are signs of raw sewage on ground adjacent to septic system.
- Water faucets leak.

It is concluded that the Golf Course Maintenance Building requires a moderate number of minor repairs and a moderate amount of immediate maintenance. The most serious issue facing the building is the electrical system; the current electrical system is ineffective and needs replacement or repair. It is likely that this system is inadequate for the needs of the building as currently configured. In addition, maintenance in the shop area (to address the insulation and partitions for the offices, bathroom, storage, etc.) and outside of the shop area

(vegetation overgrowth, clogged gutters, storage of materials and equipment in adjacent area, etc.) should adequately address the remaining issues in the short-term. Regular maintenance of the building will help to ensure that the building stays in an acceptable condition. Expansion of the facilities is not necessary, but would be helpful in storing equipment and materials in order to better maintain their respective conditions.

While several of the issues found in the 2016 Comprehensive Plan that were easy to fix have been addressed, there are still many that exist. If the Golf Course Maintenance Facility is replaced or expanded consideration should be given to elevating the building, or moving the building, out of the flood plain. Consideration should also be considered for creating enough space to house the equipment used by the Parks and Recreation Department, so it is kept on this side of US 290 where it is utilized the most.

## POLICE STATION

The Police station was originally built in 1995 and added onto in 2010. The 2016 Comprehensive Plan found the building to be in good condition. It noted several issues and recommended the following maintenance and repairs:

- Cracking in walls and around windows was noted in most rooms on the west side of the building
- The evidence room lacked proper ventilation and staff noted fumes from collected evidence
- A mechanical room routinely leaked water into a hallway. Clogged drain was the apparent cause of the overflow.
- The ceilings at the showers in the Men's Locker Room showed signs of water damage due to high humidity and steam during use.
- The current kitchen/lounge was not functional
- Sealant around doors and windows on the exterior at the south elevation of the building were damaged and unserviceable.



- Downspouts on the north side of the building emptied onto the foundation

After evaluation, it was found that the Police Station needs only very minor repairs and maintenance. Further inspection of the foundation is warranted based on observed indications of settling. Ventilation for the evidence room and locker rooms should be installed. One-time and (thereafter) regular maintenance should address the remaining issues listed above. If the building is renovated in the future, expansion of the kitchen/breakroom should be considered based on user comments and inspection.

Since the 2016 Comprehensive Plan several of these items have been addressed. However, the Police Department Evidence Room should be expanded at some point in the next 5-10 years. The remodel should focus on improving the ventilation system in the room and include a separate office space for the evidence technician. The built in area to lock weapons should also be included.

## CITY HALL

The area that currently serves as administration and offices for City Hall was originally built between 1961-1963 as a church. In 1991 the church added on and built a new sanctuary. The City purchased the building from the Church of Christ in Jersey Village in June 1999. Today the 1991 sanctuary is the Civic Center and City Council Chambers. The 2016 Comprehensive Plan found City Hall to be in poor condition. A few of the key issues they found include:

### Electrical:

- Exposed wiring for lighting, outlets, and boxes observed throughout the building.
- Various fixtures are broken and/or mismatched, various outlets are exposed.

## Chapter 8

- Shorts in the wiring were noted; an "Exit" sign would flicker when an adjacent door was closed.

### Plumbing:

- Urinal lines in Men's Bathroom (multiple) are backed up.

### Water Damage:

- Water stains observed on the ceiling throughout building.
- Most rooms in the building employed 5-gallon buckets to catch water during rainfall events.
- Drywall and paint were peeling from the ceiling throughout the building due to water damage.
- Paint and brick faces were damaged (eroding) due to the condensate lines from the HVAC system.
- Holes in the exterior walls of the building allow free passage of water into the building.



Figure 8-3. Exposed wiring in City Hall

- Metal doors were corroding, light could be seen through the holes.
- High potential for formation of mold because of standing water in ceiling and walls. Observed black residue adjacent HVAC vents and on ceiling tiles.

#### Structural Issues:

- Walls were cracking throughout the building.
- Structural cracks were observed throughout the building.
- Various doors were not functioning properly due to potential foundation and structural issues.

The 2016 Comprehensive Plan recommend that City Hall should be replaced. The severity and extent of water penetration throughout the building, and the potential it creates for the growth of mold within the building, is highly concerning. The electrical system within the building is highly exposed and likely to be affected by water intrusion. Furthermore, the electrical system itself is both unattractive and ineffective—it is often plagued by numerous shorts, both witnessed and reported by users. Finishes, fixtures, doors, windows, etc. are often broken, in disrepair, or show wear beyond what can be addressed through simple repairs. The basic functionality of the space is poor; it is clear that the City Hall buildings are being used outside their original conceived purpose. Circulation around the buildings is confusing and not at all intuitive, offices are configured poorly, and storage space is inadequate. Based on the cost and nature of the repairs, maintenance, replacement, etc. that would be necessary to make the building functional again, it is recommended that the entire building be replaced in the immediate future.

Until the building can be replaced the City should make improvements that are suitable, comfortable, and palatable. The City should not

overspend to make these improvements, but should improve conditions until the building can be replaced.

In 2019 the City hired Collaborate Architects to design a new City Hall that would be located in the new Village Center Development. The building is fully designed and is ready for construction to begin when construction on the other pieces of the development begin.

The new building was designed with staff and residents in mind. The building will have all of the services citizens use on a regular basis on the first floor, with other functions on the second floor. By working with the developer of Village Center for the design and construction of City Hall the city is utilizing the economies of scale to provide cost savings.

The current City Hall should be demolished, with the possible exception of the current Civic Center. That area should be studied to see if a repurposing of it is feasible. The property should be retained by the city and utilized for green space, a park or other recreational opportunities. If future expansion of the Police or Fire Station is necessary, this land could be utilized for the growth.

### CITY MAINTENANCE STAFF BUILDINGS

The 2016 Comprehensive Plan found the City Maintenance Staff Buildings, which housed the Public Works and Parks and Recreation maintenance departments, to be in good condition. There are a few minor issues that affect the functionality of the buildings and adjacent area. The major issues are listed below:

- Municipal staff noted that the site retains up to 1 foot of water during rain events. Adequate site drainage is needed to alleviate this issue.
- Power surges occur during light to moderate rain events.
- Plumbing does not function as intended. Port-a-potties are used as the septic system does not function during or after rain.
- The building is too small for the needs of the department.



Mechanics must do work outside in the elements. There is no office space for any administrative type of work.

- Parking does not appear to drain properly.

After evaluating options to fix plumbing and drainage issues, the City Council determined it in the best interest of the City to purchase a new building just down the road from the current one for these departments. The new building was purchased in 2018. The new building allows for the city mechanics to work on all city vehicles inside, whereas the old building required most vehicle maintenance, especially on large apparatus, to be done outside.

The old buildings and property are still owned and maintained by the city. The buildings house city equipment that is not needed on a daily basis, and also provides easier access to Parks and Recreation equipment. The property should be retained by the City for possible future needs, which could include another water treatment facility when the ETJ is annexed into the city.

## PARKS AND RECREATION

There is a desire to renovate the pool house and pump room in the future that will improve the standard both aesthetically and in regards to operations. The City should expand the guard room/entrance booth to allow for additional space for guards, managers and cashiers. This new space would be taken from the storage area directly behind it. This would allow for window fans and/or air conditioning units to help circulate the air during the hot summer months.

In addition, it should be investigated to relocate the restroom entrance to the east side of the building to ensure that the main corridor is only used for entering and exiting the pool area. This will provide for better operational security, limit crowds, and ensure children enter and exit the bathroom area from a more central location separate from the pool

exit. The fixtures in the restrooms are also in need of replacement.

For the pool pump room, the floorplan should be altered to allow for additional chemical storage that is separate from the pool pumps. Creation of a more discrete chemical storage area that is better ventilated to reduce the spread of un-desirable odors is strongly preferred.

Another opportunity that should be considered is the solicitation of an artist to paint a themed mural on the pump room to provide for a more aesthetic experience for our pool users moving forward.

Overall the pavilion and associated restrooms, concession stand, and storage area are in good condition. The city should evaluate the installation of basketball goals that could be raised/lowered when necessary and also allow for other uses of the facility as warranted.

## WATER AND WASTEWATER TREATMENT FACILITIES

While not often thought of when discussing community facilities, water and wastewater facilities are critical structures in our community. While the Comprehensive Plan Update Committee did not tour these sites, they are worth noting in this plan.



Figure 8-4. Village Drive Water Plant

The water and wastewater facilities are inspected on a regular basis to ensure compliance with the [Texas Commission on Environmental Quality \(TCEQ\) Standards](#) and the higher standards the city imposes on itself. Those inspections dictate the majority of what needs to be done, and those inspection reports can be viewed for those recommendations. While the CPUC does not make specific recommendations on the more technical aspects of the facilities, there are some areas that should be considered for future upgrades.

The pump house on Seattle Street could be redone to have the appearance of a single family home. This would allow the property to blend in more seamlessly with the neighborhood.

The City should also consider working with an artist to utilize the ground storage tanks as potential pieces of art to help improve the character of the community. By incorporating art into these otherwise bland looking areas, it can help set Jersey Village apart from other communities.

The City should also consider repainting the elevated storage tanks and incorporating the new branding standards and logo into them. These can serve as billboards for the city and advertise to the people that pass through Jersey Village on US 290 and Beltway 8 on a daily basis.

## Community Facilities Recommendations

The following action items help address issues related to public facilities discovered through community input, CPUC meetings, and the 2016 Comprehensive Plan.

### **GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.**

#### **STRATEGIES**

**Maintain, replace, or improve the quality of city-owned structures.**

- The golf course Club House should be replaced with a Club House that can serve to maximize the potential of the golf course.
- Replace the golf course Cart Barn.
- Perform minor repairs and maintenance on the golf course maintenance building.
- Add public facilities to be constructed or renovated to the annual update of the capital improvements program in order to plan for future availability of funding.
- Update and maintain existing public facilities to maximize usefulness, before constructing newer facilities.

**Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.**

- Continually follow and update the long-term maintenance program to ensure adequate maintenance of existing and proposed facilities.
- Utilize tools such as value engineering (as applicable) to develop the most cost-effective facilities.

# Implementation Plan

# 9

## Overview

This final section of the Comprehensive Plan describes specific ways in which Jersey Village can take the recommendations within this Plan from vision to reality.

The importance of city planning can never be overstated — planning provides for the protection of private property and ensures future development occurs in a coordinated and organized fashion. The future of Jersey Village will be shaped with the policies and recommendations developed in this Plan. Based on this Plan, decisions will be made that will influence many aspects of the City's built and social environments.

Jersey Village has taken an important leadership role in defining its future with the adoption of this Plan. The Plan will provide a very important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth, development, and redevelopment of Jersey Village. The future quality of life in Jersey Village will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

Planning for the City's future should be a continuous process, and this Plan is designed to be a tool that can be modified and periodically

updated to keep it in tune with changing conditions and trends. Plan policies and recommendations may be put into effect through adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing City regulations or processes, while others may require the establishment of new regulations, programs, or processes. There are also recommendations that will involve community involvement.

## Sustainment of Core Activities

By its very nature, comprehensive planning is prospective in scope and focus. In the course of developing the Comprehensive Plan for the City of Jersey Village, it would be easy to overlook ongoing operations of the community. As part of the community survey, residents expressed a strong desire to maintain certain aspects of city operations that residents regard as centers of excellence. Expanding on this thought, during the 2016 Comprehensive Plan members of City Council created the following Sustainment Goals and incorporated these goals as an integral component of the Comprehensive Plan.

It is the desire of City Council that the Sustainment Goals serve to inform future City Councils of municipal priorities. It continues to be the desire of the council that the operations and programs associated with

the Sustainment Goals not be compromised by future actions. It is the belief of council that the goals represent those aspects of city operations that make Jersey Village unique among Texas communities. It is why people chose to live and raise their families in Jersey Village.

A degradation or compromise of any one of the Sustainment Goals will have a material impact on the quality of life within the community.

## **MAINTAIN EXCELLENCE IN ALL POLICE AND FIRE OPERATIONS**

The city currently maintains an ISO (Insurance Service Organization) rating of 2. Going forward, the city shall take all reasonable measures to maintain this rating. The city has adopted a Crime Control and Prevention District (CCPD). Continuation of this program is critical to the effective operation of the Police Department. The city funds Public Safety vehicle replacements through the CCPD and the vehicle and technology replacement funds. The city shall strongly resist efforts to use vehicle and technology replacement funds for activities not related to their intended purpose.

## **CONTINUE INFRASTRUCTURE REPLACEMENT AND RENEWAL EFFORTS**

The City takes a proactive approach to inspect the sewer infrastructure to ensure it is in good working condition and minor repairs can be made before major work is completed. Additionally the City has an aggressive 10 year Capital Improvement Program for street rehabilitation projects, including water lines, storm sewers, and sidewalks, that should continue to be implemented.

## **RECRUIT AND RETAIN COMPETENT STAFF**

City operations begin and end with competent staff members. Rapid turnover among the employee base leads to lower morale, incurs a significant financial cost and reduces the quality of service provided to residents. The city shall strive to pay a competitive and fair wage rate in order to attract and retain knowledgeable staff. City leadership shall encourage employees to learn and grow in their positions through training and meaningful performance evaluations.

## **MAINTAIN THE CITY'S AA+ BOND RATING**

The city maintains a bond rating that sets it apart from its peers. The city's bond rating reflects a commitment on the part of elected and appointed officials to exercise sound financial stewardship of city resources. The city shall maintain adequate financial reserves to maintain its bond rating. In addition, the city shall periodically review financial policies and adjust policies where required to maintain a AA+ rating.

## **PROMOTE THE LONG-TERM FINANCIAL STABILITY OF THE CITY**

We live within our means. City leadership shall place an emphasis on making long-term decisions that result in a betterment of the city's financial condition. We shall avoid a short-term, quick-fix mentality that characterizes a preponderance of state and local governments. The city shall regularly engage in long-term, strategic planning to identify problems and challenges.



## ENSURE THE CITY PRESERVES ITS FAMILY-FRIENDLY CHARACTERISTICS

Jersey Village is a tight-knit community. A large number of families are second and third-generation families. In many circumstances, homes are passed down between generations. The city is increasingly becoming a destination community for young families. In addition to a comparatively low crime rate, the city sponsors numerous recreation activities that are attractive to families. The city shall continue to conduct these events, and, where appropriate, look for opportunities to expand its recreation opportunities.

### Implementation Responsibility

Perhaps the most important method of implementing the Comprehensive Plan comes in the day-to-day commitment by elected and appointed officials, staff, and citizens. The Comprehensive Plan must be understood as a useful and capable tool to direct the City's future. The Plan in its entirety along with individual components such as the Future Land Use Plan should be available for reference by officials, staff, and citizens. The Comprehensive Plan should continually be referenced in planning studies and zoning case reports as well as informal discussion situations. High visibility will make the Plan successful, dynamic, and a powerful tool for guiding Jersey Village's future growth.

The responsibilities for actually initiating and monitoring the goals, strategies and actions of the Comprehensive Plan are multi-tiered:

## CITY COUNCIL

The City Council will:

- Establish overall action priorities and timeframes by which the strategic recommendations will be initiated and completed.
- Appropriate funds, consider and set the funding commitments for this plan's implementation measures.
- Offer final approval of projects/activities and associated costs during the budget process.
- Provide policy direction to the Planning and Zoning Commission and City staff.

## PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will:

- Recommend to City staff an annual program of actions to be implemented, including guidance as to timeframes and priorities.
- Prepare an Annual Progress Report for submittal and presentation to the City Council (see Annual Review Process later in this chapter for more detail).
- Ensure decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Help to ensure the plan is considered in the decisions and actions of other entities.
- Amend, extend, or add plan revisions as necessary and appropriate.

## CITY STAFF

City Staff should take the lead in the following general areas:

- Managing day-to-day action items relating to plan implementation, including coordination with and solicitation of community partners.
- Supporting and carrying out a Capital Improvements Plan (CIP).
- Managing the drafting of new or amended land development regulations in partnership with the appropriate boards and commissions.
- Conducting studies and developing additional plans (including management of consultant efforts, as necessary).
- Negotiating the specifics of development agreements.
- Administering collaborative programs and ensuring open channels of communication with various private, public, and non-profit implementation partners.
- Providing briefings on plan implementation progress and activities to the Planning and Zoning Commission no less than once annually.
- Maintaining an inventory of potential plan amendments, as suggested by City staff and others, for consideration during annual and periodic plan review and update processes.

### City Council

As the director of plan implementation, the key responsibilities of the City Council are to decide and establish priorities, set timeframes by which each action will be initiated and completed, and determine the budget to be made available for implementation efforts.

### City Staff

City staff manages the everyday implementation of the plan. Particularly, City staff is responsible for supporting the Planning and Zoning Commission and City Council.

### Planning and Zoning Commission

The Planning and Zoning Commission makes recommendations to the City Council based on principles laid out in the Plan. The Commission should prepare an Annual Progress Report to ensure plan relevance.

## Coordination and Partnerships

Increasingly, jurisdictions are acknowledging that issues are regional, rather than local, in nature. Watersheds and other ecosystems, economic conditions, land use, transportation patterns, housing, and the effects of growth and change are issues that cross municipal boundaries, impacting not only the City, but also neighboring municipalities, unincorporated places, Harris County, and surrounding counties in the Houston-Galveston region. As a result, the economic health of Jersey Village is partly reliant upon its various regional neighbors.

Given Jersey Village's relatively small size, some initiatives or community needs identified in this Comprehensive Plan cannot be accomplished by the City on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the ability of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and public/private financing of community improvements.

## Proactive and Reactive Implementation

There are two primary methods of plan implementation: proactive and reactive methods. To successfully implement the plan and fully realize its benefits, both methods must be used in an effective manner. Both proactive and reactive actions that could be used by Jersey Village are described within this Implementation Chapter.

Examples of proactive methods include:

- Developing a capital improvements program (CIP), by which the City expends funds to finance public improvements to meet strategies cited within the Plan;
- Updating zoning regulations; and
- Updating subdivision regulations.

Examples of reactive methods include:

- Approving a rezoning application submitted by a property owner consistent with the Comprehensive Plan;
- Site plan review; and
- Subdivision review.

## Education and Training

A necessary first step is to make sure each group, Planning and Zoning Commission, City Council, and key staff members, all know their role and the role each other have in the plan implementation. These are the groups who, individually and collectively, will be responsible for implementation. The importance of their collaboration, coordination, and communication cannot be overstated. The education initiative should include:

- Discussion of the roles and responsibilities of each individual entity, and its function as to plan implementation.
- A thorough overview of the entire plan, with particular emphasis on the segments that most directly relate to their charge.
- Implementation tasking and priority-setting, allowing each group to establish their own one-, two-, and five-year agendas, in coordination with the strategic agenda of the City.
- A concluding question-and-answer session.

## Roles of the Comprehensive Plan

### GUIDE FOR DAILY DECISION-MAKING

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place, whether a subdivision that is platted, a home that is built, or a new school, church or shopping center that is constructed, represents an addition to Jersey Village's physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

### FLEXIBLE AND ALTERABLE GUIDE

This Comprehensive Plan is intended to be a dynamic planning document for Jersey Village—one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The City Council and other Jersey Village officials should consider each proposed amendment carefully to determine whether it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Jersey Village. In addition, flexibility is paramount for the city. As

opportunities arise, the City must have the ability to adjust focus or change direction to capitalize on existing opportunities. While implementation strategies must remain in line with the overall goal and vision of the Plan, the need to recalibrate is also an important component of a successful implementation strategy.

### ANNUAL REVIEW

At one-year intervals, a periodic review of the Plan with respect to current conditions and trends should be performed. Such on-going, scheduled evaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic evaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan;
- Changes in conditions that form the basis of the Plan;
- Community support for the Plan's goals, strategies, and actions; and
- Changes in State laws.

The full benefits of the Plan for Jersey Village can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the City become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the City's decision-making needs.



## QUADRENNIAL UPDATE

In addition to providing for annual reviews of the comprehensive plan, City Council shall establish a framework for broader updates of the document. It is recognized by council that the assumptions that initially informed the plan are not static. At various stages of the document's life, council will need to determine the ongoing relevancy of the plan. Such updates are broader in scope than the annual reviews, and serve to periodically reset the plan to adapt to changing circumstances.

To facilitate broad plan updates, City Council shall appoint a Comprehensive Plan Update Committee (CPUC). The CPUC shall be modeled after the City's Charter Review Committee. The CPUC shall meet no less frequently than every four years, but may meet sooner as warranted by exigent circumstances. Specific language regarding the formation and responsibilities of the CPUC was incorporated into the [Adoption Ordinance](#) of the 2016 Comprehensive Plan, and remains applicable to this 2020 Update.

In general, it shall be the primary function of the CPUC to review the Comprehensive Plan in total and receive reports from staff regarding Plan progress and implementation. The CPUC shall recommend any plan changes to the city's Planning and Zoning Commission, who in turn shall make a final recommendation to City Council. The CPUC shall also forward a list of recommended project additions and deletions as a part of their review. City Council shall determine a final list of projects and initiatives for subsequent adoption and implementation.

## TOP PRIORITIES

The efforts conducted to complete the Comprehensive Plan generated a wealth of information and direction for Jersey Village. In order to refine

and focus future efforts, the 2016 Comprehensive Plan Update Committee worked to identify the top priorities of the Plan. A review of approximately 187 goals, strategies, and recommendations yielded 20 action items to be considered the City's top priorities for implementation. The 2020 Comprehensive Plan Update Committee started with this same list, and has created a list that should be focused on moving forward.

Table 9-1 contains the highest scoring action items identified by the CPUC. A number of the individual priorities are focused on similar concepts or focus areas. These items may be implemented concurrently achieving multiple goals within the scope of a single project. The highest scoring action items are centered around Community Character and Community Facilities.

With a focus on maintaining community character and reducing visual clutter, the CPUC prioritized the continuation of Phase 2 of the Gateway and Entrance Project. The continued implementation of the Long Term Flood Recovery Plan to reduce future impacts of flooding are also a high priority for the CPUC. Community facilities that meet the current and future needs of the city are vital to the success of it, and have also been identified as a major recommendation for the city to focus on. Another priority is the update of city codes to simplify the process of new construction and promote new development that conforms to this plan.

Priority Recommendations		
Strategy	Description	Recommendation Type
Reduce Visual Clutter.	Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character, and identify remedies/action plans available to address concerns.	Policy/Ordinance
Mitigate Future Flooding.	Continue to implement the findings in the Long Term Flood Recovery Plan, including home elevations and construction of new buildings above the flood plain.	Capital Improvements, Administrative and Partnerships
Update City Development and Building Codes.	Update codes to simplify the process of new construction and promote new development that conforms to this plan.	Policy/Ordinance
Explore Expanded Recreational Opportunities.	Work with partner organizations or create city-run sport leagues for youth and adults.	Administrative and Partnerships
Enhancing Neighborhood Infrastructure.	Proactively replace sidewalks and expand decorative street lighting throughout the city.	Capital Improvements
Increase Character of Residential Neighborhoods.	Effective use of Code Enforcement to ensure upkeep of homes. Consideration should be given to adoption of the International Property Maintenance Code.	Policy/Ordinance
Market Jersey Village to Targeted Businesses.	Develop and implement an expanded Marketing Plan to target desired businesses.	Administrative
Encourage Quality Community-oriented Retail and Restaurants.	Actively seek out businesses, both start-ups and established, to locate in or expand to Jersey Village.	Administrative and Partnerships
Encourage Quality Community-oriented Entertainment.	Work with property owners and developers to actively pursue quality entertainment opportunities to increase quality of life.	Administrative and Partnerships
Adequately Address Storm Runoff.	Update city ordinances to achieve higher levels of storm runoff mitigation.	Policy/Ordinance

Table 9-1. Priority Recommendations

Priority Recommendations		
Strategy	Description	Recommendation Type
Maintain, Replace, or Improve the Quality of City-owned Structures.	Replace City Hall and the Golf Course Club House. Continue with proactive maintenance and updates to Fire and Police Stations.	Capital Improvements
Maximize the Economic Value of the Highway 290 Corridor.	Attract the right businesses that add value to Jersey Village by increasing the tax base and providing a higher quality of life for residents.	Administrative and Partnerships
Analyze Annexation Options for the ETJ Property.	Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).	Plan/Study
Provide the Necessary and Appropriate Technology, Buildings, Equipment and People for Delivery of Quality Services Now and in the Future.	Keep pace with technology and staffing to provide high quality service to residents. Ensure municipal buildings and equipment are built and maintained to fit the needs of the community for the next generation.	Administrative and Capital Improvements
Increase Access to Non-motorized Transportation Options to Promote Healthy Living.	Adopt a Complete Streets Policy and implement it when reconstructing streets.	Capital Improvements
Promote the Highest and Best Use for Vacant or Underutilized Properties.	Create development packages to encourage and market to the type of development the city wants to see.	Administrative
Encourage Housing and Property Maintenance to Maintain Neighborhood Integrity.	Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.	Community Outreach

Table 9-1. Priority Recommendations

## Financing the Comprehensive Plan

A common element of municipal comprehensive plans is an exhaustive list of capital projects. A large portion of these capital projects center on the construction of new facilities or additions to existing facilities. The Jersey Village Comprehensive Plan is no different in this regard. A significant number of the Priority Recommendations involve new construction or expansion of existing city facilities. In addition, several Priority Recommendations involve lengthy, complex studies of various aspects of municipal operations. These studies incur a non-trivial expense and ultimately will lead to further capital expenditures.

A necessary consideration of the comprehensive plan involves financial matters. By what strategies will the city fund implementation of the various components of the comprehensive plan?

The City of Jersey Village has utilized several methods to fund past initiatives. In 2003 and again in 2007, the city funded roadway replacement efforts using general obligation (G.O.) debt. G.O. debt was also used to fund construction of a new fire station in 2002. In 2012, the city financed a substantial roadway replacement effort using cash reserves.

Although debt issuance of the city is subject to State of Texas regulation, the city does not operate under a formal debt program. Decisions regarding debt structure are the prerogative of the incumbent City Council. As a part of the annual budget process, the city does publish and adopt a five- year Capital Improvement Program (CIP).

There are three main options for financing capital projects associated with the comprehensive plan, or any major city project:

### STRUCTURED DEBT FINANCING

City Council appoints a Citizen Bond Committee to prepare a list of projects to forward to the electorate. The bond committee meets on a predetermined periodic basis (every four years) to select projects and provide a recommended list of projects to council. City Council establishes a formal debt program for the city and commits to a sustained program of General Obligation debt.

### PAYGO FINANCING

City Council utilizes existing cash reserves to fund comprehensive plan initiatives (Pay As You Go). The city continues to make debt payments until such time that all current obligations expire in 2027. As a matter of policy, the city will issue no new debt. As of the completion of this 2020 Comprehensive Plan Update, the city maintains a General Fund balance of approximately \$13 million. The city typically maintains a minimal floor of General Fund balance of 90-120 days of operating expenses. The remaining balance would serve as seed capital for projects associated with comprehensive plan initiatives.

### A HYBRID APPROACH

Under this approach, City Council issues debt as the need arises. Project selection is determined as a product of the annual budget process. Concurrent with project selection, City Council will determine the methods of financing selected improvements (debt or cash). Project selection does not adhere to a predetermined schedule, but is dependent on City Council initiatives.



## Implementation Matrix

Implementation is one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic strategies for implementation, the recommendations contained within this Comprehensive Plan will be difficult to realize. It is important to note that the strategies and action items are derived from the goals and vision established previously within this Plan.

Few cities have the ability to implement every recommendation or policy within their comprehensive planning document immediately following adoption—Jersey Village is no exception. Plan implementation, therefore, must be prioritized to guide short-term priorities, mid-term priorities and long term/on-going priorities. These priorities must be balanced with timing, funding, and City Staff resources. While all the recommendations share some level of importance, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer timeframe.

The following matrix is a summary of the recommendations within this Comprehensive Plan and is intended to provide the City with specific tasks to work toward implementing the vision of this Plan. The individual tables are organized by goals and strategies, and action items established in previous chapters.

Action items are assigned a recommended time frame for implementation actions to commence. The approximate established time frames and general budget assumptions are as follows:

### SHORT-TERM RECOMMENDATIONS

Implementation of these action items should begin following plan adoption. Approximate time line: zero to four years.

### MID-TERM RECOMMENDATIONS

Implementation of these action items will likely follow short term recommendations. Approximate time line: four to seven years.

### LONG TERM

Implementation of these action items will likely follow mid-term term recommendations. Approximate time line: 7 years or more.

### ON-GOING RECOMMENDATIONS

These action items should be conducted on a regular basis, at least annually and more frequently as required.

### BUDGET ASSUMPTIONS

#### \$ Small Ticket Items

These typically have minimal costs associated, and include things such as administrative policy items that can be accomplished with grant, general funds, or relocation of resources, regulations, plans or studies.

#### \$\$ Medium Ticket Items

These typically have higher costs associated with them and include such things as minor parks improvements, neighborhood improvements, and aesthetic enhancements.

#### \$\$\$ Large Ticket Items

These are large scale projects that require grants, bonds or major capital investment. They are typically CIP items.

### TRACKING THE PROGRESS

Residents can track the progress of these projects as they happen on the city website: <https://www.jerseyvillagetx.com/page/city.projects>.

## Future Land Use Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Establish a zoning overlay district for the Highway 290 corridor.					\$
Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.					\$
Compile all relevant demographic data regarding the economy of the City and update at least annually.					\$
Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).					\$
Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.					\$
Consider mixed use development, combining residential and nonresidential uses.					\$
Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.					\$

## Public Services, Utilities and Flood Mitigation Infrastructure

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Ensure a fire service rating equivalent to the city's current rating is maintained.					\$\$
Continue positive working relationship with Harris County Flood Control.					\$
Continue to implement the Long Term Flood Recovery Plan.					\$\$

Transportation & Circulation Recommendations					
DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.					\$\$\$
Explore TxDOT funding opportunities for multi-modal transportation alternatives.					\$
Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.					\$
Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.					\$\$
Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.					\$
Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.					\$\$\$

## Economic Development Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.					\$
Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.					\$\$
Identify and target underserved retail market segments.					\$
Prepare marketing materials highlighting the assets and advantages of Jersey Village.					\$
Establish working relationships with commercial brokerages.					\$
Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Course.					\$
Assemble a package detailing the Jersey Village development process and available incentives.					\$
Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.					\$
Procure an Economic Development Consultant to be considered by city management and the City Council.					\$
Identify potential redevelopment sites and create proposal packages to incentivize developers.					\$\$
Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.					\$



## Parks, Recreation & Open Space Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Implementation of the projects identified in the 2020 Parks Master Plan.					\$\$
Explore future funding potential to acquire additional park space based on parks and open space master plan.					\$\$
Review underutilized open spaces and convert to local pocket parks.					\$\$
Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.					\$
Update City's pool facility with new equipment, slides and buildings.					\$\$
Explore potential community volunteer opportunities to support the parks and recreation program.					\$
Encourage league sports for youth and adults.					\$
Coordinate with HCFCD on future trail connectivity along White Oak Bayou.					\$

## Community Character Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.					\$\$
Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.					\$
Review code enforcement procedures for their effectiveness, and make necessary changes. Potentially adopt the International Property Maintenance Code.					\$
Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/ action plans available to address concerns.					\$
Consider a more stringent tree preservation ordinance to protect existing tree resources.					\$
Promote increasing the canopy along streets, parks, and open spaces.					\$\$
Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.					\$\$
Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.					\$
Actively pursue the elimination of blighted conditions and properties.					\$

## Community Facilities Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct new facilities for City Hall and Golf Course Club House.					\$\$\$
Update and maintain existing public facilities to maximize usefulness.					\$\$

# Appendix

## List of Abbreviations

AADT—Average Annual Daily Traffic

AASHTO—American Association of State Highway and Transportation Officials

ACS—American Community Survey

AEC—Architecture, Engineering and Construction

CAGR—Compound Annual Growth Rate

CBDs—Central Business Districts

CCPD—Crime Control Prevention District

CFISD—Cypress Fairbanks Independent School District

CIP—Capital Improvement Plan

CMU—Concrete Masonry Unit

COVID-19—SARS-CoV-2

CPAC—Comprehensive Plan Advisory Committee

CPUC—Comprehensive Plan Update Committee

CRS—Community Rating System

ETJ—Extraterritorial Jurisdiction

FEMA—Federal Emergency Management Agency

FLUP—Future Land use plan

GIS—Graphical Information Systems

GO—General Obligation

HCT—High Capacity Transit

HCFC—Harris County Flood Control District

H-GAC—Huston-Galveston Area Council

HOV—High Occupancy Vehicle

HVAC—Heating, ventilation, and air conditioning

HUD—U.S. Department of Housing and Urban Development

ISO—Insurance Service Organization

LOS—Level Of Service

MMD—Municipal Management Districts

NACTO—National Association of City Transportation Officials

NRPA—National Recreation and Park Association

PAYGO—Pay As You Go

PPH—Persons Per Household

SCADA—Supervisory Control And Data Acquisition  
 TCEQ—Texas Commission on Environmental Quality  
 TPL—Trust for Public Land  
 TIRZ—Tax Increment Reinvestment Zone  
 TOD—Transit Oriented Development  
 TPWD—Texas Parks and Wildlife Department  
 TXDOT—Texas Department of Transportation

[Mobile App—iPhone](#)

[Mobile App—Android](#)

[Police Department Facebook Page](#)

[Police Department Twitter](#)

[Volunteer for City Boards and Commissions](#)

[Volunteer with the Jersey Village Fire Department](#)

## Useful Links

[Jersey Village Home Page](#)

[Apply for a Job with Jersey Village](#)

[City Projects—Track the Progress of Projects](#)

[City Plans and Studies](#)

[Economic Development in Jersey Village](#)

[Elections](#)

[Fire Department Facebook Page](#)

[Financial Transparency](#)

[Jersey Meadow Golf Course](#)

[Jersey Village Facebook Page](#)

[Jersey Village Twitter](#)

[Jersey Village Instagram](#)

[Jersey Village LinkedIn](#)

[Long Term Flood Recovery Plan](#)





DRAFT

## **MAYOR**

### **Script for Public Hearing on the Comprehensive Plan Updates**

**Call the Public Hearing item on the agenda and then say:**

I now call to order this public hearing on proposed updates to City's Comprehensive Plan. Everyone desiring to speak at this hearing should complete a public hearing comment card and present the card to the City Secretary.

The purpose of the hearing is to give the public the opportunity to give testimony and present written evidence as to why the City's Comprehensive Plan should not be updated as proposed.

Each speaker will have 5 minutes to present testimony as to why the City's Comprehensive Plan should not be updated.

**(Call the first person signing up to speak).**

**(After everyone has spoken . . . or if no one desires to speak, finish the meeting with the following)**

There being no one (else) desiring to speak, I now close this public hearing on proposed updates to City's Comprehensive Plan.

## CITY COUNCIL - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G2

**AGENDA SUBJECT:** Consider Ordinance No. 2021-05, adopting a Comprehensive Plan including a Future Land Use Plan; a Transportation and Circulation Plan; and other elements relating thereto; providing for a Comprehensive Plan Update Committee; providing for annual review of the Comprehensive Plan; providing for severability; providing for repeal; providing an effective date; and containing other provisions related to the subject matter.

**Department/Prepared By:** Austin Bleess, City Manager **Date Submitted:** January 29, 2021

**EXHIBITS:** [Ordinance No. 2021-05](#)  
[Exhibit A](#) – City of Jersey Village Draft Comprehensive Plan

### **BACKGROUND INFORMATION:**

In May of 2020 the City Council appointed a Comprehensive Planning Update Committee (CPUC) to work with city staff to review the Comprehensive Plan that was approved in 2016 and to update it accordingly.

That committee went over the plan, chapter by chapter, over the course of 13 meetings. The committee solicited community feedback via an online survey. That survey was promoted a number of ways including in the JV Star, on the City Website, on the digital marquee signs, via social media and push notifications on our mobile app.

City staff has worked to incorporate all of the thoughts and ideas the CPUC believed to be important into this plan. Many of the ideas build upon the great framework that was adopted as part of the 2016 plan.

The Plan highlights the many accomplishments that were made since the original plan was adopted in 2016. The Plan continues to look to the future and appropriately plan for future growth, improvements, and projects.

The Planning and Zoning Commission met on January 25, 2021 and reviewed the Plan. They are recommending approval of the plan to the City Council.

Before adoption the City Council must conduct a public hearing on the Comprehensive Plan. After the Public Hearing the City Council may take action on it.

This item is to provide City Council the opportunity to approve the Comprehensive Plan as attached at Exhibit A.

### **RECOMMENDED ACTION:**

**MOTION:** To approve Ordinance No. 2021-05, adopting a Comprehensive Plan including a Future Land Use Plan; a Transportation and Circulation Plan; and other elements relating thereto; providing for a Comprehensive Plan Update Committee; providing for annual review of the Comprehensive Plan; providing for severability; providing for repeal; providing an effective date; and containing other provisions related to the subject matter.

**ORDINANCE NO. 2021-05**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, ADOPTING A COMPREHENSIVE PLAN INCLUDING A FUTURE LAND USE PLAN, A TRANSPORTATION AND CIRCULATION PLAN AND OTHER ELEMENTS RELATING THERETO; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER.**

**WHEREAS**, the City Council appointed a Comprehensive Planning Update Committee (CPUC) in May of 2020 to work with city staff in formulating and reviewing the Comprehensive Plan's objectives, policies, strategies and actions; and members of the CPUC also served as ambassadors of the planning process by encouraging input from neighbors, community members and civic/business groups; and

**WHEREAS**, the plan is intended to promote growth, economic development, community goals, parks and recreation, city services, and community development by identifying new community goals and objectives and incorporating realistic recommendations; and

**WHEREAS**, the Planning and Zoning Commission received and discussed the Comprehensive Planning Update Committee's Draft Recommendations for the City of Jersey Village's Comprehensive Plan in a meeting conducted on January 25, 2021; and

**WHEREAS**, the Planning and Zoning Commission on January 25, 2021, recommended that City Council approve the Comprehensive Plan; and

**WHEREAS**, the City Council conducted a public hearing on February 15, 2021 in order to give the public an opportunity to give testimony and present written evidence concerning the adoption of the City's Comprehensive Plan; and

**WHEREAS**, the City Council now finds that the adoption and approval of the recommended Comprehensive Plan will promote the health, safety and welfare of the residents of the City of Jersey Village; **NOW THEREFORE**,

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

**Section 1.** The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2.** The Comprehensive Plan, including the Future Land Use Plan, Transportation and Circulation Plan, and all other maps and elements, which are attached hereto as Exhibit A and incorporated herein for all purposes, is hereby adopted by the City Council as the long-range planning guide for the City.

**Section 3.** This Plan is intended to constitute the Comprehensive, or Master Plan of the City of Jersey Village, Texas, for all matters related to long-range planning guidance relative to



zoning decisions, land subdivision, thoroughfare construction, park and recreational planning, growth management, and economic development.

**Section 4.** The Comprehensive Plan shall be reviewed annually as an integral component to the city's budget process.

**Section 5.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was duly noticed and has been open to the public as required by law.

**Section 6.** **Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**Section 7.** **Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent 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, 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, or whether there be one or more parts.

**Section 8.** **Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this 22nd day of February 2021.

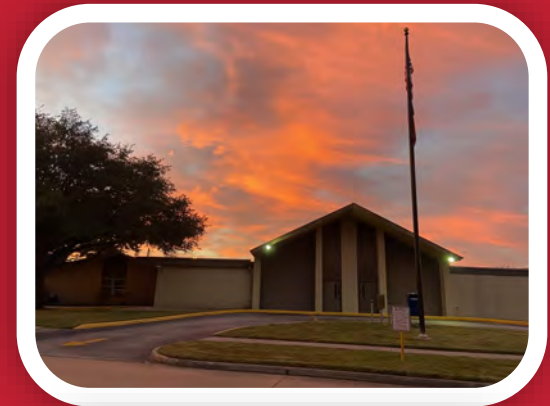
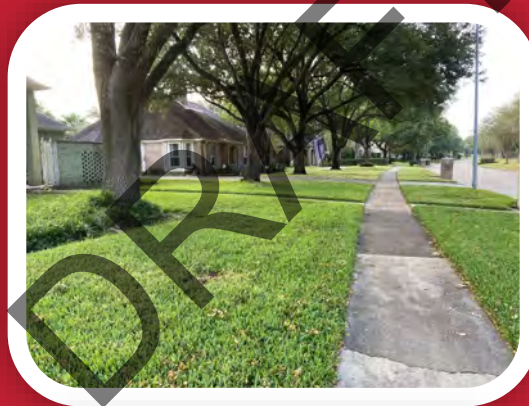
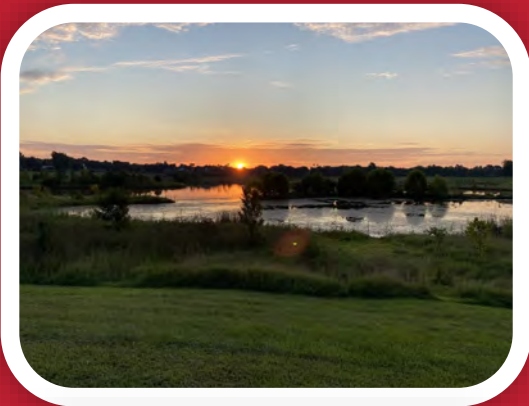
**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

\_\_\_\_\_  
Lorri Coody, City Secretary



# Jersey Village Comprehensive Plan 2020 Update



# Letter from the Jersey Village Comprehensive Plan Update Committee Chair

As Chair, I would like to thank all the volunteers, staff, and elected officials who took part in the Jersey Village Comprehensive Plan Update 2020. From city employees and elected representatives to our dedicated community volunteers, all who took on the challenge of public service by giving generously of their time and energy have my sincere gratitude and respect.

I find volunteering on behalf of my community within Jersey Village a fulfilling obligation. With dedication, energy, and enthusiasm, my colleagues and I tackled the Jersey Village Comprehensive Plan Update 2020. Our unique city-within-a-city and location proximal to Houston make Jersey Village an ideal urban community. Members of the Comprehensive Plan Update Committee (CPUC) are Jersey Village residents who work to fortify, promote, and uplift our community. In the Jersey Village Comprehensive Update, we hope to provide a tangible guide for city officials and the council for future development. My experience is proof that anyone can benefit our city, and I hope others will participate in reflecting the diverse range of Jersey Village residents.

This year, due to social distancing and circumstances surrounding the SARS-CoV2 pandemic, our committee met digitally for thirteen occurrences to edit and improve the Comprehensive Plan. The online experience provided challenges and opportunities that benefited the CPUC. Our members did not meet in person or directly engage with each other. My colleagues and I reviewed the content of the 2016 plan ensuring previous goals were marked achieved, revised, or maintained as on-going. We honed the technical language of the document while preserving specificity for the municipality. The task was immense, but we persevered. We added to the document's gravity by recognizing accomplishments Jersey Village has achieved in the last four years. We generated and deployed a community survey endeavoring to collect input from residents. We then analyzed survey results to confirm our current aims aligned with our residents' current desires. We also brought to the forefront new technology used by Jersey Village to maintain and improve our community. We connected online resources to assist residents in everything from paying water bills to initiating a complaint about code violations or nuisances utilizing the Jersey Village app. We took these actions and made a well-rounded, readable document that will endure until the next iteration in 2024.

In this Comprehensive Plan Update, we address recent and historical issues for Jersey Village and our residents. We considered the aspects that draw people and keep generations of Jersey Village residents, including; infrastructure, safety, community engagement, quality of life, open space, or proximity to Houston. Many residents, including some CPUC members, are generational, benefiting from applying a historical context to Jersey Village improvements that serve residents. Many CPUC members are raising families in Jersey Village and appreciate the community in which we now live. Overall, we want to make positive changes that will support local organizations that endorse/ensure our community's growth and persistence. We revised and highlighted persistent issues to assist

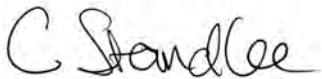


the governing council and city staff in making improvements to Jersey Village. We strove to present the current day reality of property maintenance, upkeep of city facilities, reactional areas, improvements to parks, trails, walkability, local development, and ways for desirable local business.

Overall our goal was to support and advance existing community goals while considering current residents' feedback. With the dedication and support, we successfully made dynamic alterations to update the Comprehensive Plan document. Each of our committee members' personal experiences and background helped shape this update, and I hope we can encourage more participation in future years. This document represents many hours of collaboration and represents our collective plan and vision for the City of Jersey Village in the years to come. With a reborn sense of involvement and community spirit, we can make this happen and get back some of the hometown spirits that brought us this far.

It's people that make Jersey Village so wonderful.

Respectfully,



Courtney Standlee R.S., MPH, Ph.D.

Chair Comprehensive Plan Committee 2020

City of Jersey Village, Texas





# Acknowledgements

## Comprehensive Plan Update Committee

Courtney Standlee, Committee Chair

Gabriella Cole

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# Introduction

## Introduction

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by City staff, councils and boards, along with citizens, to guide the community's physical development for 10 to 20 years. A comprehensive plan has two primary and interrelated focuses. The first focus is to allow the City's residents the opportunity to create a shared vision of what they desire for the future of their community. The second is to establish methods in which a community can effectively achieve that vision.

## Brief Overview of the Development of the Jersey Village Comprehensive Plan

With growth pressures to the north and tremendous redevelopment potential to the south, Jersey Village is at the doorstep of remarkable opportunities, which has created a time-sensitive opportunity for the City to plan for its future. In the past, the City of Jersey Village has utilized planning strategies, which have included regular updates to their original 1989 Comprehensive Plan. In 2014 the city began a process to create a new Comprehensive Plan, the 2016 Comprehensive Plan. This document is an update of the 2016 Comprehensive Plan. Though many of the plan's elements are still relevant today, a fresh sense of direction and collective excitement created the need for an

updating of the community's original vision.

In response to this need, the City of Jersey Village sought to update the comprehensive plan so it can continue to serve as a guide to achieve its vision and goals through growth and development over the next several years. As a result, this update brought together the City's residents, elected officials, City staff and community stakeholders for the purpose of creating a flexible plan that will serve as a living document for both current and future decision-makers. The primary intentions of the comprehensive plan include the following:

- Efficient delivery of public services;
- Coordination of public and private investment;
- Minimization of potential land use conflicts;
- Management of growth in an orderly fashion;
- Cost-effective public investments; and
- A rational and reasonable basis for making development decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather it is a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests and other development decisions are made, the comprehensive plan helps to safeguard coordinated growth. By determining what land uses are appropriate within Jersey Village, and where such land uses should be located, the plan helps to protect the integrity of the City's neighborhoods and

corridors. Ultimately, the synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Jersey Village Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life.

The plan focuses not only on the physical development of the city, but also on its overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

This Comprehensive Plan anticipates change and proactively addresses major issues. The purpose of proactive planning is to minimize conflicts in decision-making to more efficiently manage time, money and resources. This plan will also lay the foundation for future improvements and prioritize action items that will shape the physical and economic characteristics of the City.

## Legal Authority

The State of Texas has established laws regarding the way incorporated communities can ensure maintain the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Authority The authority of a City to create a comprehensive plan is rooted in Chapters 211, 212 and 213 of the Texas Local Government Code.

## CHAPTER 211

Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning.

## CHAPTER 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the City limits and within the Extraterritorial Jurisdiction (ETJ), which varies depending upon the population of the community.

## CHAPTER 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the long-range development of the municipality. Basic recommendations for comprehensive planning are to address land use, transportation and public facilities, but it may also include a wide variety of other issues determined by the community.

As previously stated, the comprehensive plan is not a zoning ordinance, but rather it is intended to be used as a tool to guide development, infrastructure and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made as specified by Chapter 211 of the Texas Local Development Code.

## 2020 Comprehensive Plan

Over time the vision for Jersey Village has evolved. The need to revise community livability and development expectations has arrived, and that led to the creation of the 2016 Comprehensive Plan. Four years after adoption it is now necessary to update the City's Comprehensive Plan. The City has accomplished many of its goals in recent years which include flood control improvements, residential growth, and park improvements. This plan is not a mandate, but rather it is a flexible guide for City Staff and elected officials to use in determining a clear future for the City. The plan contains ideas, graphics, policies and actions that originate from the identified vision created by Jersey Village residents.

This 2020 Comprehensive Plan will serve as an update to the City's 2016 Comprehensive Plan. The updates will include revisions to the community vision and future land use plan (FLUP) where necessary, updates to the City's goals and objectives, and new strategies for the community to elevate standards for development. These important updates will help Jersey Village continue to be a desirable community. The creation of the 2020 Comprehensive Plan will also signal to current residents, prospective residents and future business interests that the City has a vision and a plan for its future, and reassesses that plan on a regular basis to ensure it continues to meet the needs of the city. Updating the plan will also allow for the tracking of goals and strategies over time, to see what has been accomplished, and provide the historical context that is necessary to keep the city moving forward. This plan may also appeal to business and real estate investors by showing that investment in our City is part of a greater plan, supporting the long-term sustainability and viability of business and real estate investment.

## DOCUMENT STRUCTURE

A deliberate plan development process involving background research, visioning, recommendations and implementation was utilized. This process is reflected in this document's ten components:

### Community Snapshot

To understand where Jersey Village is going, it will first be necessary to understand its history. This section serves as the reconnaissance stage for the planning process. Historical population trends, demographics, existing conditions, physical constraints and past planning efforts are all examined for the development of a baseline from which future planning decisions should be made.

### Vision, Goals and Strategies

The community's vision is reflective of the many tangible and intangible characteristics and values that Jersey Village desires to preserve and provide for current and future residents. This section identifies the primary issues provided by community stakeholders and lists the goals and strategies derived from stakeholder engagement. Goals and strategies ultimately guide action items, which will be described within individual chapters and prioritized in the Implementation Plan Matrix.

### Future Land Use

The cornerstone of the Comprehensive Plan is the Future Land- Use Plan Map. This section describes the appropriate land use types within Jersey Village and graphically depicts the ideal locations for such uses on the Future Land Use Plan Map.

### Transportation and Circulation Plan

This chapter will provide a transportation framework that will serve as a guide for mobility decisions within Jersey Village. Land use decisions

ultimately impact the City's transportation network, and therefore, this section's Thoroughfare Plan provides roadway recommendations that coincide with future land use decisions.

### Implementation Plan

The Implementation Plan organizes and prioritizes the recommendations contained within the various plan elements into an action items matrix.

### Economic Development

The City of Jersey Village does not have an Economic Development Corporation. The City's approach to economic development has been one of reaction to developer and/or business proposals on an ad hoc basis. This chapter examines existing information, incentives, economic development approaches and programs.

### Parks, Recreation and Open Space

The space devoted to satisfying the active and passive recreational needs of citizens is a vital component of any community. The parks chapter provides guidance for parks and open space improvements. This chapter examines and analyzes existing recreational opportunities and makes recommendations that are consistent with present and future community needs.

### Community Character

Character refers to the many tangible and intangible characteristics that contribute to the City's quality of life. This section provides recommendations pertaining to quality of life issues within Jersey Village. Community character refers to the many things that conjure community pride and help make the City attractive to visitors. This includes aesthetics, social well-being, as well as health and wellness. Community character related recommendations are outlined within this chapter.

### Community Facilities

Public investment into community services and the level of community services provided are critical to manage growth and safety. This chapter



## Historical Context

There are several pieces of history that are important to include as part of any comprehensive plan. As Robert Penn Warren once said, "History cannot give us a program for the future, but it can give us a fuller understanding of ourselves, and of our common humanity, so that we can better face the future." So, as we prepare for the future this plan also looks to the past to help us understand where Jersey Village has come from.

### 1936

The 1936 county highway map shows multiple dwellings located at the site, which is now Jersey Village. Clark W. Henry owned 1,236 acres of land on which he operated F&M Dairy and raised Jersey cattle.

### 1953

The community officially began in 1953, when Clark W. Henry partnered with Mr. Leroy Kennedy to create Jersey Village Development Company and decided to develop homesites on Jersey Lake. Land was purposefully set aside in Jersey Village for schools, a park, and an 18-hole golf course.

### 1954

Five miles of streets, drainage, gas, sewer and water services were developed. The first family moved to the newly developed area in October 1954.

The Jersey Village Fire Department was formed.

### 1956

Jersey Village officially incorporates on April 16, 1956 when all 58

residents voted in favor of incorporation. The city was approximately 1.9934 square miles, with the corporate limits shown in Figure I-1.

Because of Mr. Henry's success with jersey cattle, it was decided to use this name for the new community.

City Hall was established at 16501 Jersey Drive, the site of the current Fire Station.

Mayor Leonard F. Lee called to order the first meeting of the Jersey Village City Council to order on June 18, 1956.

A volunteer police force was created.

### 1960

Post Elementary School was constructed. It is named for Ernest Stephen Post, who served of the Cy-Fair School District Board of Trustees for 26 years.

### 1972

The site for the Jersey Village City Hall was given to the city by Mr. Leonard Rauch. At the time the site was used as offices for the Fire Department and Public Works.

The Jersey Village High School opened to high school students in and around Jersey Village.

### 1975

City Council authorizes a swimming pool to be built at Clark Henry Park for a cost of \$102,636.

### 1976

Wall Street neighborhood developed.

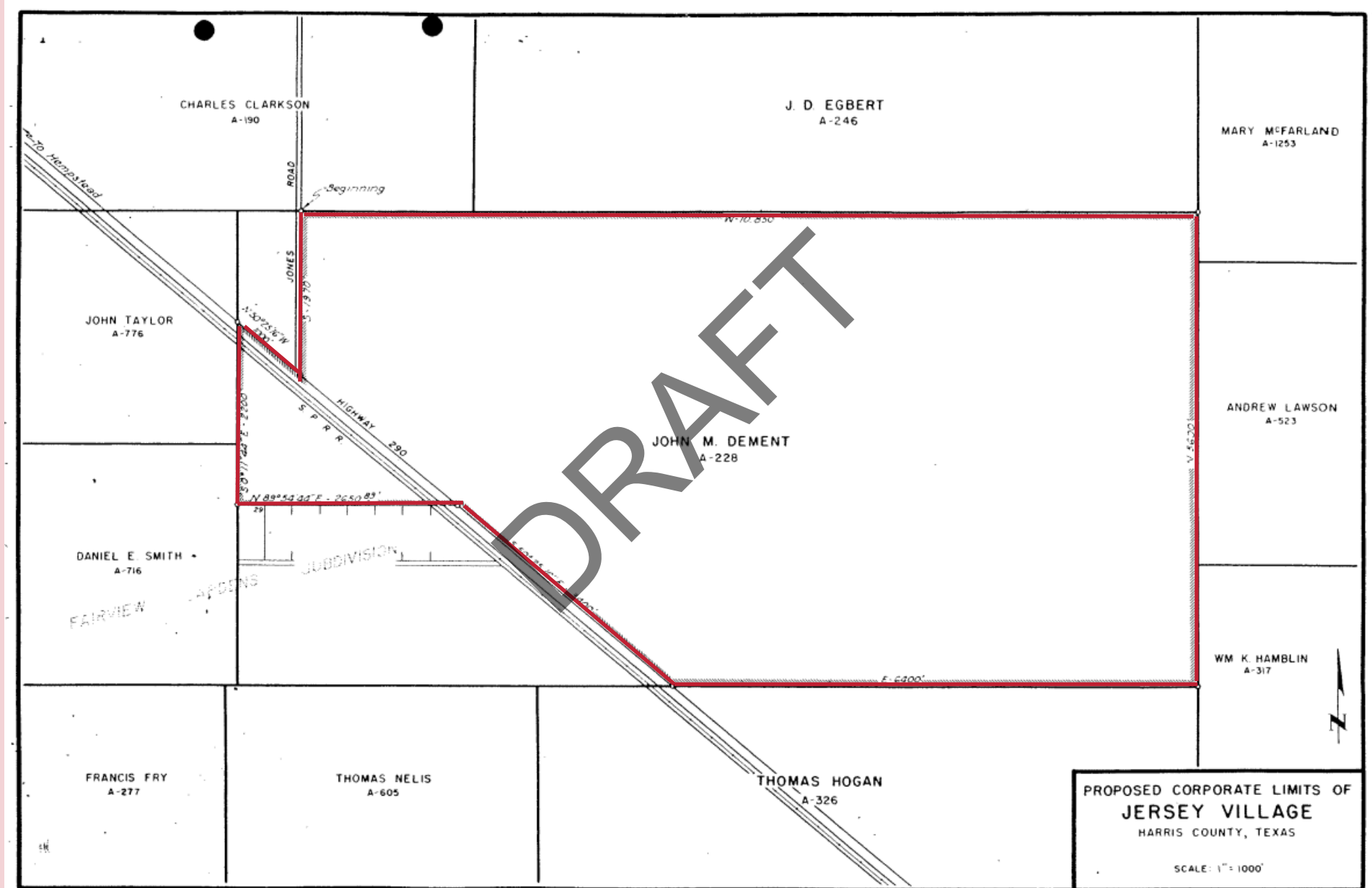


Figure I-1. The 1956 Proposed Corporate Limits of Jersey Village is highlighted in red.

**1980**

Jersey Village establishes Emergency Dispatch for Police and Fire operations.

Shopping Center at US 290 and Jones Road was constructed.

**1983**

Smith Street and Koester Street neighborhood developed.

**1986**

Due to the growth of Jersey Village, the voters approved a Home Rule Charter for the City. This home rule charter created the present Council-Manager form of Government.

**1988**

The City adopts the slogan “A Texas Star Community”. This slogan is chosen to highlight Jersey Village as a great community, like the meaning of the Texas Star. Just as the Texas Star “sends out its radiance to nations near and far” and is an “emblem of freedom”. The Jersey Village star radiates Jersey Village’s status as a premiere community throughout the state and nation.

**1989**

A comprehensive plan is adopted by the City Council for the first time.

**1990**

Construction on Beltway 8 on the east side of Jersey Village is completed.

Wyndham Village subdivision developed.

**1991**

Kube Court and Kevindale Court neighborhood constructed.

**1992**

Senate Avenue Park was renamed “The Carol Fox Park” to honor Mrs. Carol H. Fox who contributed her time and talent to the City as City Secretary, Treasurer, Tax Assessor-Collector, City Administrator, Acting City Manager and Deputy Court Clerk from September 25, 1975 to December 25, 1991.

**1998**

July - City Council establishes a citizen committee with the charge to review and evaluate the feasibility of the acquisition of a municipal golf complex.

September - Tropical storm Frances hits the Houston area, flooding approximately 200 homes in Jersey Village.

**2000**

August– The City purchases Jersey Meadow Golf Course to preserve the green space and continue to have the golf course amenity.

**2001**

June – Approximately 500 homes flood in Jersey Village during Tropical Storm Allison.

The City Council approved the first Homestead Exemption of 4%.

## 2002

October - Approximately 53 homes flood during severe thunderstorms.

## 2003

The City Council raised the Homestead Exemption to 8%.

## 2004

Lakes of Jersey Village subdivision built.

## 2007

Wyndham Lake Subdivision developed.

## 2009

The City did a feasibility study for the area south of US 290 to be developed as a Transit Orientated Development (TOD).

## 2010

The City adopts Form Based Ordinances to guide the development of the TOD.

## 2012

Work begins on the Jersey Meadow Recreation and Detention Facility a 98-acre detention pond on 9 holes of the 27 hole Jersey Meadow Golf Course.

## 2013

TXDOT begins US 290 Expansion Project to create five general lanes in each direction through Jersey Village

## 2016

March - The 2016 Comprehensive Plan is adopted, the first comprehensive plan in 27 years.

April – Over 230 homes were flooded in the Tax Day Flood.

September – The city begins a Long-Term Flood Recovery Plan to study what the city can do to mitigate future flooding in Jersey Village.

The Enclave At Castlebridge subdivision developed.

## 2017

August – Hurricane Harvey dumps 32 inches of rain on Jersey Village, however no major flooding occurred in Jersey Village.

September—City Council adopts Long Term Flood Recovery Plan.

## 2019

The City enters into a Master Development Agreement with Collaborate Special Projects for the development of the TOD, now referred to as Village Center.

TXDOT substantially completes US 290 Project that was started in 2013.

Nearly two years after the original grant application was submitted the first homes in Jersey Village are elevated utilizing FEMA funding.

The City Council raised the Homestead Exemption to 14%.



## Planning Process

The 2020 comprehensive planning process occurred over a 7-month period, beginning in June 2020 and culminated in the December 2020. The 2016 Comprehensive Plan laid the foundation for the efforts of the 2020 Plan. Due to COVID-19 the city was unable to hold the large community engagement meetings that were done in 2015. However, the Comprehensive Plan Update Committee (CPUC) utilized community feedback from an online survey and other means to help guide their work. As a result, this planning process has provided a clear vision for Jersey Village's future, identified opportunities and challenges, and defined methods of prioritizing implementation of the vision.

The CPUC guided the development of goals, strategies, action items and the future land use for the City. Committee members were chosen and appointed by City Council, bringing together a group of residents with unique experiences, backgrounds and interests, which helped facilitate discussions and capture a wider variety of perspectives and opinions, that were ultimately considered during plan formation.

The CPUC members gathered multiple times during the project to discuss a variety of topics and issues related to the development of the Comprehensive Plan. Initial stages of the process included issue identification and reviewing all the information that led to the creation of the 2016 Comprehensive Plan. The committee's foresight, in conjunction with public participation, formulated the plan's vision and goals. The CPUC served as a sounding board for plan strategies and recommendations.

## Planning Context

An understanding of the planning context sets the framework for which planning decisions can be made. This includes an understanding of both local and regional planning efforts, as well as issues which may significantly impact future planning decisions within the City.

### REGIONAL RELATIONSHIP

The City of Jersey Village is in west-central Harris County, Texas, approximately 17 miles from Downtown Houston, 22 miles from Sugar Land, and 23 miles from Katy. The City is easily accessible due to its location along major transportation corridors such as Beltway 8, U.S. Highway 290, Farm-to-Market Road 529, and the Southern Pacific Railroad. Houston remains a significant draw for Jersey Village residents seeking a wider- range of entertainment and special services.

### RELATED AND REGIONAL PLANNING EFFORTS

Relevant local and regional planning efforts should be considered when developing a comprehensive plan to facilitate coordinated recommendations for the entire region. This section provides an overview of these related efforts.

### Previous Comprehensive Plans

To some degree, the 2016 Comprehensive Plan was informed by the 1989 - 2010 Comprehensive Plan. The 2020 Comprehensive Plan generally follows the previous plan's outline with respect to identification and analysis of plan elements, organization of demographic and statistical information, and other areas. Additionally, several important issues identified and discussed within the 1989 and 2016 Comprehensive Plan are still relevant today. Many of these issues

have been revisited within this plan update, including the following:

- Growth management, with respect to which areas of the Extraterritorial Jurisdiction (ETJ) will potentially require City services and provisions. The land uses and development patterns within the ETJ continue to impact the community;
- Housing maintenance and neighborhood aesthetics, with respect to the protection of neighborhood cohesiveness and integrity;
- Initiative-driven economic development programs to promote land uses that maintain a vibrant community fabric and increased tax base;
- Maintaining high-quality municipal services, the enforcement of zoning and subdivision regulations, signage restrictions, thoroughfare planning and similar regulatory authorities to preserve the residential quality of life; and
- Mitigating the impact of incompatible uses outside of Jersey Village.

### Village Center

The Jersey Village Mixed-Use/TOD Plan was presented in 2009 to establish a framework for sustainable development options that will utilize the City's public services efficiently. Since that time discussions of a commuter rail system have ebbed and flowed. Currently there is no near-term plan for light rail services along the US 290 Corridor. It is possible the high-speed train, currently being contemplated by Texas Central, could utilize a corridor through the Village Center Area.

Today the plan for [Village Center](#) does not include a transportation component but is an upscale mixed-use development. See "Spotlight Village Center" in Chapter 3 for more on Village Center.

### SH 6 Access Management Study North

In 2001, the Houston-Galveston Area Council (H-GAC) initiated a series of access management studies throughout the Greater-Houston Region. The [SH 6 Access Management Study North](#) analyzes the SH 6/FM 1960

and FM 529 corridors, and makes recommendations to improve mobility and safety, while maintaining economic viability. This study impacts Jersey Village due to FM 529 being the southernly border of the city limits and ETJ.

### "Moving Our Region Into Tomorrow"- Houston-Galveston Area Council (H-GAC) 2045 Regional Transportation Plan

The [H-GAC 2045 Regional Transportation Plan](#) seeks to address greater regional growth and explore how the core values of our region's residents relate to the way the Houston-Galveston region will grow, as well as the quality of life this growth will provide. The plan illustrates the importance of linking land use, and transportation planning and policy to afford residents more options when it comes to modes of travel. Its primary focuses are on system efficiencies, opportunities to manage demand and improve safety, as well as options for adding roadway and transit system capacity.

The plan also includes recommendations for regional coordination and implementation across all 13 counties on topics, such as, system expansion, demand management, operations management, livable centers and air quality. These recommendations imply direct impacts on cities like Jersey Village that are located along major access corridors. Recommendations that influence this plan include:

- Automated and Connected Vehicles that could provide for an on-demand type of transit;
- Improving connectivity by exploring opportunities for expanding multi-modal transit facilities for connecting local services;
- Working with local transportation to develop flexible, seamless fare policies across providers;
- Exploring potential High Capacity Transit (HCT) Corridors including US 290.

## **"Our Great Region" - Houston-Galveston Area Council (H-GAC) Regional Plan for Sustainability**

According to the summary of the [Our Great Region](#) plan, "The Regional Plan for Sustainability looks at current and future opportunities to meet the needs of the diverse communities and residents of the region in a manner that does not compromise the needs of future generations." The plan also outlines goals for the region, develops metrics to assess sustainability, analyzes regional scenarios, and makes recommendations for implementation strategies. The Our Region plan spans topics like housing, transportation, economic development, healthy communities, and the environment. It also reflects HUD's livability principles. The plan aims to:

- Enrich efforts that support workforce improvements, facilitate job growth and attract new residents, as well as conserve the natural environment and enhance the built environment; and
- Enable the pursuit of federal funding for implementation of transportation, housing, hazard mitigation, and community and economic development projects that further sustainability in the region.

This plan is important in the consideration of this Comprehensive Plan because these goals align with a number of the goals outlined in this plan, which are to preserve FEMA flood plains, enhance sustainability efforts in new construction, the facilitation of public-private partnerships, and neighborhood preservation initiatives.

### **Flood Mitigation Efforts**

It is known that the City of Jersey Village has a history of flood issues, primarily along White Oak Bayou but also in a smaller tributary of the bayou. The White Oak Bayou watershed is in central and northwest Harris County, originating northwest of FM 1960 near U.S. 290. It flows

southeast to join Buffalo Bayou in downtown Houston—making this bayou finger an essential drainage-way for much of northwest Harris County, the City of Jersey Village, and the City of Houston. Over time the White Oak Bayou has been modified and enlarged. The largest expansion of this bayou occurred between 1964 and 1976, when the lower 10.7 miles of the bayou was included as part of a federal flood damage reduction project by the Harris County Flood Control District and U.S. Army Corps of Engineers.

In October 2002 damaged more than 200 homes during a major flood. Prior to that time, Tropical Storm Allison (2001) flooded approximately 500 homes, and Tropical Storm Francis (1998) flooded approximately 200 homes. There are currently 98-acres of detention pond/lake within city limits, comprising nearly 4.3 percent of the City's land. In May of 2011, Harris County Flood Control District (HCFCDD) applied for FEMA Hurricane Ike Hazard Mitigation Grant funding for construction improvements to the 43-acre [Jersey Meadows Stormwater Detention Basin](#) to reduce the risk of future flooding in this area. In 2012, the project was granted the funding, which would reimburse up to 75 percent of construction costs needed to complete the project.

This 30-month project began in June 2012 and included removing nearly 432,000 cubic yards of soil, constructing a weir spillway structure and re-grading the detention basin's slopes. According to the Harris County Flood Control district, the project included a 1 mile trail around the detention basin and expands the basin to hold about 114 million gallons of water.

In addition to the Jersey Meadows Stormwater Detention Basin, HCFCDD has constructed additional flood control mechanisms in close proximity to Jersey Village. Figure 1.3, HCFCDD Flood Control Projects identifies the



locations of existing, and future planned flood control measures near Jersey Village. These highlighted projects were made possible through a cooperative program which provides federal funding assistance for critical flood control infrastructure. This funding provided the necessary resources for HCFCF to complete the 7.5-mile of channel conveyance improvements along White Oak Bayou from Beltway 8 to Tidwell Drive, as well as improvements to the 2-mile Jersey Village Channel. The Jersey Village Bypass Channel (E200) is significant in that it carries 30-percent of White Oak Bayou's maximum flows around the City of Jersey Village during times of heavy rain.

In addition to regional drainage and flood prevention improvements, Jersey Village has also taken the initiative to make improvements within the city limits. The following are improvement projects undertaken: Argentina, Carlsbad, Chichester, Equador, Glamorgan, Leeds, Shanghai and Tahoe Paving Storm Sewer and Waterline Improvements; Honolulu Paving, Storm, and Water Line Improvements; and Phase III Paving, Storm, and Water Line Improvements. These projects assist in providing the necessary flood control measures to protect the residents of Jersey Village and their property.

After the 2016 Tax Day Flood, which flooded more than 230 homes in Jersey Village, the City undertook a Long-Term Flood Recovery Plan, which was adopted in September 2017. The goal of the Jersey Village Long-term Flood Recovery Planning Study was to develop a flood damage reduction plan that balances social acceptability with economic, hydraulic, and environmental feasibility. The plan identified both short-term and long-term flood damage reduction projects that can be designed and implemented as funding allows. The plan recommended four main projects:

- Widening and deepening the E100 Branch of the White Oak Bayou

- A berm around the golf course
- Drainage and street improvements in the Wall Street Neighborhood.
- Home elevations

In December 2020 HCFCF broke ground on the [E100-00-00-E005 White Oak Bayou Federal Flood Damage Reduction Project](#). According to HCFCF the plan is to widen the base of the E-100 channel to 30 feet through Jersey Village, and the E-200 (the bypass) Channel to 20 feet. This project is expected be completed in 2021.

In December 2020 the City and HCFCF began negotiations for an interlocal agreement to begin the design phase of the E127 deepening/widening project. This project should



enter the construction phase in 2022, with the project being completed in 2023.

Drainage improvements in the Wall Street Neighborhood and the Berm around the golf course have been a priority item for the city. This project is estimated to cost \$6.2 million dollars. The city has worked with the Texas Department of Emergency Management and FEMA to secure Hazard Mitigation Grant Program funding to cover approximately



\$4.3 million. Another approximately \$1.8 million in grant funding from the Community Development Block Grant – Disaster Recovery funds from the US Housing and Urban Development and Texas Government Land Office have been awarded to the City to cover the remaining costs of this project. This project received final approval from all federal agencies in December 2020 and construction should start in the second quarter of 2021.

Annually since 2017 the city has applied for grants from FEMA to elevate homes throughout Jersey Village that have flooded and are susceptible to future flooding. As of December 2020, 17 homes have been elevated, and four more are scheduled to be elevated in 2021.

## EXISTING LAND USE AND PHYSICAL CONSTRAINTS

Providing for the continued orderly and efficient use of land should be a major planning consideration in Jersey Village. The pattern of land use that exists today has evolved as a result of the City's past needs. The activities of residents create a need for various land uses, as well as for the supplemental systems that support the land uses (i.e. thoroughfare systems, city services, infrastructure). The relationships of existing and future land uses will shape the character and quality of life of the community; especially, since nearly 92 percent of the City is developed. In order to accurately assess the City's future land use needs, an analysis of past trends and existing patterns is the topic of discussion in this chapter. From earlier demographic discussion, it was highlighted that more than three-quarters of the housing stock was built before 1970; also, while 55 percent of the City's households moved into homes between 2000 and 2009, only 18 percent of the housing stock was constructed during the same time period.

The City's man-made and physical environment greatly influences its

future land use pattern growth regarding FEMA flood maps updates, road expansions and new development. These factors ultimately contribute to the City's urban form and content, and therefore it is important to analyze them when fashioning the elements of this plan.

## Municipal Boundaries and Extraterritorial Jurisdiction

The City of Jersey Village's ETJ comprises 704-acres of land, which is located south of U.S. 290. The City's ETJ commonly extends up to one mile from the city limits based on the 2010 population of 7,620 residents. However, due to the City being nearly landlocked by other municipalities, the ETJ may extend only where other cities and their ETJ's do not exist. The ETJ serves two purposes. The first purpose is to make sure cities only annex land only within their ETJ, because it creates a limitation against annexing into the ETJ of another city. The second purpose allows for cities to extend and enforce their subdivision regulations into their ETJ. Cities cannot, however, enforce zoning regulations in their ETJ.

The major land uses that characterize the ETJ are Industrial (43%), Commercial (28%) and Vacant (17%). There is a major difference in character and function in the land uses of the ETJ from those of the residential-oriented uses in the northern city limits. This is a situation that makes transitions and guided growth essential to successful development and sound infrastructure investment. Due to the limited area in which the City can expand, the plan's focus must be on the development of the remaining vacant land and redevelopment efforts, which will impact the overall development patterns and character of Jersey Village.

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# Community Snapshot

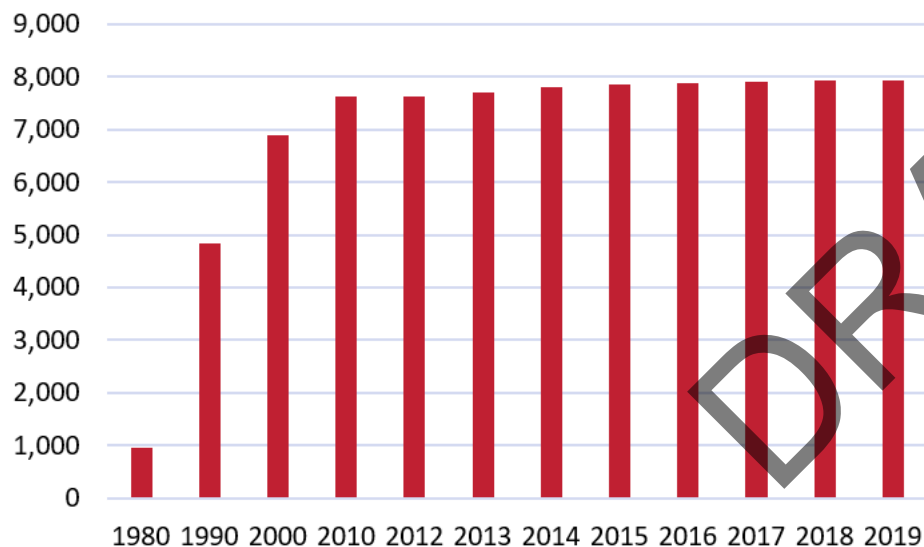
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## Introduction

The Community Snapshot chapter of this Plan explores key, data-based characteristics of the City of Jersey Village. Through this analysis, the City can better understand and identify particular demographic patterns that may impact future growth. Thus, the Community Snapshot provides the City with a comprehensive, fact-based introduction to the socio-economic conditions that exist in Jersey Village. Some of the highlights include population growth, age diversity, race and ethnicity, age distribution, educational levels, household type and income, housing value, employment industry, commute time and land use are all discussed in this section.

## HISTORIC POPULATION GROWTH

Fundamentally, people are the most vital element of any community. The following discussion is intended to provide insight into the historical and existing populations of Jersey Village. The City experienced its biggest population growth between 1980, with a population of less than 1,000 residents, to almost 5,000 residents in 1990. Growth continued between 1990 and 2000, with a 43% population increase. By 2010, the City had grown by an additional 11% to a population high of 7,620 people. Since that time the city has grown by another 4% to 7,933, according to the American Community Survey (ACS) population estimates for 2019.



Source: US Census and ACS 5 Year Estimate Data.

Figure 1-1. Historical Population Growth,

Based on Table 1-1, Historical Growth Rates, Harris County experienced a 17% population growth between 1980 and 1990. Jersey Village's

Year	Jersey Village		Harris County	
	Population	Change	Population	Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2012	7,623	0.0%	4,101,752	0.2%
2013	7,694	0.9%	4,182,285	2.0%
2014	7,795	2.3%	4,269,608	4.1%
2015	7,849	3.0%	4,356,362	6.2%
2016	7,871	0.3%	4,434,257	1.8%
2017	7,896	0.3%	4,525,519	2.1%
2018	7,945	0.6%	4,602,523	1.7%
2019	7,933	-0.2%	4,713,325	2.4%

population growth exploded in 1990 and growth rates rapidly declined over the next two decades from a nearly 400% growth rate to an estimated 2.3% in 2012. Harris County similarly

represented in decision-making processes. Those who identified themselves as Caucasian made up the largest portion of the total population in both the 2000 and 2010 U.S. Census and the 2018 5 Year ACS Estimate as seen in Table 1-3, Race and Ethnicity. However, their total percentage decreased by 11% from 2000 to 2018, which is in line with state-wide and national trends as other ethnicities continue to grow across the country. Since 2000 Jersey Village has seen a 10% increase in those who identify as African-American. The number of people of Hispanic origin has also doubled since 2000.

## JERSEY VILLAGE POPULATION PROJECTIONS

The Compound Annual Growth Rate (CAGR) is a method for analyzing annual average rates of growth. The City's annual growth between 1980 and 2010 was 7.1%. Based on historical population growth and recent population estimates, Jersey Village is projected to experience a 1% to 1.5% CAGR in the next 20 years.

Population projections are an important component of a long-range

Source: U.S. Census and ACS 5 year estimate data  
Table 1-1. Historical Growth Rates

declined from 20% growth rate to an estimated 3.9% in 2012. Since 2010 the growth rate for Jersey Village has been just below 1%, while Harris County has seen a 2.4% growth rate.

## RACE AND ETHNICITY

Information regarding race and ethnicity is important to local governments to ensure that all citizens are being

Race/Ethnicity	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Caucasian	5,960	86.6%	5,813	76.3%	5,994	75.4%
African-American	280	4.1%	631	8.3%	1,174	14.8%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%
Asian	350	5.1%	663	8.7%	629	7.9%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%
Some Other Race	167	2.4%	320	4.2%	63	0.8%
Two or More Races	104	1.5%	164	2.2%	85	1.1%
Total	6,880	-	7,620	-	7,945	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,256	15.8%

Source: U.S. Census 2000, 2010, 2018 5-Year Census Estimates

Table 1-2 Race and Ethnicity



	0.25% CAGR	0.5% CAGR	1.0% CAGR	1.5% CAGR	2% CAGR
Year	Population	Population	Population	Population	Population
2019	7,933	7,933	7,933	7,933	7,933
2020	7,953	7,973	8,012	8,052	8,092
2021	7,973	8,013	8,092	8,173	8,253
2022	7,993	8,053	8,173	8,295	8,419
2023	8,013	8,093	8,255	8,420	8,587
2024	8,033	8,133	8,338	8,546	8,759
2025	8,053	8,174	8,421	8,674	8,934
2026	8,073	8,215	8,505	8,804	9,113
2027	8,093	8,256	8,590	8,936	9,295
2028	8,113	8,297	8,676	9,071	9,481
2029	8,134	8,339	8,763	9,207	9,670
2030	8,154	8,380	8,851	9,345	9,864
2031	8,174	8,422	8,939	9,485	10,061
2032	8,195	8,464	9,028	9,627	10,262
2033	8,215	8,507	9,119	9,772	10,467
2034	8,236	8,549	9,210	9,918	10,677
2035	8,256	8,592	9,302	10,067	10,890
Source: 2019 ACS 5 Year Estimate					
Table 1-3. Population Projections Based On Compound Annual					

planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community's physical growth. In Table 1-2, Future Population Growth, analysis was conducted to project the City's population out to 2035; using a conservative 0.5% to 2% growth rate, it was calculated that Jersey Village's population would reach between 8,648 and 11,125 persons by the year 2035, if such growth is allowed by the physical city limits. Table 1-2 provides a comparison of several potential scenarios for future population change in Jersey Village. The projections build on the latest ACS 5 Year Estimates figure of 7,945 persons for 2018, and identify potential population levels out to 2035.

## AGE DISTRIBUTION

There have been fluctuations across the board for each age group in the City of Jersey Village. In 2019, the largest segment of the population comprised of the Prime Labor Force whose age range between 25 to 44, as seen in Table 1-4, Age Distribution. The second largest segment comprised of the Older Labor Force whose age range from 45 to 64. These two groups have stayed relatively the same since 2000 while the Elderly (65+) increased by nearly 14%. The Young, newborn to ages 14, shows a 5% population decrease over the same time period.

While the 2019 ACS 5 Year Estimate has the median age at 44.3 years old, sources such as ESRI have the median age at 41.3 years old and Applied Geographic Solutions and GIS Planning (2019) state the median age at 39 years old.

### Race vs. Ethnicity

While race and ethnicity share an ideology of common ancestry, they differ in several ways. First of all, race is primarily unitary. You can only have one race, while you can claim multiple ethnic affiliations. You can identify ethnically as Irish and Polish, but you have to be essentially either black or white. The fundamental difference is that race is socially imposed and hierarchical. There is an inequality built into the system. Furthermore, you have no control over your race; it's how you're perceived by others.

Source: Conley, Dalton. [https://www.pbs.org/race/000\\_About/002\\_04-experts-03-02.htm](https://www.pbs.org/race/000_About/002_04-experts-03-02.htm)

Age Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14)	1,209	17.6%	1,121	14.7%	1,008	12.7%
High School (15-19)	464	6.7%	427	5.6%	339	4.3%
College, New Family (20-24)	446	6.5%	544	7.1%	375	4.7%
Prime Labor Force (25-44)	2,175	31.6%	1,986	26.1%	2,293	28.9%
Older Labor Force (45-64)	2,063	30.0%	2,424	31.8%	2,247	28.3%
Elderly (65+)	523	7.6%	1,118	14.7%	1,671	21.1%
Total	6,880	100%	7,620	100%	7,933	100%
Median age	37.8		41.8		44.3	

Source: U.S. Census 2000, 2010, ACS 5 Year Estimates

Table 1-4. Age Distribution

DRAFT January 29, 2021

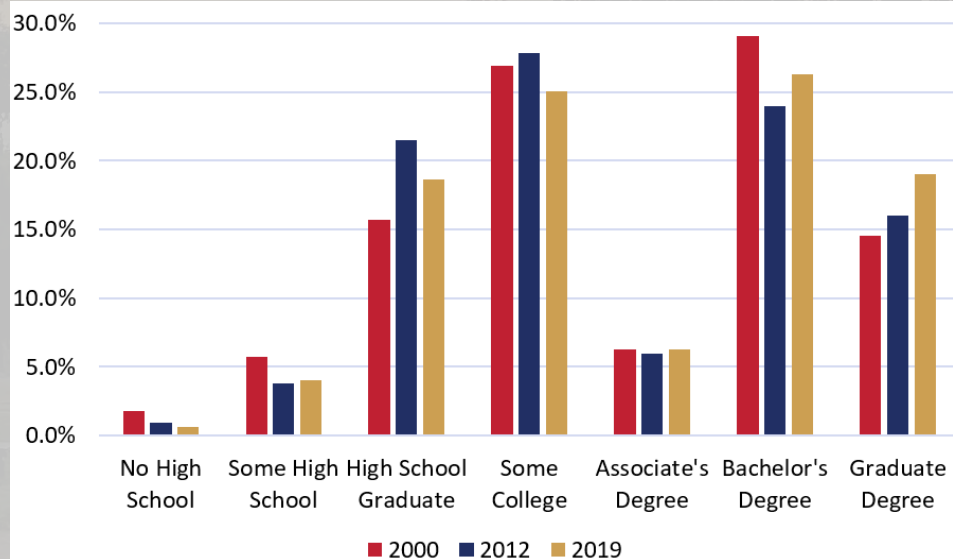


Figure 1-2. Citizen's Educational Attainment

## CITIZEN'S EDUCATIONAL ATTAINMENT

The educational level of a population generally indicates the skills and abilities of the residents of the community, which then guides the City for which types of job should be provided. In general, the educational attainment rate in Jersey Village has not changed much. While the number of high school graduates has increased since 2000, the number of Bachelor's degree holders has decreased, but the number of Graduate degree holders has increased since 2012 (see Figure 1-2, Education Attainment).

This attainment rate is higher than that of the State's overall average. In Texas 19.5% of residents have a Bachelors Degree, and 10.4% have a Graduate Degree. According to a brief statistical analysis done utilizing U.S. Census Bureau data, staying in school and gaining higher education really does pay off in the long run. The connection between schooling and employability and wages exists not only today, but also existed more than 20 years prior. The more educated an individual is, the better

his or her chances of getting hired, and the more likely he or she is to earn higher wages—which ultimately leads to a higher overall standard of living. (Graham & Paul, [\*Does higher education really lead to higher employability and wages in the RMI?\*](#) 2010)

## LOCAL INCOME LEVELS

Knowing local income levels in a particular area can guide the planning process to provide the right kinds of business and residential options. Income is also an indicator for the retail market; higher income levels generally mean more disposable income, therefore, more retail possibilities. In turn, this will mean a higher tax base for a community.

It is interesting to examine average income in Jersey Village compared to Harris County and the State of Texas, as seen in Figure 1-6, Income Levels. The bar graph shows that Jersey Village had a mean income of \$80,015 in 2018. Harris County has an overall mean income of \$66,148 while Texas has an overall median income of \$62,355. This is important to note because it indicates that residents are earning higher wages than most other cities across the State.

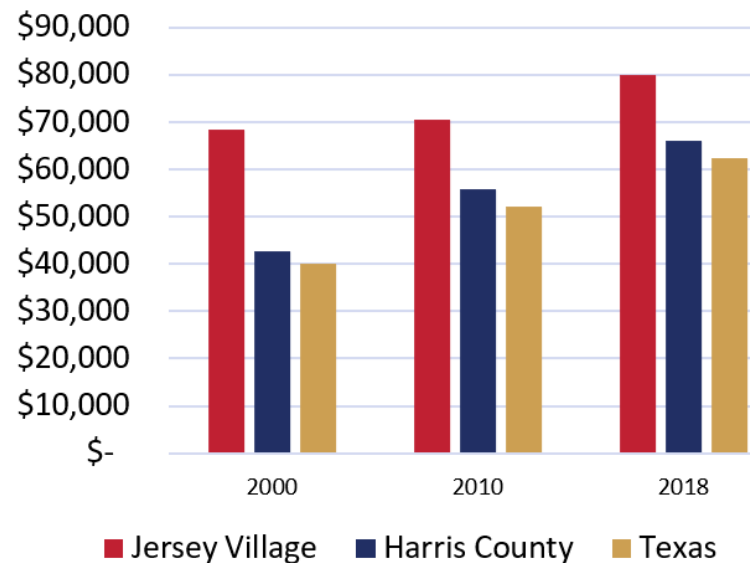


Figure 1-3. Household Income Levels

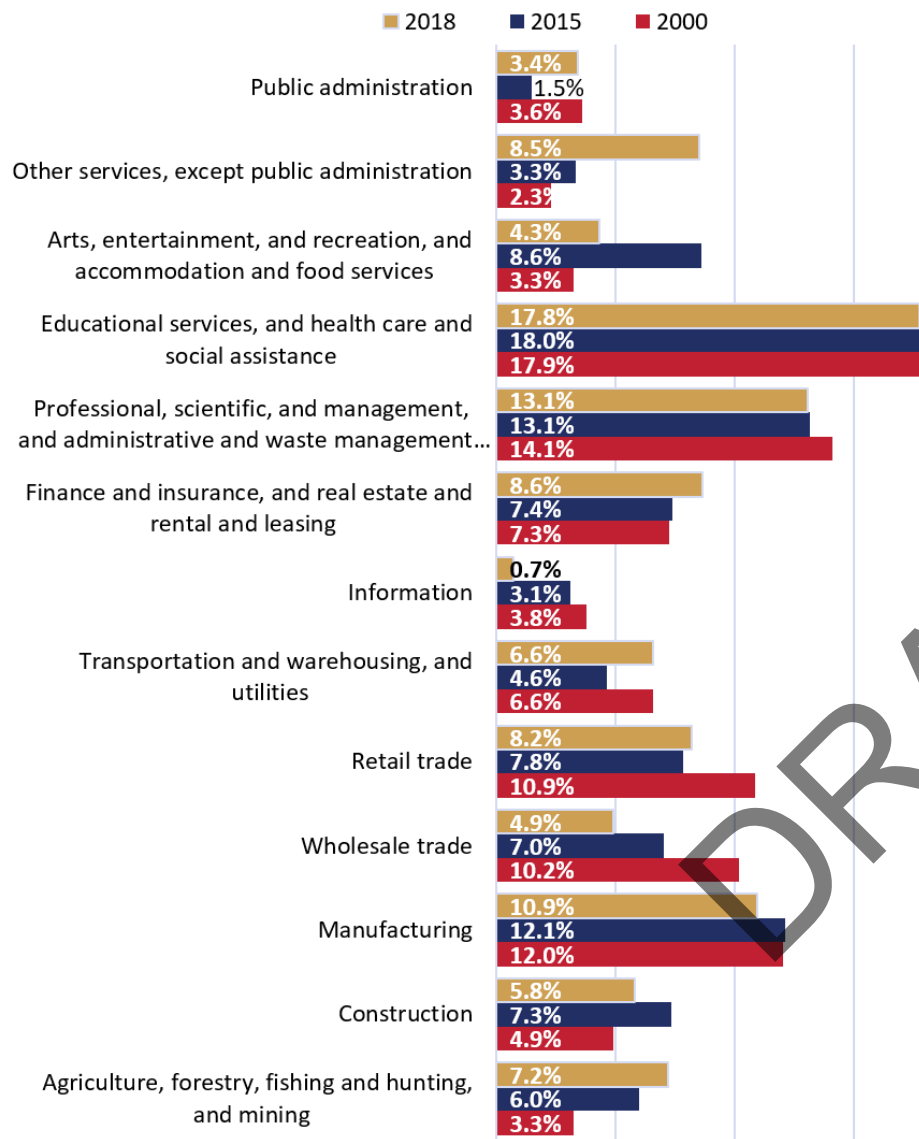


Figure 1-4. Employment Industry

## EMPLOYMENT BY INDUSTRY

In 2018, the highest largest category of employment was in the educational services, health care and social assistance sector,

accounting for nearly 18% of the total employment industry in Jersey Village. The second largest employment industry belonged to the professional sector, followed by manufacturing, and then finance. All major industries are represented graphically in Figure 1-5, Employment Industry, showing which sectors of the local economy changed the most since 2000.

## HOUSEHOLD TYPE

Household type refers to how the people who live within a household are related, if they do not live alone. This section looks at what types of households are found within Jersey Village, and whether those types have changed significantly between 2000, 2010 and 2018; this data can be seen in Table 1-5, Household Type.

Household composition has shifted over the past decades, from predominantly traditional nuclear families to a large percentage of nontraditional and blended families. The latter type of family is a combination of two families, single-parent families or couples without children. Between 2000 and 2018 the City of Jersey Village experienced nearly a 14% decrease in the family households percentage although the number had increased. Of the household category, Married Couple Family had the largest decrease by 15%. Non-family Households make up 45% of the population, 40% of which are householder living alone and 11% are 65 years and older. The average household size in 2000 was 2.42 persons and has decreased to 2.04 in 2018, which is also a national trend as family sizes decrease.



Household Type	2000	2010	2018
Family Households	1,943	2,134	2,127
With Own Children Under 18 Years	825	764	565
Married Couple Family	1,693	1,766	1,732
With Own Children Under 18 years	669	570	360
Female Householder, No Husband Present	176	268	258
With Own Children Under 18 Years	116	148	135
Non-Family Households	897	1,245	1,768
Householder Living Alone	704	1,069	1,559
65 Years and Over	72	299	432
Total Households	2,840	3,379	3,895
Average Household Size	2.42	2.25	2.05

Source: US Census Bureau, ACS 5 Year Estimate

Table 1-5. Household Type

## HOUSING TYPE

Single family dwellings make up 58% of the total housing supply while multifamily dwellings make up 42%. The percentage of 1-unit, attached housing have decreased by two percent in 2012 while the number of multifamily housing increased. Analysis was done regarding the number of units per dwelling from 2000 to 2018, in both the City of Jersey Village and the State of Texas. The largest changes occurred among one-unit detached and 5 to 9 unit multi-plexes/apartments.

## HOUSING VALUES

Housing values are important to examine because they generally indicate what the City can expect its future housing stock to contribute to the local economy. In Table 1-7 Housing Values, the majority of homes in Jersey Village are valued between \$200,000 and \$299,000. Back in 2000 the largest number was in \$100,000 to \$149,999. This

House Values (Owner-Occupied)	2000				2012				2018			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,652		3,849,585		1,870		5,609,007		2,087		5,917,771	
Less than \$50,000	11	0.7%	875,444	22.7%	0	0.0%	696,888	12.4%	12	0.6%	581,011	9.8%
\$50,000 to \$99,999	167	10.1%	1,561,509	40.6%	66	3.5%	1,361,239	24.3%	29	1.4%	1,083,861	18.3%
\$100,000 to \$149,999	797	48.2%	700,830	18.2%	231	12.4%	1,238,795	22.1%	76	3.6%	1,031,400	17.4%
\$150,000 to \$199,999	402	24.3%	335,179	8.7%	719	38.4%	895,978	16.0%	388	18.6%	949,590	16.0%
\$200,000 to \$299,999	182	11.0%	223,968	5.8%	678	36.3%	758,661	13.5%	838	40.2%	1,070,333	18.1%
\$300,000 to \$499,999	55	3.3%	104,821	2.7%	162	8.7%	436,502	7.8%	573	27.5%	801,637	13.5%
\$500,000 to \$999,999	38	2.3%	37,697	1.0%	14	0.7%	167,999	3.0%	158	7.6%	314,746	5.3%
\$1,000,000 or more	-	-	10,137	0.3%	0	0.0%	52,945	0.9%	13	0.6%	85,193	1.4%
Median (dollars)	142,900		82,500		194,300		128,000		268,900		161,700	

Source: U.S. Census 2000, ACS 5-Year Estimates

Table 1-6. Housing Values

shows home values in Jersey Village have risen at a steady rate over the past 18 years. The median house value in 2000 was \$142,900 and increased to \$268,900 in 2018, an increase of nearly 88%.

## YEAR BUILT AND YEAR MOVED IN

Being a relatively young city, the housing stock in Jersey Village is also fairly new. According to the 2018 ACS 5 Year Estimate nearly 30% of the homes in Jersey Village were built in 1990 to 1999, while approximately 48% of the homes in Jersey Village were built before 1990.

Jersey Village has seen just over 50% of its householders move in since 2010, according to the 2018 ACS 5 Year Estimate. Anecdotally several realtors in Jersey Village will say the majority of their home sale transactions in recent years have been retired adults selling their homes to young families that are moving into Jersey Village.

## COMMUTE TIME

An important element to consider related to where people would like to live is the amount of time it takes to travel between work and home. Since the construction on U.S. 290 the commute time for most Jersey Village residents has drastically reduced. While there is no data from the US Census Bureau that reflects these changes, the survey done of residents as part of this 2020 Comprehensive Plan shows the majority of commuters say their commute time was 11-15 minutes. Just over 11% of those that work reported that they work from home, even before COVID-19. During COVID-19 commute times have decreased even more for those continuing to commute.

Means of Transportation to Work	2012	2015	2019
Workers 16 years and over	4,237	4,246	4,138
Car, truck, or van -- drove alone	86.5%	87.5%	88.0%
Car, truck, or van -- carpooled	6.4%	6.7%	3.5%
Public transportation (excluding taxicab)	2.5%	2.0%	3.0%
Walked	1.2%	0.8%	0.5%
Other means	1.5%	0.4%	2.2%
Worked at home	1.9%	2.6%	2.7%

Source: ACS 5 Year Census Estimate

Table 1-7. Means of Transportation to Work

## MEANS OF TRANSPORTATION

The most common method of transportation to work for Jersey Village's residents is alone by car, truck, or van. According to Table 1-6, Means of Transportation to Work, six percent carpooled while almost three percent took public transportation. While this information is important in predicting future travel demand, recent events such as COVID-19 have made working from home much more prevalent. The commute trends should be closely monitored over the coming years to gauge the amount of pressure placed on transportation infrastructure.

## Conclusion

The demographic patterns discovered through these analyses helped to inform goals, strategies, and action items presented in the plan. Demographics change, and should be evaluated annually in order for cities to adjust and respond properly to those changes.

# Vision, Goals, and Strategies

## 2

### Introduction

During the first meetings of the 2020 Comprehensive Plan Update Committee (CPUC) the committee gained a better understanding of what individual objectives were discussed during the 2016 Comprehensive Plan, as well as what the current committee felt priorities were. City residents were also surveyed to better understand how the community pulse on the topics may have changed since 2016. This understanding also includes the overarching vision, which will serve to guide daily decisions to shape, and direct growth and development for the City of Jersey Village for the next twenty years and beyond.

This update to the 2016 Comprehensive Plan is premised upon a shared vision of what Jersey Village should be as it continues to grow and mature. During the planning process, the committee reviewed the 2016 Comprehensive Plan and all of the goals that were suggested at that time. The Committee revised the goals, highlighted successful strategies for various goals that had been completed since 2016, and recrafted the remaining goals and strategies to reflect the changes since 2016 moving the community forward into the future.

As the Committee moved through the 2016 Comprehensive Plan they proposed updates to the plan that tied back into the goals and strategies.

### Community Input

Due to COVID-19, citizen and stakeholder input and participation was limited to online surveys, comments at the committee meetings, and feedback that was given directly to committee members. The survey was promoted in a variety of ways including email blasts to residents, social media, on the digital marquee signs, in the Jersey Village Star, and on the mobile app.

The survey asked a variety of questions, including seeking feedback on each of the goals and strategies. The survey also asked about the resident perception of various city services. This was done to better understand how current services are viewed and to see where any areas for improvement may be.

The results of this community input was reviewed by the CPUC and helped to guide the goals listed along with the strategies to achieve them. Public comment opportunities were also held during the Planning and Zoning meeting to review the plan, and a public hearing was held at the Council meeting before the plan was formally adopted.

### Comprehensive Plan Update Committee

The CPUC was appointed by the City Council in May of 2020. The Committee was made up of 10 members. Three members were also members of the Planning and Zoning Commission. The other members

are residents of Jersey Village.

The CPUC met 12 times over 6 months. During these meetings they reviewed the 2016 Comprehensive Plan in its entirety. They discussed the goals and strategies recommended and what the progress on the plan has been so far.

After all of these meetings the CPUC has recommended this update to be considered by the Planning and Zoning Commission.

## Planning and Zoning

The 2020 Comprehensive Plan has been reviewed by the Planning and Zoning Commission. The Commission reviewed each of the goals and strategies and the content of the plan. The Commission also gave the public an opportunity to make comments on the plan as well.

## City Council

The final stop in the process was the City Council meeting where the Council held a public hearing for people to make comments on the proposed updated plan. After the public hearing the City Council discussed the document. They approved the updated Comprehensive Plan on February 15, 2021.

## Goals and Strategies

Goals and strategies are created to define what the City wants to accomplish over the next ten years. Goals are broad ideas, and strategies are steps to achieve the goals. The goals and strategies are identified within this section, and relate to various sections of the Comprehensive Plan. As this plan is an update to the 2016 Comprehensive Plan each Goal highlights some of the accomplishments since the original plan was adopted. Each goal also has a list of

strategies to pursue that can help achieve the goals in the coming years.

### **GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Upgrade of the City Logo and Branding.
- City Street Signs have been updated with city logo and unique background color.
- The first phase of new gateways and digital marquee signs has been completed, with the new logo and landscape improvements.

#### **Additional Strategies To Achieve This Goal:**

- Complete Phase 2 of the Gateway and Entry Monuments.
- Improve the landscape character of commercial business properties.
- Reduce visual clutter by removing billboards, moving aerial utilities underground, and eliminating blighted structures.
- Improve the character of corridors throughout the community.

### **GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Developed a fenced in, off-leash dog park where canine citizens can exercise in a clean, safe environment meeting the needs of a growing number of citizens interested in this type of open space.
- Offering more community events, of various themes and activities that encourage a broader number of residents.
- Hired a Rec and Events Coordinator to expand and improve city



events, such as:

- Expanded Easter Egg Hunt
- Improved Spring Fling
- Arbor Day
- Fourth of July Parade
- Food Truck Fest
- Movies in the Park/Pool
- Health Expo
- Doggy Dip Day
- Holiday In the Village
- Jersey Village Lights and Christmas Decorating Contest.
- Added a splashpad with shade sail in Clark Henry Park.
- Utilizing the open area between the Community Center and the Police Department HQ to host a farmer's market.
- Parks Master Plan Completed.
- Updated playground equipment with shade sails at Carol Fox Park.
- Partnered with sports groups to have youth sports offered.
- Improvements made to Jersey Meadow Golf Course.
- Improvements made to Community Pool.
- Created interactive map for city parks and recreational opportunities.

#### **Additional Strategies To Achieve This Goal:**

- Explore expanded recreational opportunities.
- Implement the goals and strategies of the Parks Master Plan. Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.
- Encourage programs and events that engage the community.
- Improve maintenance of parks and open spaces.
- Increase community connectivity, including walking, hike and bike opportunities.
- Increase community awareness of parks and recreation

opportunities.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Ability to report ordinance violations via city's website and/or app.
- Updated building standards requiring new homes be built 2 feet above the 100 Year Flood Plain.
- Jersey Village Lights and Tour of Homes.

#### **Additional Strategies To Achieve This Goal:**

- Encourage housing and property maintenance to maintain neighborhood integrity.
- Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.
- Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.
- Enhance existing neighborhoods infrastructure when possible (ie: sidewalks and lighting).
- Provide pedestrian connections within the neighborhoods.
- Provide residents with opportunities to submit feedback on areas that jeopardize quality and character of the neighborhoods.

### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE RESIDENTS.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Several new restaurants and a brewery have opened.
- Farmers Market started in 2017 as a monthly event and is now the 1st and 3rd Sunday of each month.

- New city events including Concerts In The Village and Movies In The Park.

### **Additional Strategies To Achieve This Goal:**

- Create Economic Development Corporation.
- Hire an Economic Development Coordinator.
- Market Jersey Village to targeted businesses.
- Identify the business types most likely to be successful given the surrounding demographic profile.
- Ease the processes for business expansions and relocations.

## **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Authorization of Golf Carts to be used on city streets.
- Purchased a Street Sweeper using grant funding to clean streets and storm water utilities.
- Partnered with Harris County Flood Control District (HCFCD) to push for the E100 White Oak Bayou Federal Flood Damage Reduction Project to be completed.
- Worked with HCFCD to get E127 Deepening and Widening Project included in Flood Bond.
- Increased fiber network throughout the community.
- Facilitated distributed antenna system and nodes for cellular and telecommunications through the community.
- Joined the Community Rating System (CRS) at Level 7, which provides a 15% reduction in flood insurance premiums for those in the flood plain.
- Received over \$10,000,000 in grant funding for flood mitigation projects.

### **Additional Strategies To Achieve This Goal:**

- Continue efforts to implement the [Long Term Flood Recovery Plan](#) and mitigate future flooding in the city.
- Create policy for funding and implementation of sidewalks and connectivity in existing areas and with new development.
- Increase access to non-motorized transportation options to promote healthy living.
- Improve and maintain older existing street networks.
- Ensure that all storm runoff is handled in a high standard and quality and that streets and neighborhoods are properly drained.
- Ensure all utilities serving city residents are of the same high standards.
- Maintain or increase CRS Rating.

## **GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- New Public Works building.
- Two new Fire Trucks.
- New Jersey Village Mobile App.
- Designs and specifications have been made for Golf Course Convention Center and Club House and new City Hall.
- Upgraded City Financial and Utility Billing software for more efficient and cost effective technologies such as e-bills for utility bills and city financial transparency.
- Received Transparency Stars from State Comptroller transparency related to [traditional finances](#), [economic development](#), [public pensions](#) and [debt obligations](#).
- Installed Emergency Warning Siren utilizing grant.
- Supervisory control and data acquisition (SCADA) systems installed

to monitor water and waste water plants.

- Completion of new Sound wall along Seattle Street.
- Implementation of Flock Camera System to assist Police Department.

#### **Additional Strategies To Achieve This Goal:**

- Maintain, replace, or improve the quality of city-owned structures.
- Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.
- Continued efforts toward development of city facilities such as City Hall and Jersey Meadow facilities including the club house.
- Transparency on the improvements of existing and new developments.
- Encourage more people to join as Volunteer Fire Fighters for the Jersey Village Fire Department.

### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Entrance and Marquee Signs with Jersey Village Logo – Phase I Complete.
- New buildings/businesses established on the US 290 corridor.
- Green space that was added to existing businesses.
- Increased Code Enforcement.
- Increased Telecommunications and Fiber through the community.
- Utilizing economic incentives to help bring in major anchor tenant in Northwest Village.

#### **Additional Strategies To Achieve This Goal:**

- Create a sense of place and maximize the visual appeal of the Highway 290 corridor.

- Hire an Economic Development Coordinator to maximize the economic value of the Highway 290 corridor.
- Invest in infrastructure that supports the revitalization of the Highway 290 corridor.
- Remove blighted properties along the Highway 290 corridor.
- Continue code enforcement efforts to protect visual appeal.

### **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

#### **Accomplishments Since 2016 Comprehensive Plan:**

- Completion of Gateway and Landscape Master Plan.
- Created a consistent, identifiable signage design throughout the city.
- Improved traffic flow at Post Elementary and Jersey Village High School.
- Implemented street name signs with custom design for all Jersey Village streets to better indicate location and city limits.
- Improved wayfinding signage.
- Installation of identifier signs at Clark Henry and Carol Fox parks.
- Replacement of stop signs, painting of cross walks and fire hydrants city-wide.
- Completed Phase 1 of the Gateway Project.
- Provided interactive maps on website and mobile app to easily find points of interest.

#### **Additional Strategies To Achieve This Goal:**

- Continue to implement consistent, identifiable signage design, including sign poles, throughout the city.
- Complete Phase 2 of the Gateway Project.
- Engage the community through existing and new communication mediums.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **Accomplishments Since 2016 Comprehensive Plan:**

- Utilized Chapter 380 Agreements to bring in large sales tax generating companies and major tenants to Northwest Village.
- Secured property on Jones Road south of 290 for Village Center Development.
- Creation of Economic Incentive Package and promoting that information on our website and in the media.
- Received over \$4,000,000 in FEMA grants for home elevations.
- Demolition of blighted buildings.

### **Additional Strategies To Achieve This Goal:**

- Analyze annexation options for the ETJ property.
- Encourage development and investment in the Village Center area, and surrounding ETJ.
- Promote the highest and best use for vacant or underutilized properties.
- Utilize all tools available, including economic incentives and Tax Increment Reinvestment Zones (TIRZ), to achieve this goal.
- Hire an Economic Development Coordinator to promote infill and redevelopment.



# Future Land Use

## 3

### Overview

In communities worldwide, the use of land is a critical factor in the way people live and work. In the cities of the United States, most property is held in private ownership. As a result, there are three aspects of land use that must be considered and balanced. First, the owner should be able to build structures and make other improvements that enable them to use their property. Second, the adjacent property owners should be assured that their properties and lives will not be negatively impacted by the actions of the property owner. Third, all property owners in a community have a shared interest in ensuring that the property held in common (such as public land) and the cumulative results of all individual land use decisions create a community that is a stable and desirable place to live and work.

The purpose of this chapter is to establish the necessary guidance that enables the City to plan effectively for future growth, development, and redevelopment. Sound planning is essential to ensure that the community is prepared to serve anticipated infrastructure needs, as well as preserving key community areas in the face of future growth. Ensuring high quality development is as critical as providing the utility infrastructure and connecting streets.

### The Future Land Use Plan

The concepts of land use and future land use are integral to other components of the Comprehensive Plan. For instance, the transportation network provides access to land, which influences the type and density of development that will ultimately be placed there. The provision or lack of utilities can also dictate the amount, location, and timing of development. Design and development character impact community aesthetics and, thus, the perceptions held by area residents and those considering investment in Jersey Village. Similarly, proximity to public facilities can impact public health and safety at specific locations and, as a result, impact the development potential of an area.

The Future Land Use goals and policies explain the community's objectives about the development, use and redevelopment of land. The Future Land Use Map provides a geographic application of these policies to the areas within the City and ETJ, for use during the development review process. The Future Land Use Plan should ultimately be reflected throughout the City's policy documents and development decisions. The ultimate purpose of the Future Land Use Plan is to serve as a flexible guide to City staff and City decision-makers. It provides a rational basis for decision-making by ensuring that each individual decision is ultimately working towards the larger community goals. The Future Land Use Plan also protects property investments by aiding in the provision of compatible development. The last, and most tangible,

purpose of the Future Land Use Plan is to help the City plan for infrastructure improvements by determining where transportation and other such improvements should be made to accommodate current and long-term needs.

The Future Land Use Plan is not a zoning map, which deals with specific development requirements on individual parcels. The zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Land Use Map.

The right of a municipality to manage and regulate land use is rooted in its need to protect the health, safety and welfare of local citizens. The first step in establishing the guidelines for such management and regulation is the Comprehensive Plan. Although it is one component of the Comprehensive Plan, the significance of the Future Land Use Plan text and map cannot be overstated. Land use decisions are influenced by many of the elements of the Comprehensive Plan, including community growth, mobility, neighborhood preservation and integrity, utility infrastructure, and economic development.

Similar to the way in which a road map serves as a guide to a particular destination, the Future Land Use Plan should serve Jersey Village as a guide to its particular, unique vision for the future. Each mile driven that is represented on a map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or detract from the City attaining its vision. In order to provide the most complete map possible, the Future Land Use Plan establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses.

Jersey Village's land use pattern has evolved over the past several decades to become what it is today. The challenge now is to maintain

the City's quality of life and treasured neighborhoods, while encouraging new, quality development in key areas that will contribute to the City for years to come.

Land use considerations and guidance are at the core of any comprehensive city plan. Effective land use planning provides a framework for successful economic development efforts, for quality and sustainable residential development, for timely investment in new and upgraded infrastructure, and for coordinated extension of the public park system and a range of other municipal services, especially critical public safety services.

## Compatibility of Land Uses

Compatibility of land uses has long been an important consideration for cities, residents, businesses, and planners. In fact, zoning was originally recognized as a public, health, safety, welfare issue due to the need to separate incompatible land uses from one another. Variables like noise, pollution, light, and traffic can play a huge role in the quality of life in surrounding areas and have direct impacts on adjacent land uses and residents. It is the City's responsibility to ensure that factors such as these do not negatively impact the community or its residents. This is especially critical in a unique bedroom community like Jersey Village that is primarily made up of single-family homes and retail/commercial businesses. Therefore, an important consideration of this Future Land Use Plan is to guide the allocation of land uses in a pattern that is intended to produce greater compatibility between the different types of existing land uses.

As shown in Figure 3-1, Compatibility of Land Uses, the more intense the type of nonresidential land use is, the less compatible the land use is with residential uses. In general, office uses and small (neighborhood)

retail establishments adjacent to residential uses create positive relationships in terms of compatibility; these are considered lower intensity land uses. There are many techniques, including buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses—many of which Jersey Village already takes into consideration and regulates through existing policies and documents. Specific consideration should be given to how the various types of land uses relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

## Issues Affecting Jersey Village

The following are considered the most important issues regarding future land use in Jersey Village.

**Development in the ETJ** – Development is slowly occurring in the ETJ. These developments will affect adjacent development going on within the City Limits, as well as the services and infrastructure provided by the City.

**Fiscal Balance** – Jersey Village's Land Use pattern is a significant revenue source. Therefore giving consideration to infill and redevelopment of existing land uses, as well as new land uses, will aid in its fiscal health.

**Flood Mitigation** – Flood mitigation is an important issue for Jersey Village, as well as Harris County as a whole. Taking a concerted effort to mitigate future flooding via home elevations, redevelopment of the housing stock to meet new design standards, improving street drainage, utilizing the golf course for water retention, and working closely with Harris County Flood Control District to deepen and widen the bayous through Jersey Village will be vital to the future land use of the City.

## Compatibility of Various Types of Land Uses

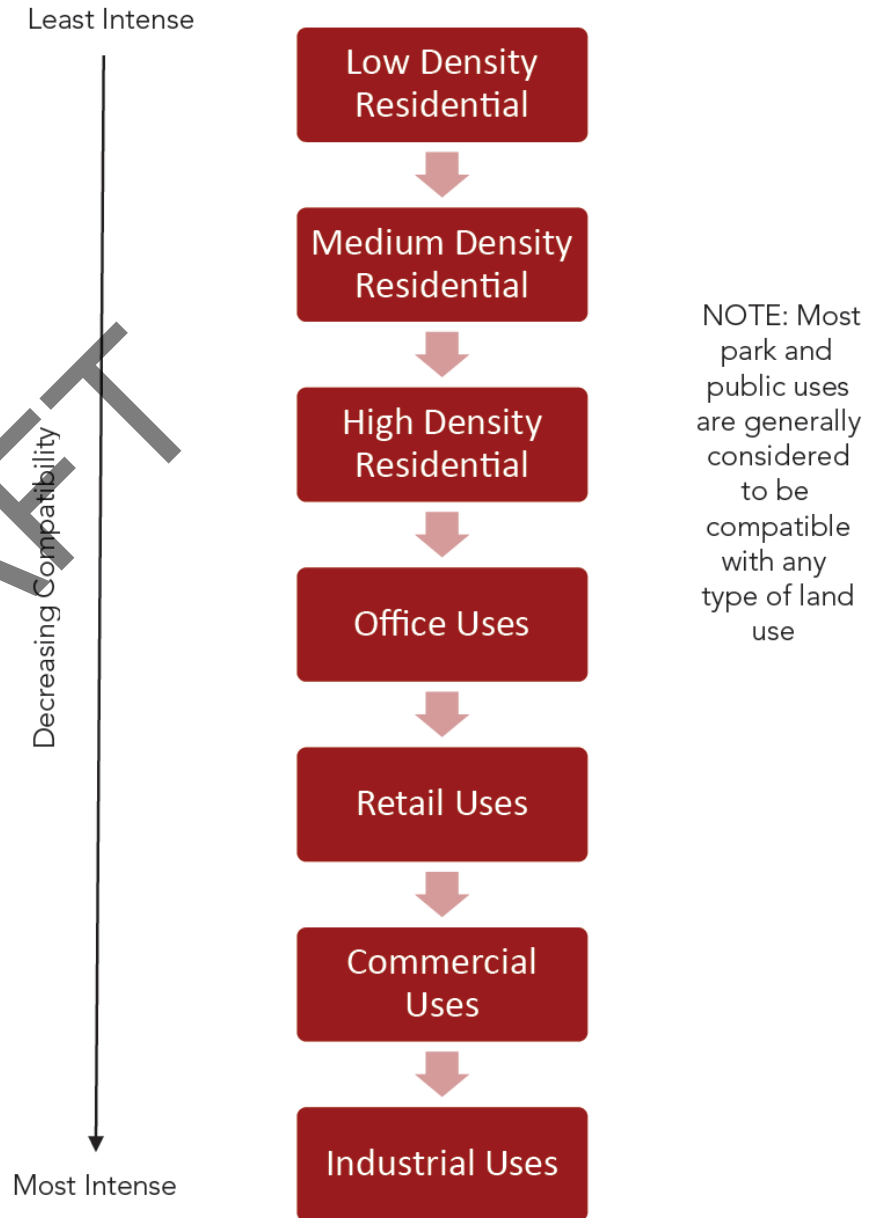


Figure 3-1. Compatibility of Land Uses

## Highlight: The Differences Between Planning and Zoning Maps

This side-by-side comparison below highlights the distinct purposes and uses of a long-range land use plan map (such as Map 3-1 Future Land Use Map) relative to a City's official Zoning District Map (Map 3-2). You can find the most current Zoning Map on the city website.

Future Land Use Plan	Vs.	Zoning District Map
<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Outlook for the future use of land and the character of development in the community.</li> <li>• Macro-level, general development plan.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Guidance for City zoning map and related decisions (zone change requests, variance applications, etc.).</li> <li>• Baseline for monitoring consistency of actions and decisions with Comprehensive Plan.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Inventory of existing land use in the City.</li> <li>• Elevating area character (High-Density Residential / Low-Density Residential, Mixed Use, Office, Retail/ Commercial, Industrial, Public / Semi-Public, Parks and Open Space, and Water / Detention) as a core planning focus along with basic land uses.</li> <li>• The map includes a notation required by Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."</li> </ul>		<p><b>PURPOSE</b></p> <ul style="list-style-type: none"> <li>• Basis for applying unique land use regulations and development standards in different areas of the City.</li> <li>• Micro-level, site-specific focus.</li> </ul> <p><b>USE</b></p> <ul style="list-style-type: none"> <li>• Regulating development as it is proposed, or as sites are positioned for the future (by the owner or the City) with appropriate zoning.</li> </ul> <p><b>INPUTS AND CONSIDERATIONS</b></p> <ul style="list-style-type: none"> <li>• Future Land Use map, for general guidance.</li> <li>• Other community objectives, such as economic development, redevelopment, flood prevention, etc.</li> <li>• Zoning decisions which differ substantially from the general development pattern depicted on the Future Land Use map should indicate the need for some adjustments to the planning map the next time the Comprehensive Plan is updated.</li> </ul>



**Infill** – Although Jersey Village has been growing in some areas, infill development and redevelopment are important strategic actions for the future due to aging homes.

**New Business** – As new businesses seek to locate in the Houston-Galveston region, it will be important to have a variety of different sites that provide mobility, accessibility, and visibility within the City.

**Outdoor Recreation and Greenspaces** – The discussion continues regarding the future of the Jersey Village golf course. There was strong support for renovation and update, as well as for keeping the greenspace as golf and recreation.

**Redevelopment of Existing Housing Stock** - As infill redevelopment occurs, the need to demolish existing housing may be necessary. The City has taken a proactive approach to minimize the impact of any future residential conversions. In 2013 a detailed study outlined the most appropriate course of action for future residential redevelopment. Future redevelopment of existing residential housing has the potential to affect infrastructure needs. It will be imperative to fully study the infrastructure needs of any future redevelopment site.

**Village Center** – The development of Village Center along Jones Road on the south side of US 290 will provide an advantageous opportunity for the City to create a mixed use development that does not currently exist along the 290 Corridor. This will impact the future development of the ETJ, as well as change the economic landscape for the city.

## Future Land Use Types

Future Land uses in this element have been recommended based on three principal factors:

1. Recognizing existing land uses by ensuring compatibility.

2. Maximizing non-residential land uses.

3. Creating an overall balanced land use pattern. Knowledge of the recommended future land use can help the City apply zoning regulations accordingly.

This knowledge can also help the City ensure there are adequate public facilities available, such as water, wastewater, police protection, and park facilities. The various chapters of this Comprehensive Plan address these needs and have been based in part on the Future Land Use Plan. The following sections offer brief descriptions of each of the land use types portrayed on the Future Land Use Plan Map (see Figure 3.2, Future Land Use Map). The following are general characteristics that define the land use areas. More specific information related to design and community character are included within Chapter 7, Community Character of the Comprehensive Plan.

## RESIDENTIAL LAND USES

Residential land uses are currently the predominant use within Jersey Village, and it is recommended within the Future Land Use Plan to maintain this trend. It should be noted that low density residential land uses can be buffered from non-residential uses with medium and high density residential land uses. The following sections discuss specific aspects of the recommended residential land uses within Jersey Village.

### Low Density Residential Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to be the primary land use for the City. The areas designated for low density residential land use are isolated and generally not adjacent to other land uses. Although all single family areas have been labeled low density, the City should ensure that the

housing stock is in good shape and well maintained going into the future. For the purpose of discussing Jersey Village's ultimate population capacity, low density residential areas have been calculated at three dwelling units per gross acre within the City limits, and 3.0 units per gross acre within the ETJ.



Figure 3-2. Low Density Housing In Jersey Village

### High Density Residential Land Uses

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently three high density residential areas within Jersey Village and areas that have been recommended to become/remain used for high density are also shown. In order to ensure that multifamily areas are designed to a high standard in the future, the City should consider incorporating design guidelines into the appropriate section of the Jersey Village Zoning Ordinance.

## PUBLIC LAND USES

### Park and Open Space Land Uses

This land use designation is provided to identify all public parks and open spaces within Jersey Village. A community's park system is key to a high quality of life. The City has recognized this not only through its allocation of park areas (now and throughout the City's history), but also

by the fact that a Parks Master Plan for Jersey Village has been incorporated as part of this Comprehensive Plan. The Parks Master Plan addresses specific future park locations, local park and open space needs, and other recreational related issues, as well as funding mechanisms. It is intended to help Jersey Village meet the park and recreation needs of its citizens as it continues to grow in population over the next two decades.

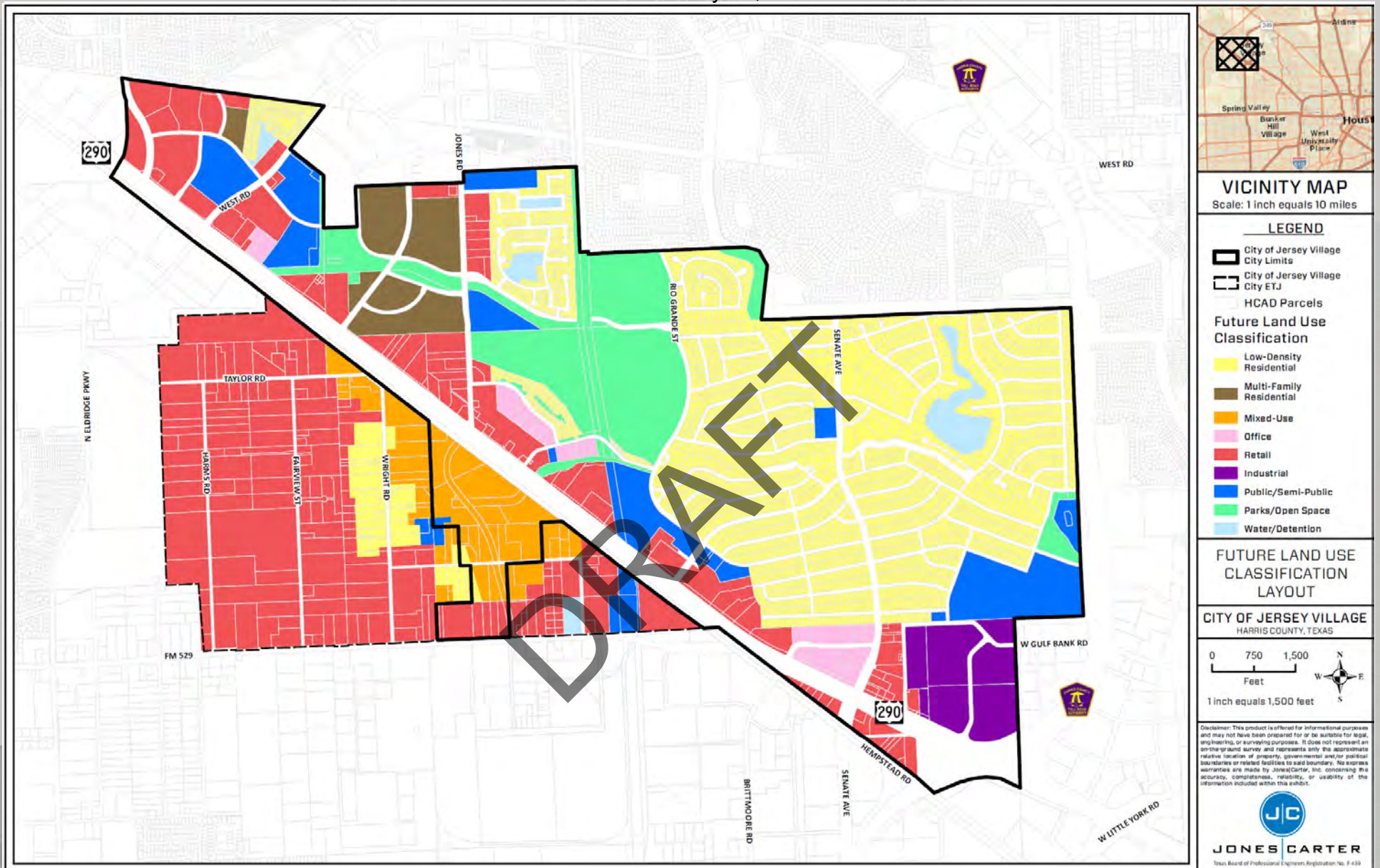
### Public/Semi-Public Land Uses

This land use designation is representative of uses that are educational, governmental or institutional in nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the Future Land Use Plan map include the related uses that are currently in existence. However, it is anticipated that there will be a need for



Figure 3-3. Park and Open Space Land Use in Jersey Village





Map 3-1. Future Land Use Plan.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Source: [City of Jersey Village Capital Improvements Plan, Future Land Use Plan, and Impact Fee Study](#). Adopted July 2020.





Figure 3-4. Semi-Public Land Use, Jersey Village Police and Fire Station

additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for city administration. The Public Facilities Assessment addresses some of Jersey Village's anticipated public facility needs based on the population projections made within this Future Land Use Plan, as well as the existing conditions of those facilities.

## NON-RESIDENTIAL LAND USES

Generally, residents of a community should be able to live, work, and recreate all within the community itself; the existence of non-residential uses allows this to occur. These uses provide a positive element for residents, and the community as a whole. A key benefit is the tax base and revenue that is provided by nonresidential uses. Citizens of Jersey Village should not have to travel to other cities in order to meet their needs for employment, goods, or services; as these needs should be met within the City. Therefore, several areas of the City have been recommended for various types of non-residential use.

## Retail / Commercial Land Uses

Retail land uses are intended to provide for a variety of retail trade, personal, and business services establishments. Retail establishments generally require greater visibility than do other types of nonresidential land use (e.g. office, commercial). In response to this need, retail land uses have been designated in the higher traffic areas of Jersey Village, with concentrated retail uses recommended along U.S. 290, and at major intersections. However, the type of retail that develops in each of these areas will likely be different, as described in the following sections.



Figure 3-5. Retail/Commercial Land Use in Jersey Village

Areas designated for commercial land use are intended for a variety of commercial uses and establishments. These may require outside storage, product display and sales. Examples of such uses include



automobile-related services and dealerships. Commercial uses often locate along major thoroughfares because they have a need for increased accessibility. The challenge lies in the fact that some commercial uses generally have a greater need for outside storage areas, which tend to lessen the visual quality of major thoroughfares.

For areas in which retail/commercial uses have been recommended along U.S. 290, increased design-related guidelines should be applied to future commercial development within close proximity of these corridors (e.g. 100 feet). This could be done with an overlay district, and would help to ensure these commercial uses do not detract from the positive aesthetic quality of Jersey Village along this high-traffic thoroughfare. These guidelines should, at a minimum, require: 1) open storage areas to be buffered and/or screened from public view; and 2) building facades to be of masonry material.

Within recommended retail/commercial areas, office uses should be permitted as well; however, commercial uses should generally not be permitted within office areas. Commercial uses should be permitted within industrial areas, provided they are properly buffered from less-intense uses and follow the guidelines previously recommended.

### Office Land Uses (Light Intensity Business)

Today, office uses in Jersey Village are generally located intermittently between retail and commercial uses throughout the City. Office land uses are generally appropriate in all other nonresidential areas of the City, such as along U.S. 290 where many offices exist today. Office development is generally compatible with any adjacent residential area. Office uses are also appropriate within the Central Business area.

### Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to roadway and rail transportation are becoming increasingly hard to find for the industrial business community. Several large areas within Jersey Village the ETJ, all with proximity to railroad lines, could be utilized for industrial land use, if desired by the City.

Examples of desirable uses within the designated industrial areas

include research and technology complexes. It is recommended that the City concentrate on attracting businesses engaging in light industrial-type activities

contained within a building (i.e. a minimal amount of open storage), such as high-tech services, medical services, and

software manufacturing. Such businesses tend to have many advantages, including employment and increased tax base.



Figure 3-6. Industrial Land Use in Jersey Village

## U.S. 290 – A Regional Retail Corridor

U.S. Highway 290 has currently been developed with various types of retail and commercial uses. Generally, regional retail uses draw from a service area radius of five miles or more, depending on the actual use. For example, a large single-item retailer may draw from a 5-mile radius, while a shopping mall may draw from a radius of more than 15 miles.

Another example of a regional retail use is a fitness center which draws from about a 5-mile area. It is anticipated that the U.S. 290 Corridor will continue to develop with retail and commercial uses intended to serve a larger population than Jersey Village itself provides.

It is important to note that this retail corridor is capturing sales tax dollars from people traveling from adjacent localities through Jersey Village, thereby increasing the City's sales tax revenue. The continued opportunities for regional retail development have potential positive financial impacts on Jersey Village.

Examples of regional retail uses include:

- Multi-item big box retailers, such as Target, Walmart, Sam's Club.
- Single-item retailers, such as restaurants.
- Recreation, entertainment and fitness uses, such as movie theaters, indoor amusement uses.
- Hardware stores, such as Lowe's and Home Depot.
- Food stores such as H.E.B.
- Clothing retailers, i.e., Kohl's.
- Pet-item retailers, such as PetSmart or Petco.
- Sporting goods retailers, such as Academy.
- Hotels and motels.
- Medical Office Space.

Smaller scale retail uses that serve a regional population and therefore would be appropriate within the U.S. 290 corridor include coffee shops, such as Starbucks, and dine-in restaurants.



Figure 3-7. Regional Retail Corridor along US290 in Jersey Village.



## Mixed Use Description

Mixed Use Areas allow residents and workers the opportunity to utilize multiple land uses in very close proximity. The end goal is a synergy of uses in one area that captures some personal trips that would otherwise require an additional trip in a vehicle. Retail, commercial, residential and even civic uses can be combined on one site to take advantage of each other's characteristics and share infrastructure like key roadway access, site topography, water lines and drainage treatment, and proximity to activity centers. Tangible results can include reduced vehicle trips, and shared or even reduced parking needed if combined uses have separate peak use time periods. Characteristics of mixed use areas include a required mix of land use types, particularly residential and retail, or commercial and retail, or all three. Often they are oriented vertically, with retail or commercial on the first floor and residential or office on the upper floors, but the areas can also have mixed uses on different lots. Zoning ordinances will need to be addressed and modified to allow for more mixed use development in areas of the city that are already established.

## Future Land Use Projections

As depicted on the Future Land Use Map, the largest land use in Jersey Village will continue to be low density residential, comprising approximately 31.85% of the total land use. The future land use plan indicates that 3.3% will be devoted to industrial, retail/commercial will cover 33.2% of the city limits, and 10.1% of the total land use will be devoted to parks and open spaces. The smaller land uses include the public/semi-public, high density residential, office, and detention/retention ponds (refer to Table 3-1, Future Land Use Categories).

In order to ensure that taxes remain low, it will be necessary for Jersey Village to diversify the tax base and capitalize on non-residential tax

generators. As depicted on the Future Land Use Plan map, the City intends to capitalize on the large amount of retail/commercial space that is available to fully maximize the sales tax potential and to not put an undue strain on property taxes of its residents.

Future Land Use	Acres Currently In City Limits	Acres Currently in ETJ	Total
Low Density Residential	736.26	56.81	792.44
High Density Residential	92.71	-	92.71
Parks and Open Space	252.33	-	252.33
Public/Semi-Public Land	179.09	17.05	196.14
Retail/Commercial	256.08	570.11	826.19
Office Land Use	45.74	-	45.74
Industrial	82.21	-	82.11
Mixed Use	43	104	147
Water Detention	41.56	12	53.56

Table 3-1. Future Land Use Categories

Parks and Open Space will comprise approximately 10.1% of Jersey Village's land use. These categories represent developed recreational spaces as well as the golf course, open spaces and floodplain preservation areas/detention ponds. This greenspace acreage will help to maintain Jersey Village's quality of life, as it was a key topic of discussion during public meetings and input. Residents of Jersey Village take pride in their parks and voiced strong support of the system's continued success and preservation into the future. Jersey Meadow Golf Club is a strong community asset that has seen a resurgence of use since 2019. The City has made strategic investments to improve the quality of

Year	Population	Percent
1980	966	-
1990	4,826	399.6%
2000	6,880	42.6%
2010	7,620	10.8%
2012	7,785	2.2%
2015	7,877	1.2%
2016	7,892	0.2%
2017	7,896	0.1%
2018	7,945	0.6%
2019	7,933	-0.2%

Source: U.S. Census and ACS 5 year estimate data

Table 3-2. Jersey Village Historical Growth

establishments that have a regional draw, as well as high-density residential and potential TOD development (see Spotlight: Village Center on page 3-13).

## Growth Rates

As outlined in Table 3-2, Jersey Village Historical Growth Rates, Jersey Village's population and percent change are shown by decade, as well as the compound annual growth rate. The City experienced the largest population growth from 1980 to 1990, experiencing almost 400 percent growth that decade.

play, and that is visible in the reviews of the course as well as the number of rounds played and revenue generated.

Approximately 5.9% of Jersey Village future land use will be Mixed-Use. This is important because businesses along and south of U.S. 290 will function as income generators for the community both through tax base and sales tax revenue. This district will be largely retail and commercial in nature with

## Ultimate Capacity

The ultimate capacity is the estimated build-out population of Jersey Village. It represents the ultimate population that could be accommodated if Jersey Village develops according to the land use patterns portrayed in the Future Land Use Plan Map. The ultimate capacity is important because it helps define what the implications of land use decisions are. Additionally, the ultimate capacity helps in regards to future infrastructure needs—particularly water and wastewater. Jersey Village is an encapsulated community, meaning that it will never be larger than its extraterritorial jurisdiction, thereby making the estimate of build-out more reliable.

The ultimate capacity is based upon a variety of assumptions. The 2018 American Community Survey 5-Year Estimates for Persons Per Household (PPH) was used for assumptions regarding the number of residents per household. Approximately 17 acres of vacant land remains within the low density residential category. Lot sizes within the single-family residential category are on average a half acre, and therefore an average lot size of 0.5 acres was assumed (2 dwelling units per acre). This translates to approximately 34 additional units and an additional 92 residents.

High density Residential will have more units per acre than Low Density

Vacant Residential Land Use	Vacant Acres	Ultimate Capacity within Vacant Areas				Future Projected	
		Dwelling Units Per Acre	Occupancy Rate (1)	PPH (2)	Housing Units	Households	Population
Low Density Residential	17	2	100%	2.63	34	34	89
Village Center			89%	3.29	360	320	1,054
Ultimate Capacity within Vacant Areas					394	354	1,144

(1) Occupancy Rate 2016: ACS 5-Year Estimate, Table ID DP04

(2) Person Per Household 2018: ACS 5-Year Estimate, Table ID S2501

Table 3-3. Ultimate Capacity Within Vacant Areas of Jersey Village, excluding ETJ



## Spotlight: Village Center

Originally planned in 2009 and 2010 as a Transit Oriented Development (TOD) and referred to as Jersey Village Crossing, Village Center is a 45 acre mixed use development that will be a one-of-a-kind place that will transform Jersey Village. Located along Jones Road, south of US 290, this exciting new development includes residential, entertainment, retail, and hospitality.

In 2017 the City began to actively seek out developers to help make this plan a reality. After talking with several development groups, the City Council and City Staff found the right development partner in Collaborate. Collaborate is an architecture, engineering and construction (AEC) multi-discipline and development firm known for partnering and collaborating to create quality of life projects. After extensive planning and negotiations the City entered into a Master Development Agreement with Collaborate for Village Center.

Village Center will be developed as a new economic center welcoming a wide variety of residents, workers and visitors of all ages and diverse cultures. The development will create a live, learn, work and play mix-use that serve as a hub for innovation, business, education and economic engine.

Village Center will include an upscale hotel, up to 250,000 square feet of Class A Office Space, over 100,000 square feet of restaurant and retail space, and a large educational component as well. This development will have a great plaza area along with an outdoor amphitheater to host musical events, performing arts, and more. It will serve as a tourism destination in its own right, and would greatly compliment any major business looking to locate in the Houston area.

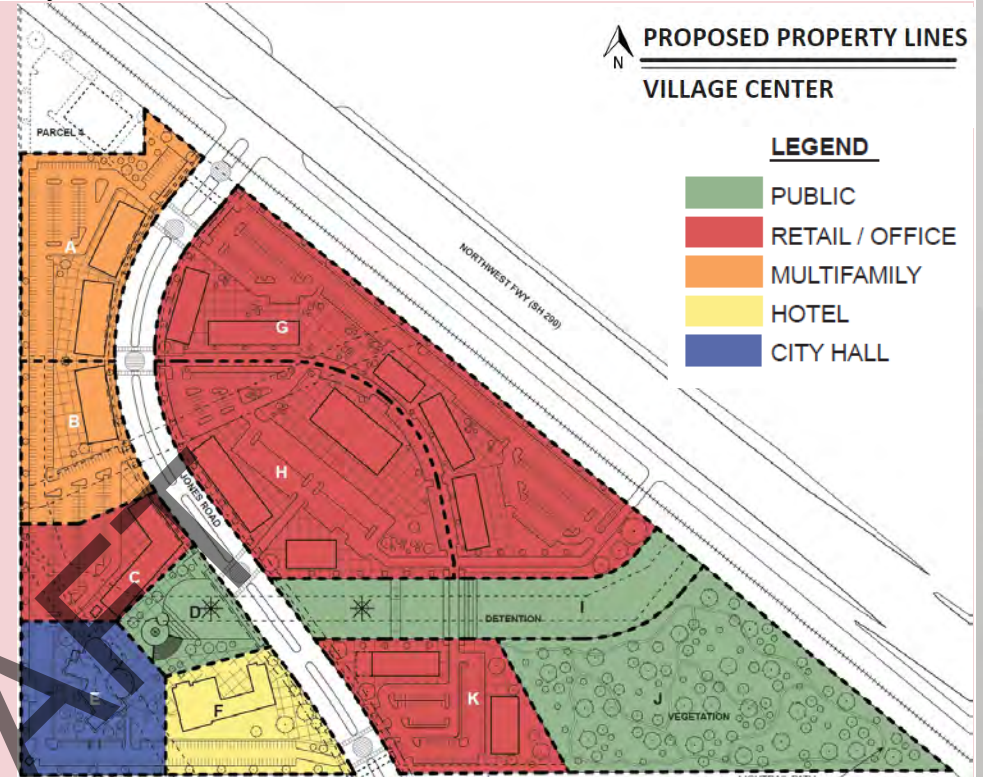


Figure 3-8. Village Center

A new City Hall building is also proposed for the building. The approximately 34,000 sq foot building is designed to be the long term home for city offices as the City grows over the next decades.

The City is actively working to make the area accessible via the bayou system under US 290, to allow for easy access from the residential areas of Jersey Village. The development itself will be pedestrian-friendly and provide great outdoor space.

It is anticipated Village Center will be the catalyst to start the redevelopment and annexation of the ETJ.

Ground breaking for Village Center should begin in 2021.

Residential areas. However because there is no vacant land designated high density there is no projected units or population growth in this classification.

Finally, Village Center will have a residential component, which will be critical to ensuring the vibrancy and synergy of the area. Currently Village Center is estimated to have approximately 360 dwelling units.

Based upon the Future Land Use Plan Map, approximately 1,144 new residents could call Jersey Village home at build-out, based on the current city limits. When combined with the 2018 population estimate of 7,945 people, the ultimate capacity of Jersey Village will be approximately 9,089 residents.

Considering that the City of Houston and its ETJ surround Jersey Village, there are no vacant areas for the City to grow geographically beyond its city limits and ETJ. This means that population increase will only occur by developing the vacant residential areas that are already within the City's limits, plus the few remaining infill parcels within the City limits and ETJ. To guide the City in planning for how many people may ultimately need to be supported, an assessment of Jersey Village's ultimate population is provided in Figure 3-9, Population Projections.

## Population Projections

Population projections are based on historical growth rates and anticipated future development. Figure 3-9, Population Projections shows three different growth rate scenarios projected through 2035.

The 1.0% and 1.5% growth rates are conservative

estimates. The 2.0% growth rate is an average and consistent projection that has been seen historically in Jersey Village and is most likely to occur based on the current Compound Annual Growth Rate determination.

As shown in Table 3-3, Ultimate Capacity within Vacant Areas: Jersey Village, TX, the City is estimated to reach capacity at about 9,080 residents; therefore the projected population will likely be maxed out in 2027.

It is important to keep in mind that population projections are subject to change and can be impacted by a number of factors. The main factor impacting population would be retired residents selling their homes to

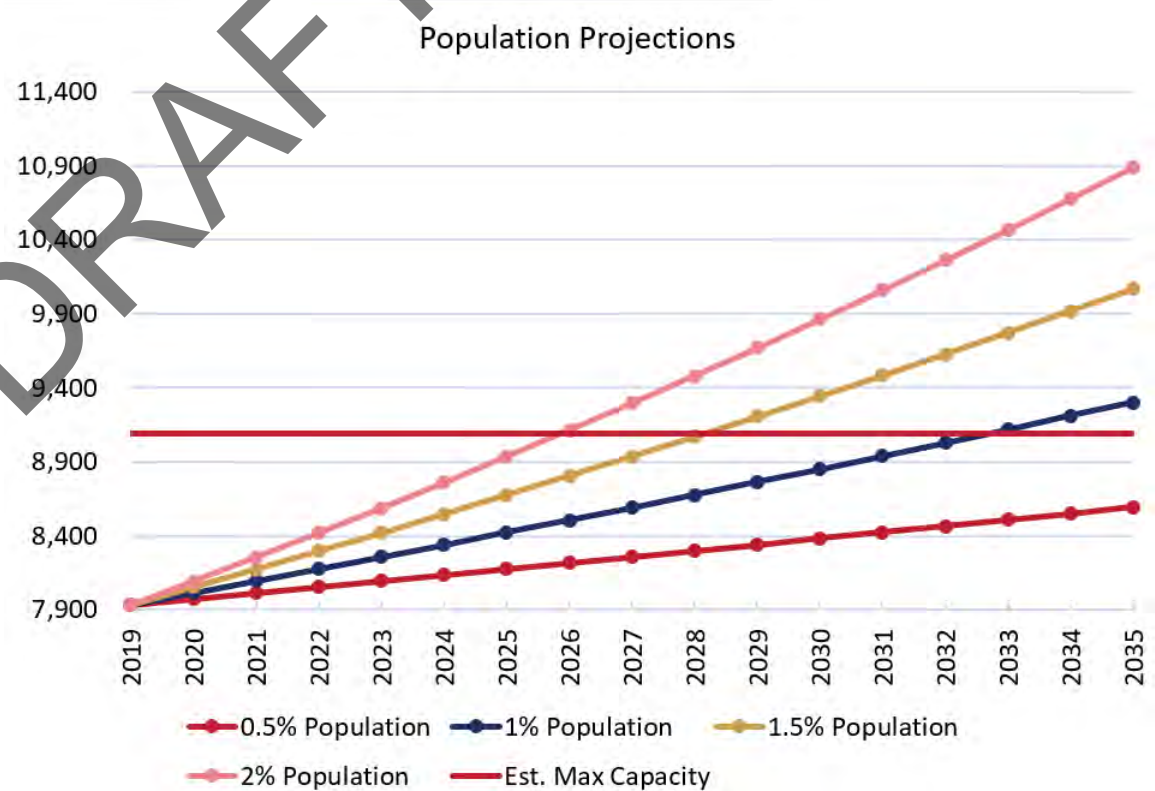


Figure 3-9. Population Projections

younger families with children that move to Jersey Village. Other factors impacting population growth include: local and national economies, the real estate market, and annexation.

## Administration of the Future Land Use Plan

### DEVELOPMENT PROPOSALS & THE FUTURE LAND USE PLAN

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and surrounding area?
- Is the proposed change a better use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Plan.

It is important to recognize that proposals contrary to the Plan could be

an improvement over the uses shown on the Plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Jersey Village then these proposals should be approved, and the Future Land Use Plan should be amended accordingly.

### ZONING AND THE FUTURE LAND USE PLAN

Chapter 211 of the Texas Local Government Code states that zoning regulations must be adopted in accordance with a comprehensive plan. Consequently, a zoning map should reflect the Future Land Use Plan to the fullest extent possible. See Figure 3-6, City of Jersey Village Existing Zoning Map (on the follow page) to view existing districts as they are designated today.

### REACTIVE AND PROACTIVE USE OF ZONING AND THE PLAN

Approval of development proposals that are inconsistent with the Future Land Use Plan may result in inconsistency between the future Land Use Plan and zoning regulations. It is recommended that Jersey Village amend the Future Land Use Plan prior to rezoning land that would result in such inconsistency. In order to expedite the process of amending the Future Land Use Plan to ensure zoning regulations correspond, the related amendment recommendation(s) could be forwarded simultaneously with the rezoning request(s). It is recommended that the City of Jersey Village engage in regular review of the Future Land Use Plan to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption. It should be noted that specific implementation measures related to zoning are addressed within the



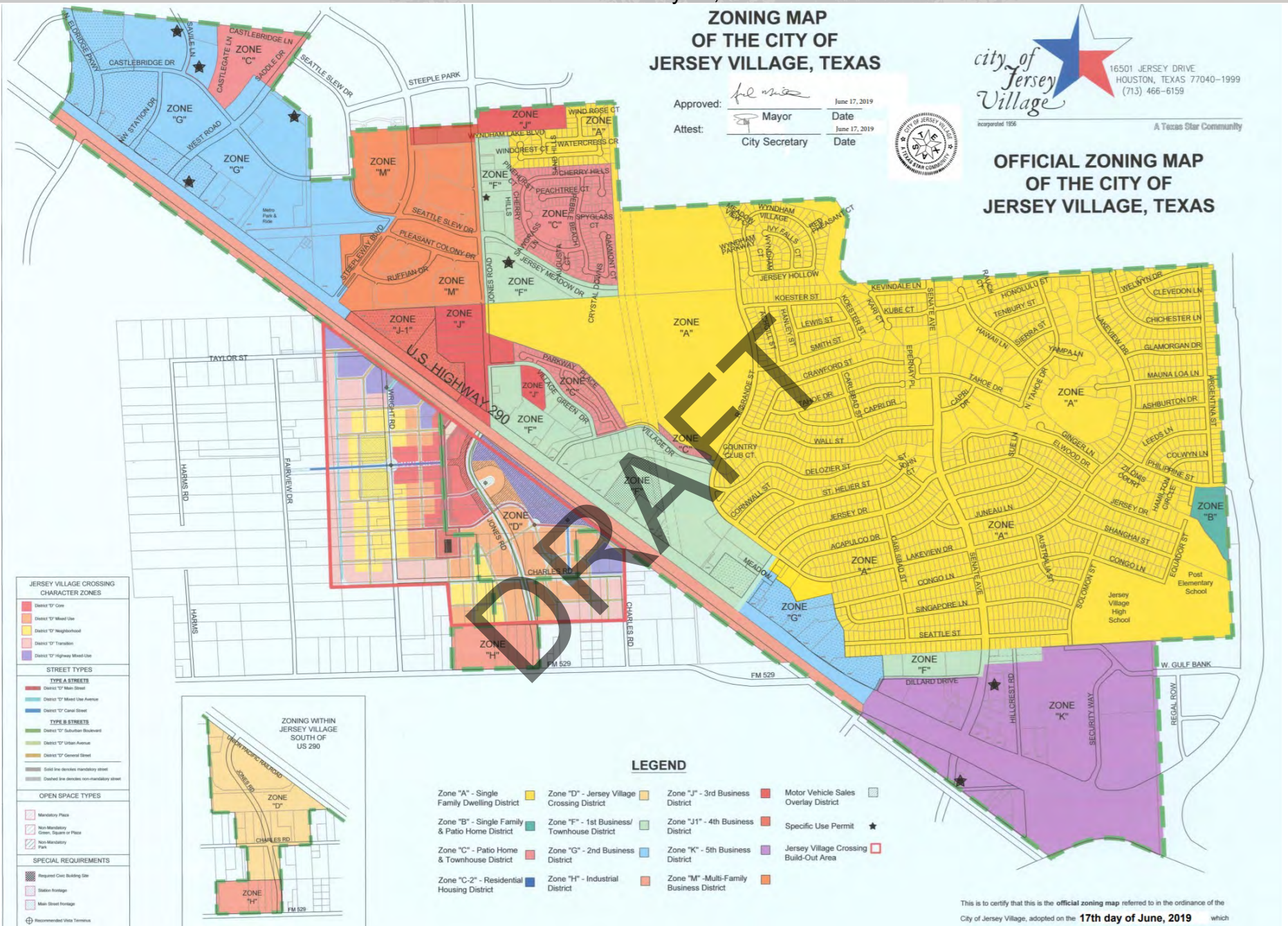
# ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS

Approved: *file niles* June 17, 2019  
Attest: Mayor Date  
City Secretary Date



*city of*  
**Jersey Village**  
16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159  
Incorporated 1956 A Texas Star Community

## OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



Map 3-2. Zoning Map of the City of Jersey Village. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Please see the Jersey Village website for the most up to date Zoning Map.



Implementation Strategies of this Comprehensive Plan.

While the recommended Future Land Use Plan map herein was partially based on existing land use and the City's adopted zoning map, some areas within Jersey Village conflict in terms of the way in which they are recommended to develop based on the Future Land Use Plan map and the way in which they are currently zoned. In certain instances, such inconsistency can be in the City's favor; this would be the case if the zoning map showed an area zoned as Agricultural, while the Future Land Use Plan showed the same area recommended for a nonresidential use. Such a reactive position can enable the City to rezone, thereby allowing the nonresidential use, when the particular proposed use is ideal for the location.

## Conclusion

The recommendations contained herein should guide Jersey Village future land use planning and related policies. It is important to note that the Future Land Use Plan is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The Future Land Use Plan should be used consistently and updated as needed. As coordinated, quality development continues in Jersey Village over time. The official copy of the Future Land Use Plan map is on file at Jersey Village's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale Future Land Use Plan map contained within this Comprehensive Plan document.

## Land Use Recommendations

### GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.

#### STRATEGIES

**Ensure there are provisions for meeting and satisfying the needs of residents and potential residents with a variety of single family homes.**

- Establish and maintain a forecast of housing type needs, and set periodic goals to meet anticipated housing demand.
- Create an inventory of current housing assets and programs. Gaining a better understanding of the assets and programs currently available to Jersey Village will help meet any future housing challenges.
- Assign a City staff person to oversee housing-related activities and concerns.
- Improve supply of housing options by identifying impediments for the creation of a greater range of housing types.
- Promote residential projects that assist young, first-time homebuyers and mature, retired residents to stay in Jersey Village when their housing needs change.
- Update ordinances to make them suitable for senior housing.

**Ensure that single-family residential neighborhoods are protected from intensive areas of development by using screening and buffering techniques.**

- Provide for adequate transitions between land uses using buffering and screening and other site design techniques to promote compatibility between uses.

## **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

### **STRATEGIES**

**Identify the business types most likely to be successful given the surrounding demographic profile.**

- Compile all relevant demographic data regarding the economy of the City and update at least annually.

**Ease the processes encountered by business expansions and relocations.**

- Review existing codes to ensure they are supportive of the desired office, retail, service, and entertainment uses.

## **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

### **STRATEGIES**

**Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not

located within walking distance of other developments.

- Provide proper drainage as the city redevelops and changes.
- Ensure new development does not create drainage problems adversely affecting other properties.
- Ensure that all storm drainage facilities are maintained in good working condition.
- Continue to coordinate with the flood control district to ensure potential flood risks are minimized and for the continuation and completion of flood reduction projects that benefit the City.
- Correct any existing drainage problems as resources permit.
- Provide utility extensions, improvements, and upgrades only in a manner consistent with the city's desired growth strategies. Utility extensions and improvements should not be available except to areas where development is consistent with the city's plans for growth.
- Ensure all new development is served by city utilities or by utilities with equivalent levels of service. This will ensure a fire service rating equivalent to the city's rating.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Review existing development codes for compatibility with desired uses (higher quality restaurants, services, and entertainment).
- Investigate code options to amortize existing billboards and private negotiations to consolidate/update remaining billboards.

### **Invest in infrastructure that supports the revitalization of the Highway 290 corridor.**

- Ensure that water and sewer infrastructure has adequate capacity to serve the desired intensity of redevelopment.

## **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

### **STRATEGIES**

#### **Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow, as well as control future commercial development signs.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

#### **Analyze annexation options for the ETJ property.**

- Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).
- Investigate any potential ETJ exchange opportunities with the City of Houston that may be mutually beneficial.

#### **Promote the highest and best use for vacant or underutilized properties.**

- Continue to encourage residential infill, especially as existing housing stock ages.

#### **Revitalize areas of opportunities to attract new investment and activity.**

- Locate uses adjacent to each other that are compatible and complimentary, such as residential and some nonresidential

development. Offices and small (neighborhood) retail establishment should be adjacent to residential uses.

- Encourage neighborhood retail nodes to develop at key intersections in order to serve the needs of adjacent neighborhood areas within an approximate one-mile radius.
- Encourage auto-oriented land uses such as drive-through conveniences to locate on major corridors with highway access (Highway 290), but discourage them in more residential and traditional neighborhoods.
- Consider and evaluate each proposed medium and high density development on its own merit, but also by using the criteria outlined within the Future Land Use Plan.
- The City should develop a Highway 290 corridor plan and updated market assessment to determine specific steps for revitalization of the corridor.
- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

#### **Encourage development and investment in Village Center, and surrounding areas.**

- Consider mixed use development combining residential and nonresidential uses, based principally on: 1) how the various types of land uses relate to one another within the development, and 2) how the overall development relates to the existing land uses surrounding it.
- Encourage site design that promotes walking and biking.
- Allow medium density uses to be permitted in any area designated for high density use.

#### **Update city ordinances to encourage appropriate development.**

- Adopt the future land use map to guide zoning and other development decisions.

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# Transportation and Circulation Plan 4

## Introduction

The transportation component of the Comprehensive Plan identifies future transportation needs for the City of Jersey Village, the basis for them, and describes goals and policies to direct related decisions. The transportation component of a community is often a high-profile element of a plan, since it is experienced by residents daily as they make choices of how to connect with where they live, work, play, and learn. This plan provides a framework for a more balanced transportation system to offer choices in how people travel, and includes assessment of traffic volumes and crash statistics, corridor design, and a recommendation for a thoroughfare plan with functional classifications and multimodal components. This transportation plan serves as a blueprint for transportation investment decisions. Key principles were recognized in the preparation of the Comprehensive Plan recommendations and include:

- Ensuring that transportation, public services, and utilities are maintained;
- Enhancing transportation, public services, and utilities to meet the community's present and future needs, and;
- Increasing community connectivity.

## REGIONAL CONTEXT

As noted in Chapter 1, Jersey Village is in the Houston-Sugarland-Baytown metro area, in the west-center of Harris County. From a transportation perspective, the regional context includes the Houston-Galveston Area Council of Governments (H-GAC). Regional planning by H-GAC in the 2040 Regional Transportation Plan: Bridging Communities identifies priority transportation investments over the eight central counties of the region to support the anticipated growth in households and jobs. These initiatives are aimed at addressing growth over the next 25 years. Currently, over \$75 billion in investments are recommended in the plan. Within Jersey Village, recommendations from the 2040 Plan include improvements to U.S. 290 which was completed in 2019, as well as the potential for future additional lanes in the 2034 timeframe. Additional projects include commuter bus service expansion, managed lanes on Beltway 8, and the potential for a privately operated highspeed rail.

- This Comprehensive Plan, and future updates to it, should monitor regional growth implications to pro-actively address mobility and accessibility issues to and from Jersey Village.
- Future updates should reflect and support the opportunity for a station located in Jersey Village to serve as a destination for mass transit, on demand transit, and automated and connected vehicle transit developments along the U.S. 290 Corridor, with a supporting walkable street grid surrounding the proposed station location.

## LOCAL MOBILITY

Jersey Village generally has good mobility options, alternate route choices and the roadway network is largely built-out. U.S. 290 and Beltway 8 serve as the main axis for regional travel for Jersey Village, though they do not provide mobility within the City, which is instead served by freeway frontage roads and arterial roads. The thoroughfares also serve a significant portion of through-traffic from Harris County and Houston, and some effort has been made in the past to limit some planned through- street connections, such as Senate, from being completed. Some of these connections have been limited to prevent

### 2040 Freeway, Tollway, HOV/HOT System

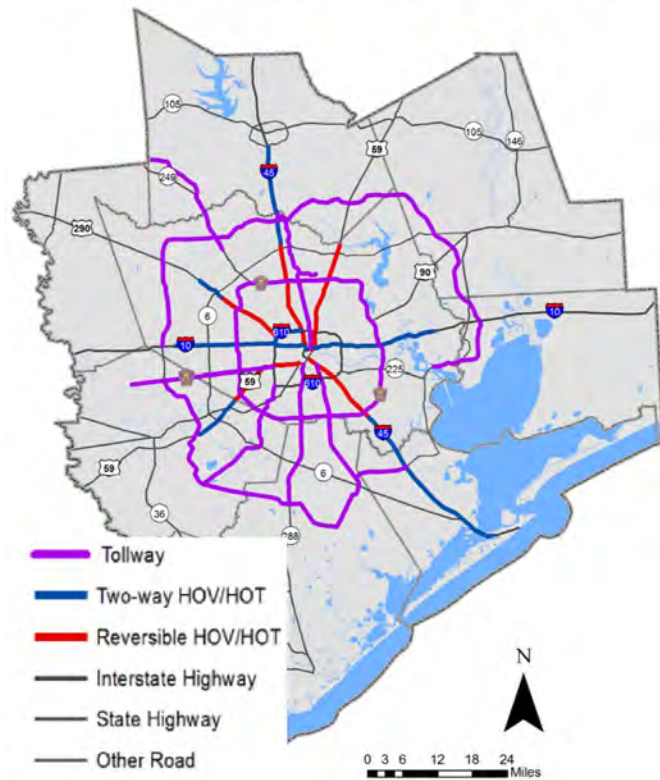


Figure 4-1. 2040 Freeway, Tollway, HOV/HOT System

an ordinance allowing golf carts to be utilized on city streets. The adoption of golf carts has seen a steady increase and provides residents another option for transportation.

The ETJ area west of Jones Road is primarily industrial, with large, long blocks with no through connection. Local connections and alternatives remain, though, and some small connections for local trip movement and to connect neighborhoods are proposed in this plan, as well as an increased fine-grid of streets south of U.S. 290 that will support mixed use development there, which also makes it a key location for any potential future mass transit station that may be planned.

some through travel from areas to the north and east occurring in neighborhoods.

Throughout the residential area the City has taken steps to encourage slower speeds on residential streets and open up alternative modes of transportation.

In 2020 the City Council passed

## Potential Issue Areas

### EXCESSIVE DRIVEWAYS ON MAJOR CORRIDORS

Development over time has created a situation of an excessive number of access points along major corridors. While properties have access rights to public corridors, the excessive number of driveways can reduce the carrying capacity of key corridors. As redevelopment occurs, sharing drives using cross-access easements would reduce the number of curb cuts thereby enhancing the carrying capacity of the corridor.

### EXTENDING COLLECTOR NETWORK CONNECTIONS

As Jersey Village begins to experience infill redevelopment in its ETJ, the existing grid network of long, narrow blocks north of FM 529 will provide the basis for continued industrial use, but also the base network for potential redevelopment. As it does, a connected network of collector class routes should be considered in order to reduce travel time along key corridors, allow for increases in vehicle use, and allow for safe passage of pedestrians and bikes in addition to cars and trucks. A

supporting connected collector network would reduce corridor impedances on the arterial network, but also serve to provide for neighborhood connectivity as well as allow corridors for bike/pedestrian opportunities. Thoroughfare network expansion to the east would also serve to facilitate access/circulation to growth occurring in the eastern ETJ sector.

## TRAFFIC VOLUMES

According to U.S. Census data, approximately 93-percent of all Jersey Village work trips are automobile-based. The percentage of total home-based work trips in single-occupant vehicles has stayed relatively stable, with some ebbs and flows over the years. In 2000 it was 89% but dropped to 84% in 2013. However, the 2018 estimate was back up to 89%. The overall rates have stayed constant over time, though the numbers of workers reporting that they worked at home has increased from 1.8-percent in 2000 to 3.6-percent in 2013. For those not working at home, the commute time varies based on the length of trip, destination, and chosen route. The performance of the local roadways (and resulting congestion) can be linked to many components – including the number of lanes, speed limit, daily traffic volumes, local

peaking characteristics, adjacent land uses, traffic signal parameters, driver types, signage, pavement conditions, road design elements, and access control. In this section, traffic volumes are reported to track average conditions at the time of the plan.

As part of the Comprehensive Plan Survey residents were asked about their commute times, before COVID. The majority of respondents who commute said their commute time to work was 11-15 minutes. This is lower than previous census estimates of 29 minutes. One main reason for this change is the completion of U.S. 290 which was not completed during the last survey done by the Census Bureau. Approximately 8% of respondents said they work from home, and over 28% said they do not commute, meaning they are retired or are not otherwise employed.

Since COVID many residents have been working from home. It remains to be seen how the Work From Home arrangements of 2020 will continue through the years to come, but it could drastically impact future transportation needs.

Average annual daily traffic (AADT) volumes were gathered from TxDOT, and other published studies. The most heavily traveled route in Jersey Village is U.S. 290, which carries upwards of 211,000 vehicles on an

Key TXDOT Roadway	2017 AADT	2018 AADT	2019 AADT	Growth 17-19*	Future Annual Growth	2035 Potential ADT
US 290	210,908	210,268	211,139	0.11%	2%	278,703
Beltway 8	Not Available	144,827	145,959	0.78%	2%	192,666
FM 529	32,705	29,515	33,478	2.31%	2%	44,191

AADT = Average Annual Daily Traffic

\* Growth rate is 2018 to 2019 for Beltway 8

Table 4-1. Potential AADT at Key TXDOT Roadways



average day just north of Beltway 8. Beltway 8, in turn, carries nearly 146,000 vehicles daily. In terms of arterial routes, Jones Road, West Road, and FM 529 have the highest AADT's with segments averaging over 20,000 vehicles per day. Another busy route segment includes Senate Avenue to the north and south of U.S. 290, which serves as the main access for the western residential heart of Jersey Village, with approximately 11,700 vehicles counted in 2016, the most recently available saturation counts available. Should traffic conditions warrant additional study for potential mitigation, a Level of Service analysis of the roadway network could be conducted for an individual corridor, or the local network in conjunction with H-GAC or independently by the City of Jersey Village. Such a study could recommend further actions for mitigation, including access management, intersection improvements, and operational changes (see Table 4-1, Potential Daily ADT at Key TxDOT Roadways).

- The Comprehensive Plan recommends ensuring that roadways have adequate capacity and connectivity to serve desired levels of redevelopment.

## CRASH ANALYSIS

Vehicle crashes are a source of considerable personal anguish, disruption, loss of personal property, and time, and can result in personal injury and in the worse cases, death. Analysis of crashes recorded over the prior three-year period of available data was conducted to determine if patterns were prominent and rates were compared to cities of similar size.

The analysis showed that, generally, Jersey Village has a higher number of crashes resulting in severe outcomes per year compared to communities of similar size in Texas. However, once controlled for the

number of crashes that occur on freeway or frontage roads, the number falls to average rates similar to those for other communities of similar population size.

For the three-year period, an average of 765 crashes per year were reported, but no crashes resulted in fatalities. Despite increases in vehicle safety technology such as airbags and crumple zones, higher speeds and speed differential between vehicles involved led to increasing severity of crash outcomes. The policy implications for the City of Jersey Village are that speed differentials between crash vehicles increase crash severity, and lower speeds are more appropriate for residential areas, with enforcement and education of speed risks an ongoing concern. However, it should also be noted that the majority of crashes occurred on roads that the city does not have authority to set the speed limits for.

## Transportation Planning

### EXISTING CORRIDOR DESIGN

The City of Jersey Village has existing roadway design components that support the intended function for each of the roadway classifications outlined in this plan according to its place in the classification hierarchy. The standards include pavement widths that correspond to number of travel lanes and posted speeds of the roadway, and lane widths to allow for higher travel speeds. Standard lane widths are also regularly 11'-12' wide, with some collector streets and streets in residential sections being wider to allow for on-street parking. Increasingly, recent standards of practice by AASHTO, NACTO and others allow and encourage narrower lane widths for street applications, which preserves mobility and traffic volumes, but also help to promote lower speeds



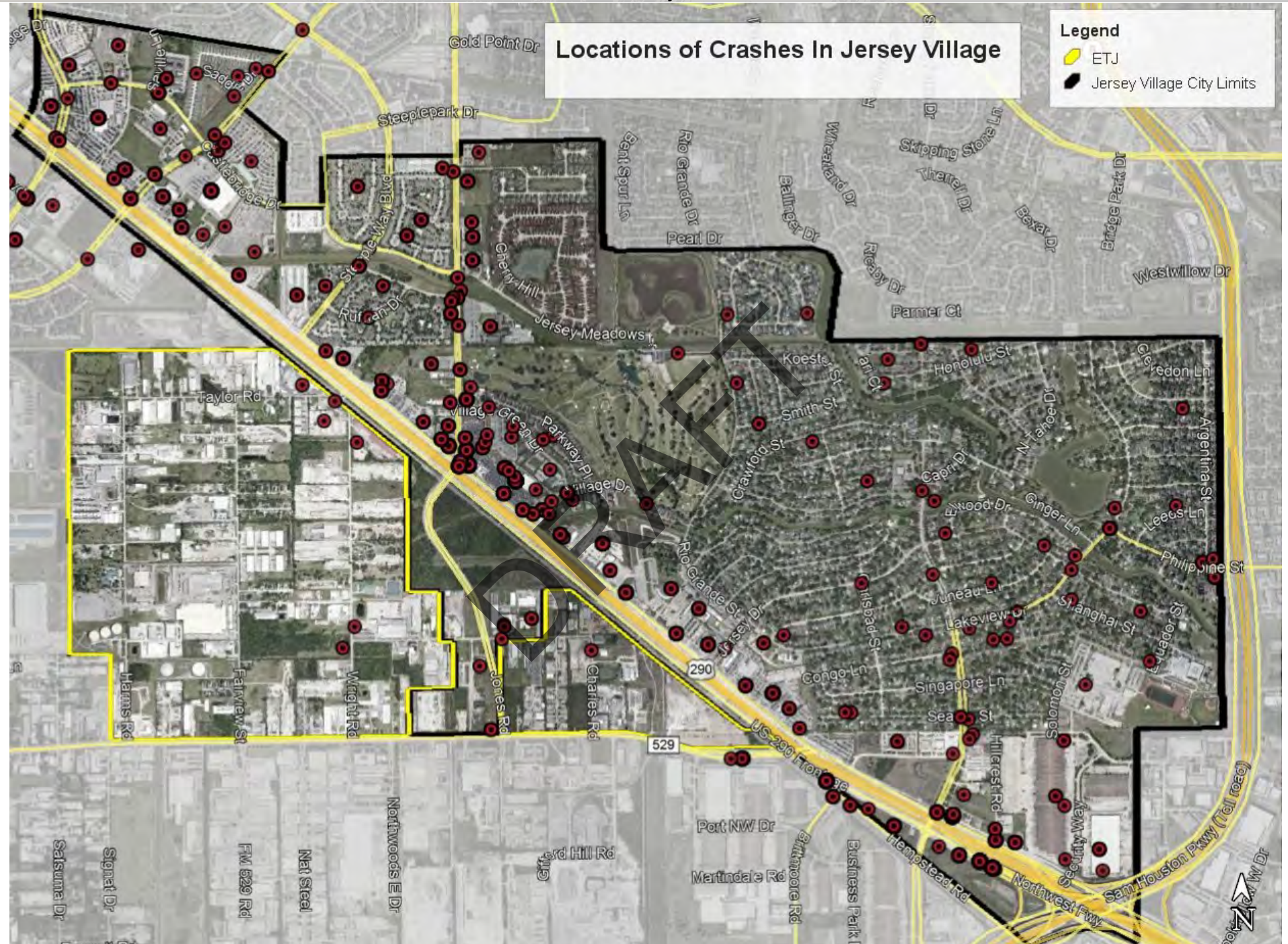


Figure 4-2. Locations of Crashes in Jersey Village



which in turn translate to reduced severity of crashes, reduced crossing times for pedestrians, shorter cross-traffic signal timing, less stormwater runoff, and less pavement to construct and maintain.

Jersey Village appears to have intended more major thoroughfare connections, such as Senate Avenue, to allow for a finer grid of major roadways as developments and communities developed in the western section of the city and to the north. In lieu of some of the connections being constructed, a larger spacing between arterials has developed, approximately 2 miles between Jones Road and Beltway 8, meaning that local trips as well as through-trips must use a route that includes one of the major thoroughfares, extending local trips in distance and time as well as adding to traffic volumes on the thoroughfare. Similarly, although sidewalks are abundant in Jersey Village, in the few areas that are without sidewalks, pedestrian and bike trips must also divert to the main roadways.

## NETWORK DESIGN, SPACING AND SPEED

Jersey Village has a traditional suburban network of connected streets for most of its current geographic area, which channels vehicular trips to the regional freeway network. Local trips internal to the city are limited to collector roadways and winding through residential neighborhoods, discouraging through travel. Connectivity is generally good for thoroughfares, such as FM 529 and Jones Road. Thoroughfare spacing ranges from approximately a quarter mile in the western portion the city, to two miles between Jones road and Beltway 8, with collector roadways radiating out of the eastern portion of the city connecting residents there to the arterials at the edge. The roadway network also allows for a connected but discontinuous path parallel to U.S. 290 and the westbound frontage road, allowing for filtering of vehicles and

access to commercial services.

In general, for higher levels of the functional classification system, mobility is intended to be emphasized over providing local access to adjacent land uses. Higher levels of the functional classification system also maintain more continuity over distance. Relatively higher travel speeds and flow of traffic are emphasized on these arterial routes, though conflicts exist that can reduce travel speed and lead to an increased probability of stops that can increase the chance for crashes. These impediments include the number and spacing of traffic signals, number of access points such as driveways and cross streets, non-linked signal timing, a lack of turn lanes or median presence, and poor roadway geometrics. This can be observed as higher speeds on roadways or extended-flow signal timing at intersections.. Signalized intersections are shown in Figure 4-3.

- The Comprehensive Plan recommends promoting redevelopment and land use patterns in line with the “15 Minute City” movement. This would lead to a reduction of the number and length of auto trips, as well as supporting walking and bicycling. It would also encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers for redevelopment, such as reduced parking requirements.

## COMPLETE STREETS

One of the planning concepts Jersey Village may consider incorporating in roadway design is a complete streets initiative. The focus of a complete streets initiative is to consider all modes during the planning, design, construction, operation and maintenance of the city’s street network. Effective complete streets policies help communities routinely create safe and inviting road networks for everyone, including bicyclists,





Figure 4-3. Signalized Intersections



drivers, transit operators and users, and pedestrians of all ages and abilities. Instituting a complete streets policy ensures that transportation planners and engineers consistently design and operate the entire roadway with all users in mind. For the Complete Streets policy to be effective, a program of supporting policies and procedures need to be put in place in all City departments which could include a program of land use planning guidelines, a series of project development checklists, established responsibilities for addressing modal issues, and more specific design and operating standards for

implementation and maintenance. An illustrative of how this policy would apply to a Minor Residential Collector is shown in Figure 4-4. This method could be implemented in the numerous upcoming street rehabilitation projects that are a part of the 10-year Capital Improvement Plan.

To continue implementation of sidewalks in construction, the city requires all new development and significant redevelopment to provide sidewalks on both sides of collectors and thoroughfares within the developed area of the city. Where developments are not within walking

distance of other significant developments, or places where development is anticipated shortly, the city should consider a sidewalk bank to be established for payments in lieu of construction.

## ACCESS AND CORRIDOR MANAGEMENT

Access management refers to the practice of coordinating access connection points to a roadway by considering specific design criteria for the location, spacing, design and operation of driveways, median openings and

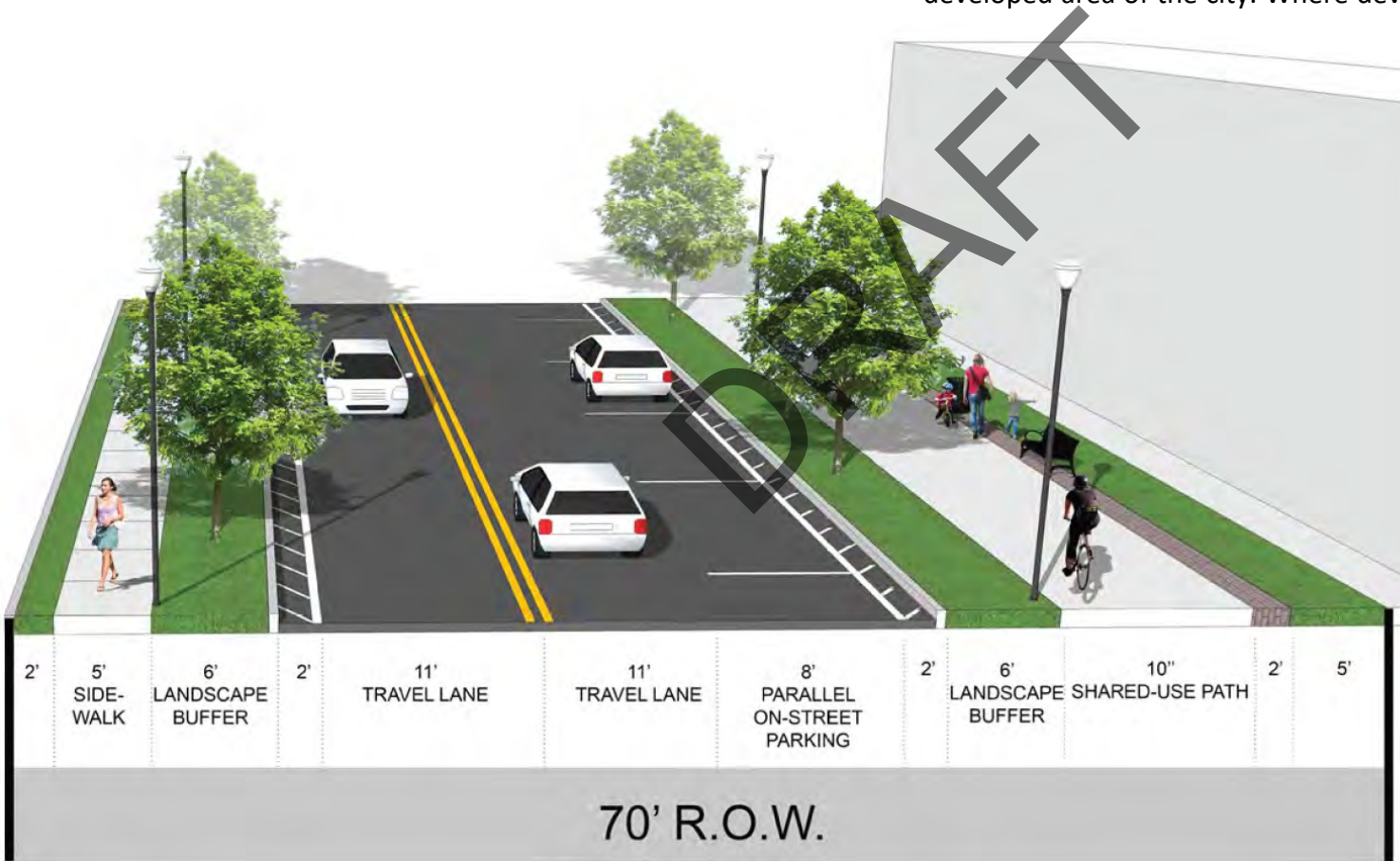


Figure 4-4. Example of Complete Street Layout.



intersections. In general, the goal is to have access to a specific facility decreased in order to maintain the roadway efficiency and enhance traffic safety.

As access points are reduced, the mobility and capacity of a roadway are increased through the operational and geometric improvements.

Access management provides a significant benefit to the mobility and function of the roadway and reduce the potential for accidents by minimizing speed differentials between vehicles and turning movements. Research has shown that accident rates increase consistently with an increase in the number of roadway access points, while accident rates decrease with the construction of raised medians and controlled signalized cross access.

The city should consider Access Management control standards for application on frontage roads and major thoroughfares such as Jones Road and FM 529. As part of such a policy the following components may be included:

- The use of shared driveways should be considered as a standard when any more than

one driveway is requested;

- Cross access between adjacent properties should be a stated standard for development, with justification required for not providing cross access.

- Shared parking provisions for reduction in parking requirements should be established as a benefit to providing cross access between parcels and shared driveways.

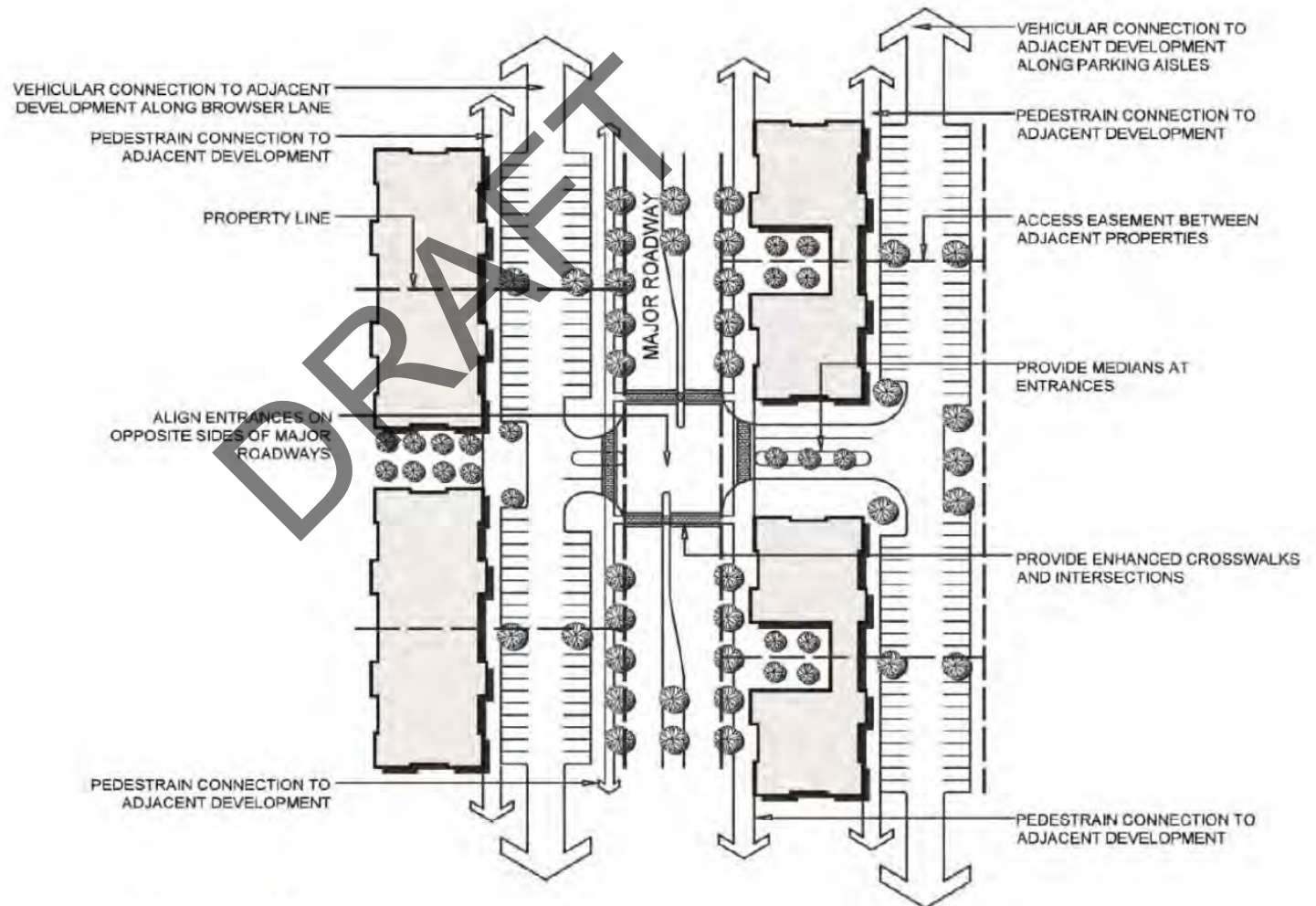


Figure 4-5. Access Management

## Thoroughfare Plan

### FUNCTIONAL CLASSIFICATION

The Jersey Village street network is categorized by functional classifications according to roadway function (refer to Figure 4.6, Thoroughfare Map with Classifications). Functional classification is the hierarchy by which routes are arranged into groups according to the nature of intended service (mobility and access). Higher functional classifications limit access but provide enhanced mobility (long distance, high speed trips). Lower functional classifications provide limited mobility but ample access to adjacent land uses. The City of Houston includes functional classifications for roadways which include the following:

#### Freeways and Tollways

Freeways are grade-separated with the highest level of mobility and full control of access via interchange ramps. Jersey Village is served by U.S. 290, an important corridor of regional significance connecting to the Houston central business district, as well as Brenham and Austin and points west. Beltway 8 is a major ring road of the Houston metro area, and provides access to George Bush Intercontinental Airport, as well as points north east and west via I-10, I-45, and I-69.

#### Thoroughfares

These routes serve major traffic movements within urbanized areas, connecting Central Business Districts (CBDs) and major route nodes, outlying residential areas, significant intercity communities, and major suburban centers.

Principal Thoroughfares typically offer higher travel speeds, but these routes may have a limited number of traffic signals and driveways.

Within the Jersey Village plan area, FM 529 is the only road considered a principal thoroughfare.

Thoroughfares can also typically feature medium to higher travel speeds, but these routes may have more frequent traffic signals, at-grade intersections, and driveways to access adjacent land uses. They typically can fill out a transportation network grid at approximately one-mile spacing intervals and can serve local and longer distance trips. Within Jersey Village, the following examples are routes classified as Thoroughfares:

- Jones Road
- West Road
- North Eldridge Parkway
- Senate Avenue

#### Collector

The collector street system features facilities that collect traffic from local streets in neighborhoods and channel traffic to the thoroughfare system. These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances.

Major Collectors place more emphasis on land access and typically have closer spacing for crossing streets, driveways, and traffic signals. These routes typically serve trips of moderate length at a lower through-travel speed than thoroughfares. Existing major collectors in Jersey Village include:

- Castlebridge Drive
- Steeple Way Boulevard
- Jersey Drive (from U.S. 290 to Lakeview Drive)
- Senate Avenue (from U.S. 290 to Lakeview Drive)



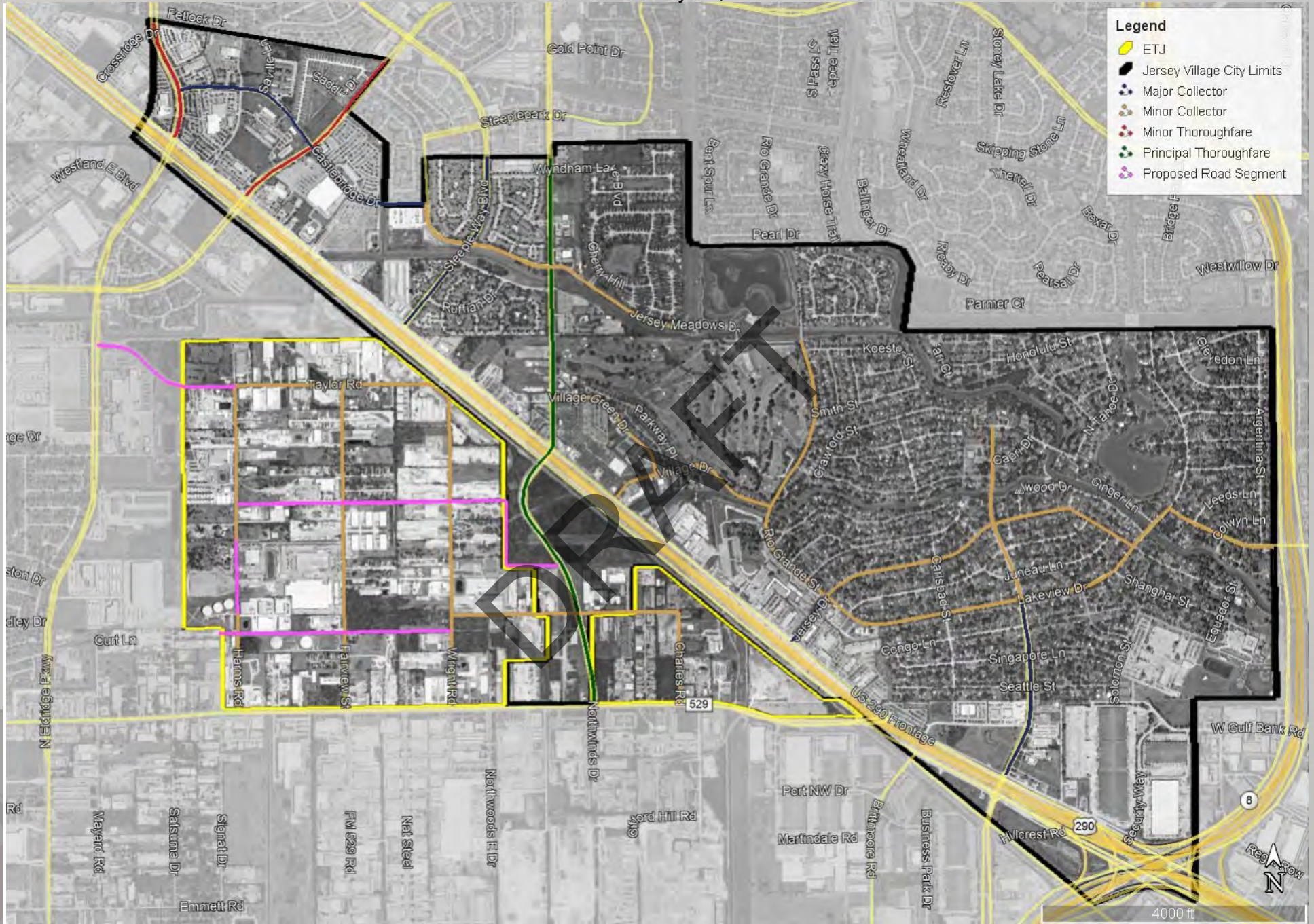


Figure 4-6. Thoroughfare Plan Map with Roadway Classifications



### Minor Collectors: Minor Residential Collector and Minor Industrial Collector

These routes typically provide access to private property, offer lower travel speeds, and serve trips of shorter distances. Examples include Rio Grande Street, Jersey Meadows Drive, Taylor Road and Wright Road. Spacing and location is intended to facilitate access to the network system from neighborhoods and commercial areas as well as encourage transportation modes like biking and walking as an alternative for short distance trips.

### Local Streets

The local street system offers the least mobility and the highest land access service; local access for all parcels. These streets include all facilities not classified under a higher system.

## Thoroughfare Design Standards

Thoroughfare classification reflects the intended function of specific roadways that serve as part of the street and highway network. The cross section of a roadway is related to traffic volume, design capacity, and Level of Service. Standards for Freeways and Tollways are the responsibility of TxDOT or other agencies, and therefore not presented. In developed areas, varying design standards may be implemented to accommodate existing conditions.

The general roadway cross-sections used throughout the city have not changed since being identified as part of 2016 Comprehensive Plan effort. To determine the exact dimensional requirements of each intersection, a traffic analysis should be conducted at the time of facility implementation. At a minimum, each general roadway cross-section can

accommodate a separate left-turn lane. The right-of-way for the minor residential collector roadway illustrative is also designed to allow for left-turn lanes at the intersection with major arterial facilities, in lieu of on street parking near the intersection.

## SIDEWALK SYSTEM AND BICYCLE ACCOMMODATIONS

Sidewalks are a vital element of the transportation system, providing access and service to activity centers, transit, homes, businesses, schools, libraries, and parks. Jersey Village provides sidewalks on most of its collector and thoroughfare network, though the collectors in the ETJ, originally constructed with industry and automobile access in mind, have sporadic and limited sidewalk connectivity. A complete streets approach includes accommodating pedestrians and cyclists safely and comfortably, with adequate space and separation from travel lanes.

In the example of the northeastern boundary of the City, there are no pedestrian and bicycle accommodations on the frontage road of Beltway 8, making a pedestrian or bicycle traverse not possible. Additional outreach should be conducted to determine where and how additional pedestrian and bike connections should be made, including taking advantage of existing right-of-way for unbuilt roadways and bayou service easements, with grants being a potential source to provide funding for planning and construction.

- In order to provide greater pedestrian connections within the neighborhood, the Comprehensive Plan recommends developing neighborhood pedestrian connections through a trail system, including securing land needed for additional paths and utilizing existing bayous and conveyance channels to help expand the trail network.
- Ensure pedestrian mobility by repairing existing sidewalks and extending missing segments.



- Encourage site design that promotes walking and biking access and egress.
- The Comprehensive Plan recommends conducting a corridor pedestrian mobility study to identify specific corridor deficiencies and potential solutions for improvement prioritization.

## TRANSIT CONSIDERATIONS

Local fixed route transit service is provided by the Metropolitan Transit Authority of Harris County, or Metro. Metro's service area consists of 1,660 miles and approximately 84,000,000 passenger trips served in 2019. In Jersey Village, the service consists of two fixed route commuter lines that serve downtown Houston from the Northwest Station Park and Ride located at West Road and Castlebridge Drive, with a direct express ramp to the U.S. 290 HOV lane. Metro has considerable success with its commuter service, and approximately 10% of the passenger trips served are via commuter busses.

## REGIONAL HIGH CAPACITY TRANSIT

The H-GAC 2045 transportation plan includes High Capacity Transit (HCT) which could be considered regionally significant. The HCT could be a combination of light rail, commuter rail, bus rapid transit, and barrier separated HOV lanes. The City should continue to proactively plan with H-GAC and/or other interested agencies to further advance the idea for an HCT connection to the city. The City should also promote active dialogue for long-term investment within or adjacent to the existing rail corridor.

With the optimal location of the Jones Road Station, adjoining road and planned non-motorized connectivity, and proximity to the Metro Northwest Park and Ride, this potential site could serve a dual purpose as an intermodal hub serving. This hub would also be used to connect

potential transit service throughout the community and points beyond. Village Center should be planned with the potential to accommodate this type of site.

The Comprehensive Plan recommends exploring TxDOT and H-GAC funding opportunities for multi-modal transportation alternatives.

## Transportation and Circulation Recommendations

The following action items address issues related to transportation and circulation discovered through the planning process.

### GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

#### STRATEGIES

**Improve the corridor character throughout the community.**

- Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

**Complete Phase 2 of the Gateway and Entry Monuments.**

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

**Increase community connectivity.**

- Explore TxDOT funding opportunities for multi-modal transportation

alternatives.

- Ensure pedestrian mobility by repairing existing sidewalks or extending missing sections.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

##### **Provide pedestrian connections within the neighborhoods.**

- Develop neighborhood pedestrian connections through a trail system.
- Acquire/secure land needed for initial paths of trail system.
- Utilize existing bayous and conveyance channels to help expand the trail system.

### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

#### **STRATEGIES**

##### **Create policy for funding and implementation of sidewalks and connectivity with new development.**

- Create a Thoroughfare Plan to be used as a mechanism for securing H-GAC funding for streets within existing and developed areas of the city.
- Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.
- Require all new development to provide sidewalks on both sides of all collector and minor arterial roadways and key principal arterials

within the developed/developing area of the city. Establish a sidewalk bank for payment in lieu of sidewalks for developments not located within walking distance of other developments.

- Increase access to non-motorized transportation options to promote healthy living.
- Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority. Solicit available funding for these types of pedestrian mobility accommodations.
- Enhance the safety of pedestrian crossing of major thoroughfares and other high traffic volume streets by providing accessible pedestrian signals at no less than one-quarter mile spacing within the developed areas of the city.
- Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

##### **Improve and maintain older existing street networks.**

- Through the development process, secure additional right-of-way at critical intersections to enable the implementation of channelized turn movements, as well as adequate pedestrian landings and ramps at the corners.
- Identify and define minimum design and construction standards to be met by 2025.
- Maintain implementation priorities for all street improvements through a capital improvement planning process.
- Identify funding alternatives and resources available for roadway maintenance implementation.
- Develop a policy and programs for City consideration of public/private partnerships and donations to fund transportation infrastructure, amenities and aesthetics.
- Extend West Gulf Bank Road to Hillcrest Road.
- Realign Village Drive, moving existing road south, connecting to Rio

Grande Street.

- Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

## **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

### **STRATEGIES**

Invest in infrastructure that supports the revitalization of the Highway 290 corridor.

- Ensure that roadways have adequate capacity and connectivity to serve the desired intensity of redevelopment.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

### **STRATEGIES**

Encourage development and investment in the Village Center area, and surrounding ETJ.

- Encourage site design that promotes walking and biking.

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# Economic Development

5

## Background and Existing Conditions

The non-residential development history of Jersey Village is largely one of “retail following rooftops” along a freeway system increasingly extending outward from Downtown Houston. Over the last three decades Jersey Village has endured significant impact to its commercial areas and enterprises as US 290 has been widened, elevated, and upgraded from highway to freeway status with changing ramp locations and access conditions. During this time, the City’s strong residential base and appeal remained constant. Prior to 2017 the City’s modest approach to economic development had been to react to developer proposals, involving a few requests for tax abatements and sales tax rebates.

Since 2017 the City has taken a more aggressive approach to economic development. The City has entered into three Chapter 380 agreements in that time which have added to the job base and sales tax growth of the City. The City has created guidelines for property tax abatements and Chapter 380 grants. These items are actively promoted as part of the outreach efforts the city undertakes to find new businesses and developers.

The City’s tax structure includes both ad valorem taxes and sales tax. The ad valorem tax rate from 2006 through 2020 was \$0.7425/\$100 of value. In Fiscal Year 2021 the ad valorem tax rate decreased to

\$0.723466/\$100 of value. This stable tax rate through the recessionary period beginning in 2008 reflects the stability and discipline of council leadership and city management’s budgetary practices. Additionally the City collects \$0.015 of sales tax for its general fund and \$0.005 of sales tax for its Crime Control and Prevention District.

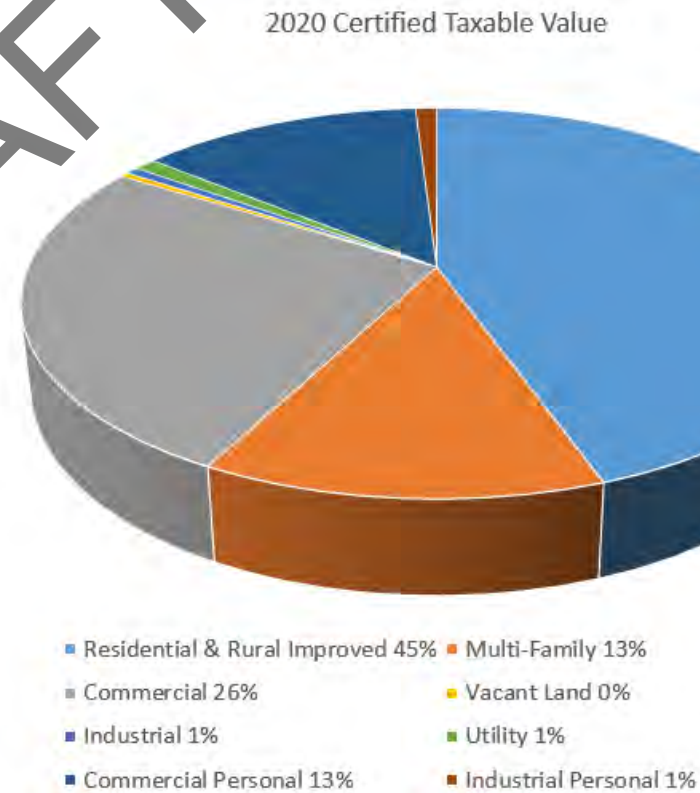


Figure 5-1. 2020 Certified Taxable Value

The previous pie chart (Figure 5-1) indicates the breakdown of categories of properties and the percentage of the property tax revenue they make up for Fiscal Year 2021. Figure 5-2 shows how the property values have changed over the past 10 years. It is important to note that with very little vacant land within the corporate limits, policies and programs to maximize the taxable value of existing non-residential use is critical to maintaining or reducing the percentage of revenues needed from homeowners.

The City also has taken steps to increase the marketing of the community and its businesses. The City has launched a Jersey Village Business Directory in which businesses can register and promote their

locations to residents. They can also offer exclusive deals to residents with promotions that can be found using the Jersey Village Mobile App.

## Economic Development Going Forward

As part of the 2016 Comprehensive Plan the public meeting processes overwhelmingly confirmed that Jersey Village residents value the residential character of their community and are eager to maintain that character for future generations, yet they understand that the long term vibrancy of the community requires a balance of land uses and a stable or growing tax base.

To see how that may have changed, the CPUC surveyed residents on the same question. The community survey set the stage for the economic development goals of the community. The second largest response was attracting restaurant and entertainment venues, followed closely by improved retail development. The greatest threat to achieving these goals cited in the survey was related to the loss of commercial base due to the Highway 290 expansion.

Since the completion of US 290 in 2018 that threat has subsided. As is shown in Figure 5.2 the commercial property values have increased from 2010 to 2020.

Therefore, the concepts of growing the tax base (both property and sales), providing locally-serving establishments, and improving the image of the community all have a nexus with economic development policies aimed at the revitalizing the Highway 290 corridor.

Growing the tax base in conjunction with maintaining

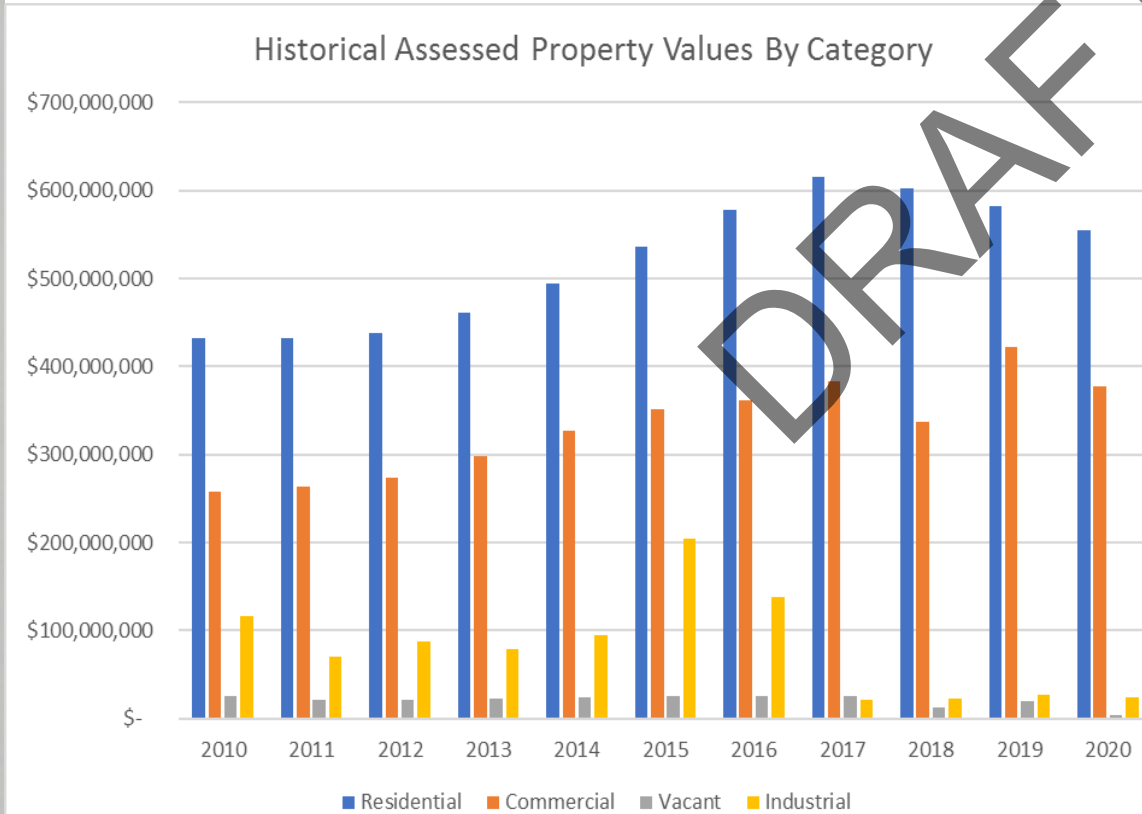


Figure 5-2. Historical Assessed Property Values By Category

community character and values was a main focus of the CPUC. These discussions clearly indicated that the community recognizes the linkage between a strong and diverse economic base and the City's ability to provide efficient, high-quality infrastructure, municipal services, education, and responsive governance. In general, the CPUC feedback indicated that primary focus of future economic development efforts should be directed toward adding targeted non-residential locally-serving businesses that complement existing residential uses and that enhance the tax base.

With regard to economic development, the residents were asked two questions:

- What do you want to achieve?
- What are you willing to fund?

These two questions were designed to elicit opinions regarding the future vision of the community and the level of effort with which they are comfortable in order to achieve those goals. The ultimate balance of what is achievable is a result of the level of desire to achieve a particular goal, and the public will and ability to invest toward achieving the goals.

In response to the first question, the residents' responses are tabulated in Figure 5-3.

The responses illustrate that the Jersey Village residents put a large emphasis on reducing the flood risk in the city. A common theme in the comments for the survey related to the stigma that Jersey Village floods. The city should continue its efforts of flood mitigation via the implementation of the Long Term Flood Recovery Plan. The residents also want to achieve more and higher quality restaurants/services/entertainment opportunities. With the new restaurants that have recently opened, and with the planned Village Center the City is well

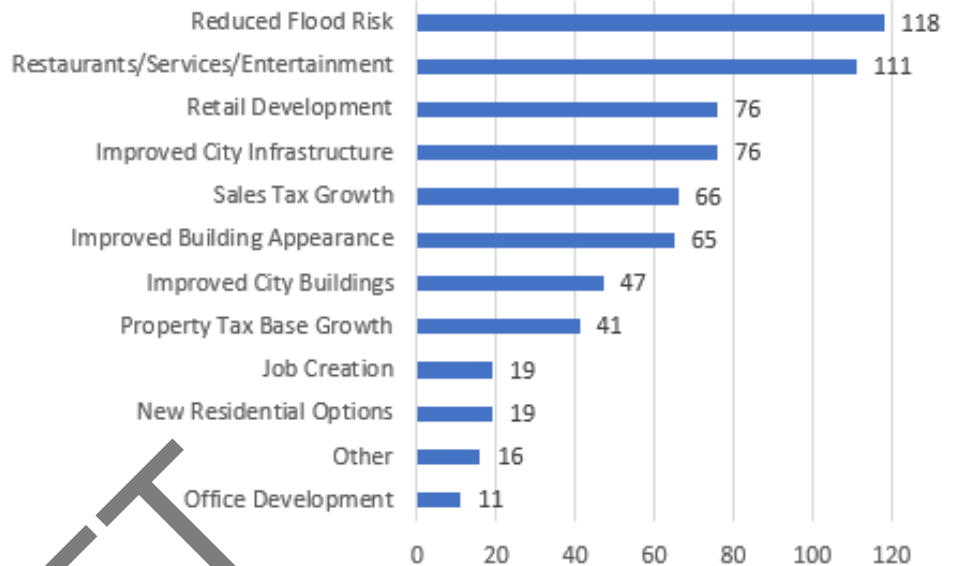


Figure 5-3. What do you want to achieve?

poised to achieve this goal of the residents.

Tied for third in goals to achieve were retail development and improved city infrastructure. The City works with owners of retail space within the city to provide assistance, both financially and marketing-wise, to attract new retailers to the community. Village Center will also increase the amount of retail development within the city bringing in some more in-demand tenants. The City should continue to actively pursue other ways to attract higher quality retail development. All of these goals reflect the community's desire to have locally-serving establishments and retailers that will enhance community cohesion for the next generation of residents.

The responses to the question "What are you willing to fund?" show where the residents feel the city should put its resources to help achieve these economic development goals.

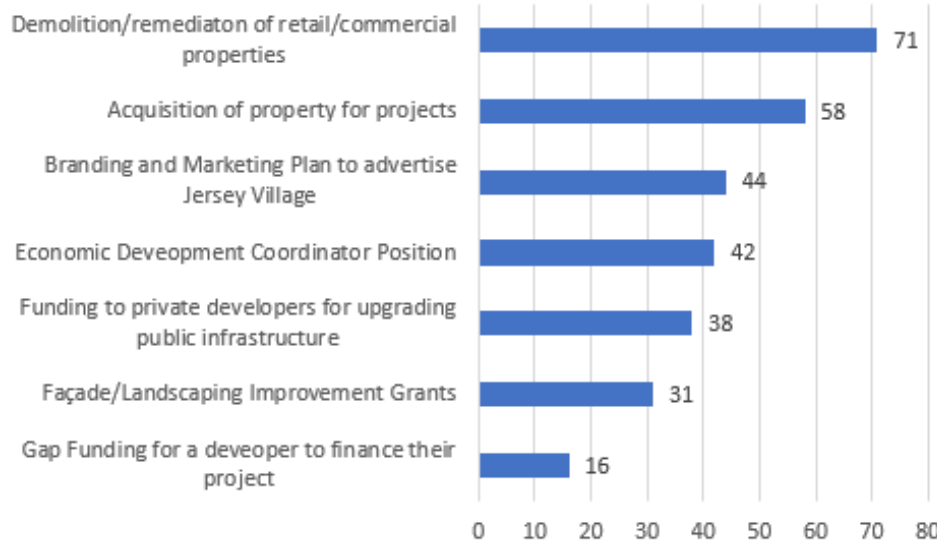


Figure 5-4. What are you willing to fund?

Based on these responses, the residents see the need for the City to take an active role in the cleanup of properties that may be considered blighted. The corner of Senate Ave and US 290 was one commonly mentioned area residents felt should be cleaned up.

It is also clear the residents support the city acquiring property for projects that work to achieve these goals. Some examples of this could include the city buying a blighted property to clean it up and then sell it to a developer for the development of something that meets the needs and desires of the city. Another example is the city purchasing land to control the future outcomes of what is placed on the land.

Before economic development priorities and tools can be framed, the current threats which must be addressed and the assets that can be built upon must be analyzed. These threats and assets were compiled from public meeting feedback, surveys, and comprehensive plan advisory committee comments.

## Potential Threats

In the current setting and longer term, the community has recognized several threats that may negatively impact the economic vibrancy and sustainability of the quality of life experienced by current residents.

These threats are listed and described below:

Flooding was highlighted by the residents as a threat to Jersey Village.

- Assessment: Working with Harris County Flood Control and continued implementation of the Long Term Flood Recovery Plan will be key to overcoming this threat.

Potential legislative changes the state may pass limiting local control on municipal budgets.

- Assessment: This could reduce the amount of money Jersey Village could put towards economic development.

Potential decline of surrounding areas: Jersey Village is surrounded by either City of Houston city limits, ETJ, or unincorporated Harris County over which Jersey Village has no control.

- Assessment: Therefore, efforts to preserve the character and property values within the city are doubly important. Annexation of the ETJ would provide greater control of the growth on the southwestern side of the city.

Competition from new master planned communities with more contemporary amenities: As the Houston metro continues to grow, newer master-planned communities draw population into newer homes with a broader range of amenities than currently available in Jersey Village.

- Assessment: Efforts need to be focused on strengthening, enhancing, and promoting the existing valuable assets of the community.



## Community Assets

Counterbalancing these potential threats is a wide range of community assets. These assets are valued by current residents and have a positive impact on the overall quality of life experienced by residents. Economic development efforts targeted toward enhancing these strengths and counteracting the potential threats will create the best opportunities for success.

### LOCATION

The community's location at the corner of Beltway 8 and US 290 is seen as a great asset. From this location, residents have ready freeway access to other areas of Houston and access to public transit and park and ride locations.

- Assessment: In the long run, this location provides a convenient location for residents and also serves as a magnet for development and redevelopment.
- Assessment: According to a 2018 HGAC Study over 50,000 new jobs will be added to a 6 mile area surrounding Jersey Village between 2015 – 2045.

### PUBLIC SAFETY

The City's police and fire services are highly regarded and frequently cited as a major community asset which promotes a sense of security for residents.

- Assessment: Ensuring that these services, and other City services, can be adequately funded is a top priority.

### SCHOOLS

Jersey Village is in the Cypress Fairbanks ISD and has two public schools located within its corporate limits. Local schools are often cited as a major attraction for new residents with young families.

- Assessment: Adapting the locally available retail and services that add to tax base and appeal to the demographics of the community as an aging population turns over is critical.

## Economic Development Priorities

Inherent in the definition of economic development is the concept of improving the standard of living in a community, including enhanced quality of life assets that are valued by the community and improved public services. The economic development priorities identified through this comprehensive planning process are:

### REDUCED FLOOD RISK

While not always thought of as a consideration in economic development, reducing the hazards (in this case flooding) associated with development should be a top consideration. For all new economic development the city should encourage low impact development and flood mitigation efforts that go above the minimum requirements. This type of eco-friendly development can help attract visitors to it as a marketing point in itself.

### EXPANDED RESTAURANT/SERVICES/ENTERTAINMENT ALONG WITH RETAIL DEVELOPMENT OPTIONS

The highest economic development priorities continue to be expanded restaurant/services/entertain and retail development options.

Since 2016 the City has seen an increase in these areas. The Northwest Shopping Center has seen new restaurants, along with new restaurants on Senate Ave at Dillard Drive. The new Village Center will also serve to increase these opportunities along with the potential for entertainment options as well.

## IMPROVED CITY INFRASTRUCTURE

Businesses can only locate in an area that has the infrastructure in place, or planned to be developed, to support their operations. Accordingly city infrastructure is a high priority for the residents when it comes to economic development. A strong focus on the infrastructure of the city will be seen by businesses and developers as a positive factor in their decision to locate in the City.

## SALES TAX GROWTH

Closely related to restaurants/services/entertainment and retail development, priorities number 2 and 3, is the priority to grow the sales tax base. Growing and diversifying the sales tax base benefits the local economy and also provides revenue enhancements for needed

	Sales Tax
FY14	\$ 2,160,169.00
FY15	\$ 2,192,087.00
FY16	\$ 3,261,209.00
FY17	\$ 3,060,036.00
FY18	\$ 3,158,223.00
FY19	\$ 5,945,841.00
FY20	\$ 6,360,623.00

Table 5-1. Historical Sales Tax

Village. Table 5-1 shows the growth of sales tax over the past 7 fiscal years.

## PROPERTY TAX BASE GROWTH

A natural byproduct of new economic development will be property tax base growth. Being the basis for the most stable and predictable municipal revenue stream, growth of property values is a key component of an economic development strategy.

Table 5-2 shows the growth of the property tax base since 2010. Overall it has averaged a 3% increase annually. The tax base decline in 2019 was due to increased homestead exemptions provided on residential properties.

These five priorities have the potential to have a synergistic effect, with each component building upon and strengthening the other components. Improved locally-serving restaurants, services, and entertainment venues not only enhance the direct quality of life for residents, they enhance the City's property and sales taxes and these new facilities will also enhance the visual appearance of the City. Employment centers supported by these priorities not only support restaurants and service establishments, but also rely on those businesses in the conduct of operations within those offices. The interconnected cycle of these priorities enhances the resident's quality of life and generates critical revenue streams to support important municipal services.

Year	Assessed Value
2010	\$830,303,009
2011	\$787,129,394
2012	\$820,200,617
2013	\$860,055,138
2014	\$941,267,101
2015	\$1,118,155,370
2016	\$1,102,521,149
2017	\$1,044,852,267
2018	\$1,086,952,212
2019	\$1,041,684,512
2020	\$1,098,106,157

Table 5-2. Historical Property Tax Base

## Economic Development Tools

Good public policy aims to achieve long-term, sustainable improvements through the prudent use of Economic Development tools. With very rare exceptions any public participation in an economic development project should be in the form of a reimbursement funded from the revenues created by the project. Any form of public participation should only be considered when the proposed project

further overall City goals and implements one or more of the economic development priorities described above.

The tools most appropriate for use toward achieving the priorities described above and the recommended conditions for their use are:

### **TAX INCREMENT REINVESTMENT ZONE (TIRZ)**

A TIRZ can be utilized to reimburse developers for large scale water, sewer, drainage, and roadway improvements needed to serve the area if the proposed development plan conforms to the Comprehensive Plan goals. The City has created TIRZ Number 2 for the Village Center area. Additional zones should be considered as necessary to help achieve the goals of the Comprehensive Plan.

### **CHAPTER 380 AGREEMENTS**

Chapter 380 agreements can be structured in a variety of ways, but for Jersey Village the structure should be limited to reimbursement of a portion of the sales tax or property tax generated by a conforming project. Reimbursement for project costs under a Chapter 380 agreement could be applied to new retail/service/entertainment and office uses. Chapter 380 incentive programs could also be structured to incentivize rehabilitation of existing buildings by reimbursing owners for a portion of the costs associated with improving the appearance or landscaping of existing buildings.

### **MUNICIPAL MANAGEMENT DISTRICTS (MMD)**

A MMD adds an additional layer of taxation or assessment to properties within the district. An MMD could be established along the US 290 corridor, for example, as a vehicle to fund esthetic enhancements, extra levels of maintenance, and additional security protection.

## **Recommendations**

### **COORDINATION OF ECONOMIC DEVELOPMENT ACTIVITIES**

The community recognizes the need for the municipal tax base to continue to grow to at least minimally keep pace with rising operating costs, and to finance infrastructure maintenance and rehabilitation as the community ages. A concerted effort with a specific focal point is needed in order to effectively manage economic development programs. To that end, the following two components of an economic development program are recommended: an Economic Development Coordinator and Branding/Marketing.

#### **Economic Development Coordinator**

A coordinator would ensure that the City's efforts from various departments are focused in the same direction. A coordinator can also serve as a single point of contact and information clearinghouse for entities wishing to develop within the City. In this capacity, the coordinator would also be responsible for preparing and compiling demographic and real estate data that may be valuable in the decision-making process of outside entities interested in relocating to or developing within the City. This position should focus on implementing the economic development and Highway 290-related goals identified in the comprehensive plan, with a particular focus on marketing to outside businesses and coordinating Highway 290 corridor redevelopment. This position does not necessarily need to be an added staff member; currently the City Manager handles these duties, but in the future this may warrant a full time or contract position.

#### **Branding/Marketing**

Residents overwhelmingly have a positive image of the community and its people. The chief concern is that the "outside world" does not

recognize the assets that the community offers. Since 2016 the community has attracted a new generation of young families, but as the population continues to age continuing to do so to a high level is seen as vital to the long term vibrancy of the community and the school system. A branding and marketing program is seen as essential in promoting the community and making sure that Jersey Village is recognized as one of the premier first-tier suburbs of Houston.

#### **GOAL 4. ENCOURAGE QUALITY COMMUNITY-ORIENTED RETAIL, RESTAURANT, AND ENTERTAINMENT OPPORTUNITIES TO PROVIDE THE GOODS AND SERVICES VALUED BY JERSEY VILLAGE'S RESIDENTS.**

##### **STRATEGIES**

Identify the business types most likely to be successful given the surrounding demographic profile.

**Market Jersey Village to targeted businesses.**

- Prepare marketing materials highlighting the assets and advantages of Jersey Village.
- Establish a program to contact targeted office, retail, service, and entertainment businesses.
- Establish working relationships with commercial brokerages.
- Expand marketing of the golf course for tournaments and other special events.

**Ease the processes encountered by business expansions and relocations.**

- Appoint a designated contact point and coordinator for business permitting inquiries and processes.
- Establish a business-owners council as a resource learning about the needs of business and communicating the City's goals to the business community.

- Prepare a job description for a full-time economic development coordinator to be considered by city management and the City Council.

#### **GOAL 5. ENSURE THAT TRANSPORTATION, PUBLIC SERVICES, UTILITIES, AND FLOOD MITIGATION INFRASTRUCTURE ARE MAINTAINED AND ENHANCED TO MEET THE COMMUNITY'S PRESENT AND FUTURE NEEDS.**

##### **STRATEGIES**

Continue efforts to implement the Long Term Flood Recovery Plan and mitigate future flooding in the city.

#### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

##### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

- Establish a zoning overlay district for the Highway 290 corridor.
- Establish a 380 grant program to reimburse a portion of the costs associated with updating building facades and landscaping to new standards.

**Maximize the economic value of the Highway 290 corridor.**

- Consider the creation of a Tax Increment Reinvestment Zone (TIRZ) as a financing mechanism for upgraded public improvements in partnership with redeveloping properties.
- Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.



Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

## **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

Promote the highest and best use for vacant or underutilized properties.

- Encourage convenient commercial services to support neighborhood needs.

Revitalize areas of opportunities to attract new investment and activity.

- Identify potential redevelopment sites and create proposal packages to incentivize developers.

Analyze annexation options for ETJ.

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# Parks, Recreation and Open Spaces

## 6

### Background

Parks and open spaces enhance a community's quality of life by facilitating active play, quiet reflection, healthy lifestyles, and community interaction. A healthy, vibrant parks system should provide diverse opportunities for passive and active play. A well developed park system can help a new community grow and an older community to re-establish itself. For the purposes of this review, parks and open spaces are meant to include open landscape space, trails, and recreational facilities such as ball fields, athletic courts, and senior, youth, and community centers.

The parks, recreation, and open space review seeks to compliment and reinforce the long range vision for the City of Jersey Village. The scope of this chapter, although encompassing parks and open spaces citywide, serves as a brief overview of the Parks and Recreation Master Plan. The 2016 Comprehensive Plan recommended a Parks Master Plan be completed to provide a more comprehensive review of the City's current and future needs. In 2020 the City engaged Burditt Consultants to assist in a Parks and Recreation Master Plan. That plan was completed in 2020.

The Parks and Recreation Master Plan is a working document that serves as a guide for improvements to the City's parks system. That plan

seeks to address the need to continue to provide the parks and recreation facilities and programs that have made Jersey Village such a desirable place to live. Additionally, that plan identifies opportunities to enhance public space for events, connectivity and overall quality of life.

As such this chapter of the Comprehensive Plan only covers the information on a high level. Rather than duplicating the work for this review interested parties can view the Parks and Recreation Master Plan on the city website under the "[Plans and Studies](#)" page.

### Parks Summary

Jersey Village currently has eight city-owned parks and open spaces with a total of 53 acres of park land. The Jersey Meadow Nature Trail and Dog Park, Carol Fox Park, and Clark Henry Park are the primary parks with developed amenities that serve recreation needs for residents. The remaining parks and open space are less than one acre in size and distributed throughout the community

The Jersey Village park system has a total of 2.48 miles of trails for recreation. Sidewalks are available throughout the community as well, which provide additional recreation and connectivity, but were not counted in the total trail mileage.

The parks and open spaces inventoried fell into three classifications, as

defined by the National Recreation and Park Association (NRPA): Mini- facility such as the City-run Jersey Meadows Golf Club. The total private parks, neighborhood parks, and community parks. Table 6-2 NRPA Park open spaces is 163.85 acres for a total parks and open space total of 222.47 acres. Classifications discusses these definitions and all classifications used by the NRPA.

In addition to public parks, the city has additional parks and open space that has limited access to adjacent residences only or is a pay to use

Park Name	Park Classification	Acreage	Trails (miles)	Backstops	Basketball Court	Benches	Dog Play Structure	Drinking Fountain	Gazebo/Pavilion	Picnic Areas	Pet Waste Stations	Playgrounds	Pool	Restrooms	Sandbox	Soccer Practice Fields	Splash Pad	Swing Set	Trash Cans
Jersey Meadow Nature Trail & Dog Park	Community Park	41.73	1.13			X	X	X			X								X
Carol Fox Park	Neighborhood Park	1.41	0.23			X		X	X	X		X			X			X	X
Philippine Park	Neighborhood Park	1.68	0.21			X			X										X
Clark Henry Park	Neighborhood Park	7.35	0.91	X	X	X		X	X	X		X	X	X	X	X	X	X	X
Country Club Park	Mini Park	0.29				X													
De Lozier Park	Mini Park	0.49				X													
St John Park	Mini Park	0.29				X													
Welwyn Drive Park	Mini Park	0.39				X			X	X		X						X	
Totals		53.63	2.48	1	1	8	1	3	4	3	1	3	1	1	2	1	1	3	4

Table 6-1. Existing Parks Summary



CLASSIFICATION	DESCRIPTION	CRITERIA	SIZE
Mini-Parks	Used to address limited, isolated, or unique residential needs.	Less than 1 mile distance in residential setting.	1/2- 1 acre
Neighborhood Parks	Basic unit of the park system & serves as the recreational & social focus of the neighborhood.	1/4 to 1/2 mile distance in residential setting.	5 - 10 acres
School Park	Depending on circumstances, pursuing joint opportunities can fulfill space requirements.	Determined by location of school property.	Variable
Community Parks	Focus is on meeting community-based recreation needs, as well as preserving unique landscapes & open space.	Serves two or more neighborhoods at 1/2 to 3-mile distance.	30 - 50 acres
Park Trail Trails	Located within greenways, parks, & natural resource areas.	Separated, multi-purpose, surfaced trails.	Variable
Natural Resource Area	Lands set aside for preservation of significant natural resources, landscapes.	Resource availability.	Variable
Greenways	Effectively tie the park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable
Special Use	Area for specialized purpose recreation activities such as campgrounds, golf courses.	Variable depending on specific use.	Variable
Private Park	Privately owned facilities that contributes to the public park and recreation system.	Variable depending on specific use.	Variable

Table 6-2. NRPA Park Classifications

## Jersey Meadow Nature Trail and Dog Park

Due to a number of flood events over the years, the Harris County Flood Control District, in partnership with Harris County Precinct 4 and the City, established the Jersey Meadow Stormwater Detention Basin in 2014 to manage stormwater flows within the watershed. While most flood control basins in Harris County do not retain water, the 42-acre facility in Jersey Village contains “a permanent wet-bottom basin with wetlands that naturally filter stormwater and provide natural habitat to wildlife.” The wetland is surrounded by a 1.1 mile perimeter recreation trail. The facility includes a small bird nesting area on an island, for migratory waterfowl. The sustainability and recreational functions of this facility earned an award from the Houston Galveston Area Council of Governments for Project of the Year. The West Houston Association awarded the facility the Sustainability Stars award in 2017. Meanwhile, the park has become one of the most popular parks in the City.

Taking advantage of an attractive landscape, the City decided to build a dog park on the high bank of the southeast corner of the property. The Jersey Village Dog Park includes separate large dog and small dog areas and was completed in 2019. Most of the amenities are within the dog park and in excellent condition.



Figure 6-1. Pictures from Jersey Meadow Nature Trail and Dog Park





## Clark Henry Park

Clark Henry Park is the second largest park in Jersey Village, encompassing more than 7 acres of land. The park is located at the



Figure 6-2. The Splashpad at Clark Henry Park

and baseball practice fields are highly utilized by students from Post Elementary School as well as residents. This park is currently home to most of the outdoor community events in Jersey Village, taking advantage of the covered pavilion and ample open space.

southeast corner of Jersey Village adjacent to Post Elementary School. The park is home to the City pool and splash pad, Jersey Village Hike and Bike Trail, and a covered pavilion.

The playgrounds and soccer

## Carol Fox Park

Carol Fox Park is a 1.4-acre neighborhood park located in the center of the community. This park attracts children with its unique play structures, with a variety of play structures suited for all ages.



Figure 6-3. Calvin III Ship and shade structure at Carol Fox Park

The park was renovated in 1992, with the help of 400 volunteers from Jersey Village. A total of 263 families contributed \$50 each and left their hand and foot prints on the concrete pathways along with their best wishes and vision for the park. The design of the park amenities was inspired by input from children who were invited to illustrate their vision for the park. This park has been a great success and shows the value of community involvement.

## Philippine Park

Philippine Park is located north of Clark Henry Park, immediately across White Oak Bayou from the City Pool. A pedestrian bridge connects with Clark Henry Park and the Jersey Village Hike and Bike Trail. This area has many trees and serves as a passive park with amenities such as a gazebo, sidewalks, and benches.

## Country Club Park

Located at Country Club Ct. and Rio Grande Street, adjacent to the Jersey Meadow Golf Course, this mini-park offers a 0.29 acre shady spot to relax on an island within the cul-de-sac. Benches are provided for visitors.

## De Lozier Park

This park takes advantage of a 0.49-acre island of open space at the intersection of De Lozier St. and Rio Grande St. De Lozier Park is located across street of the Champion Forest Baptist Church Park, where a variety of amenities are offered. The open space is used as a gathering spot for local residents for block parties and similar events. During the Christmas season, the space is decorated with lights and ornaments.

## St. John Park

Similar to Country Club Park, St John Park consists of a small island within a cul-de-sac. This 0.29 acre open space provides shade trees and a bench for residents to enjoy.

## Level of Service Analysis

The purpose of a level of service (LOS) analysis is to determine how well the existing City of Jersey Village Parks and Recreation system is meeting the needs of City residents. According to the National Recreation and Parks Association (NRPA), the basic definition of LOS is expressed as an allocation mechanism for the delivery of park and recreation facilities throughout a community. By adopting LOS standards, a community says that all residents, regardless if they pay taxes or use the parks and recreation facilities, have equal opportunity to share in the basic services in the standards.

	Residents Per Park	Park acreage per 1,000 residents	Population	Number of Parks
National Median of Jurisdictions with a population of less than 20,000	1231	11.8		
Jersey Village	1,030	6.51	8,240	8
Jacinto City	3,542	2.23	10,625	3
Fulshear	5,995	2.25	11,990	2
Bellaire	1,355	2.43	18,966	14
Katy	2,402	3.55	19,216	8
Tomball	1,680	6.48	11,762	7
Brenham	2,457	6.52	17,198	7
Sealy	1,308	13.22	6,538	5
Seabrook	681	48.14	14,291	21

Table 6-3. Parks and Park Acreage per resident



## Park Land

The City of Jersey Village has a total of approximately 53.65 acres land dedicated to parks and open space throughout the city. This does not include the 108-acre City-operated Jersey Meadow Golf Course. Park land is typically measured in terms of ‘developed park land’, which generally includes all maintained parks and open space. This allows a community to compare their total park land to that of comparable communities.

The National Recreation and Parks Association (NRPA) has conducted surveys of park agencies across the country to depict the condition of parks level of service. The survey results from NRPA measure “Residents per Park” and “Park Acreage per 1,000 residents.”

Another popular method is to measure park land acreage as percentage of city area. The Trust for Public Land’s 2019 City Park Facts indicates that the medium to low-density cities have an average of 8.3% of a city’s total area in park land. Jersey Village’s park land is 3% of the city area. This number is in a medium range as compared with similar density cities in Texas.

## Park Facilities

NRPA also measures the number of residents served by a population size. Some types of facilities (such as recreation centers) are often only found in larger cities. The existing Jersey Village Civic Center is serving the community not only as the City Council Chambers, but also as a place for public and private events. The City does not have a designated event venue such as an amphitheater, instead most events area held in the covered pavilion in Clark Henry park.

The planned Village Center will include a new City Hall, as well as an

amphitheater for community events. With the relocation of City Hall and Council Chambers, the existing Civic Center and surrounding area could be re-purposed for recreation uses such as indoor recreation or green space.

## A Park Within a 10 Minute Walk from Home

A collaborative effort between The Trust for Public Land, the Urban Land Institute, and the National Recreation and Park Association initiated a campaign called “10 Minute Walk” with a goal to “ensure there’s a park within a 10 minute walk of every person, in every neighborhood, in every City across America”.

City	Percent of Population within a 10 minute Walk to a park	Population within a 10 minute Walk to a park
Jersey Village	80.20%	6,771
Bellaire	79.60%	13,786
Deer Park	71.20%	24,929
Seabrook	59.50%	8,475
Texas City	58.80%	32,135
La Porte	55.30%	19,538
Brenham	48.40%	8,213
Jacinto City	47.90%	5,261
Missouri City	45.90%	38,831
Baytown	45.70%	18,641
Katy	39.50%	6,764
Sugar Land	37.80%	34,750
Pearland	23.50%	28,525

Table 6-4. Percent of Population in a 10 minute walk to a park.

analysis considers only the practical means of walking to the park along

To understand where Jersey Village currently measures against the “10 Minute Walk” test, an analysis was conducted using Geographic Information Systems (GIS) software to calculate the proximity of households to parks in the City, both public parks and private. Rather than using a simple circular radius, the

existing roads, which have sidewalks in most cases. This provides a more meaningful illustration of where service gaps exist in the parks system.

According to the most recent data from Parkserve™, the 10 Minute Walk database from the Trust for Public Land (TPL), Jersey Village has 80.2% of the population living within a 10-minute walk to a park, and 19.8% of residents living further away. Comparing with other cities in Texas, Jersey Village has significant park coverage. The TPL data is based on the ESRI Demographic Forecast Block Groups data.

The map on the following page (Figure 6-4) illustrates the areas of the community within a 10-minute walk of a park in green. The red circles highlight residential areas that are not within that distance and are known as “service gaps”. Where opportunities are available, these are target areas to consider for development of parks if land is available. This visualization was conducted using ESRI’s ArcGIS Online platform to perform the ‘proximity analysis’. The analysis only considers public parks, and proximity is measured as a distance along streets to park access points. Private parks, such as those located on apartment complex grounds and the one in the Enclave At Castlebridge are not included on this map.

## Sports and Programs

Currently, the sports demand in Jersey Village is fulfilled by private organizations. The city works with private organizations to allow the use of city facilities. Some sports that are offered by these private groups include soccer, t-ball, swimming. The city had planned to start doing adult sporting leagues in 2020, but COVID-19 forced a change of those plans.

Jersey Village began to offer several new recreational programs in 2019. These programs included youth and adult sports, camps, art classes,

fitness in the park and more. Some of these programs are led by city staff and some are led by private groups.

## Community Events

Jersey Village has a vibrant community atmosphere, where a variety of community events bring residents together each year. Jersey Village provides many annual community events based on the local interests.

The following popular events are offered:

- Bingo Nights
- Health Expo with Jersey Village Senior Outreach
- Concerts in the Park Series
- Spring Fling Nature Festival
- Easter Egg Hunt
- Adult Easter Egg Hunt
- Independence Day Parade
- Movies in the Village
- Eats in the Streets Food Truck Festival
- Fall Frolic Trunk-or-Treat
- Texas State Arbor Day
- Holiday in the Village
- Farmer’s Market
- Santa visits sponsored by the Volunteer Fire Fighters Association
- Family Night at Jersey Meadow

Most events are held in the open space and covered pavilion at Clark Henry Park. The events are scheduled throughout the years and have a high-level participation in the community.

## Jersey Meadow Golf Club

Jersey Meadow Golf Club is the single largest piece of open space in Jersey Village. After several years of declining conditions and revenue



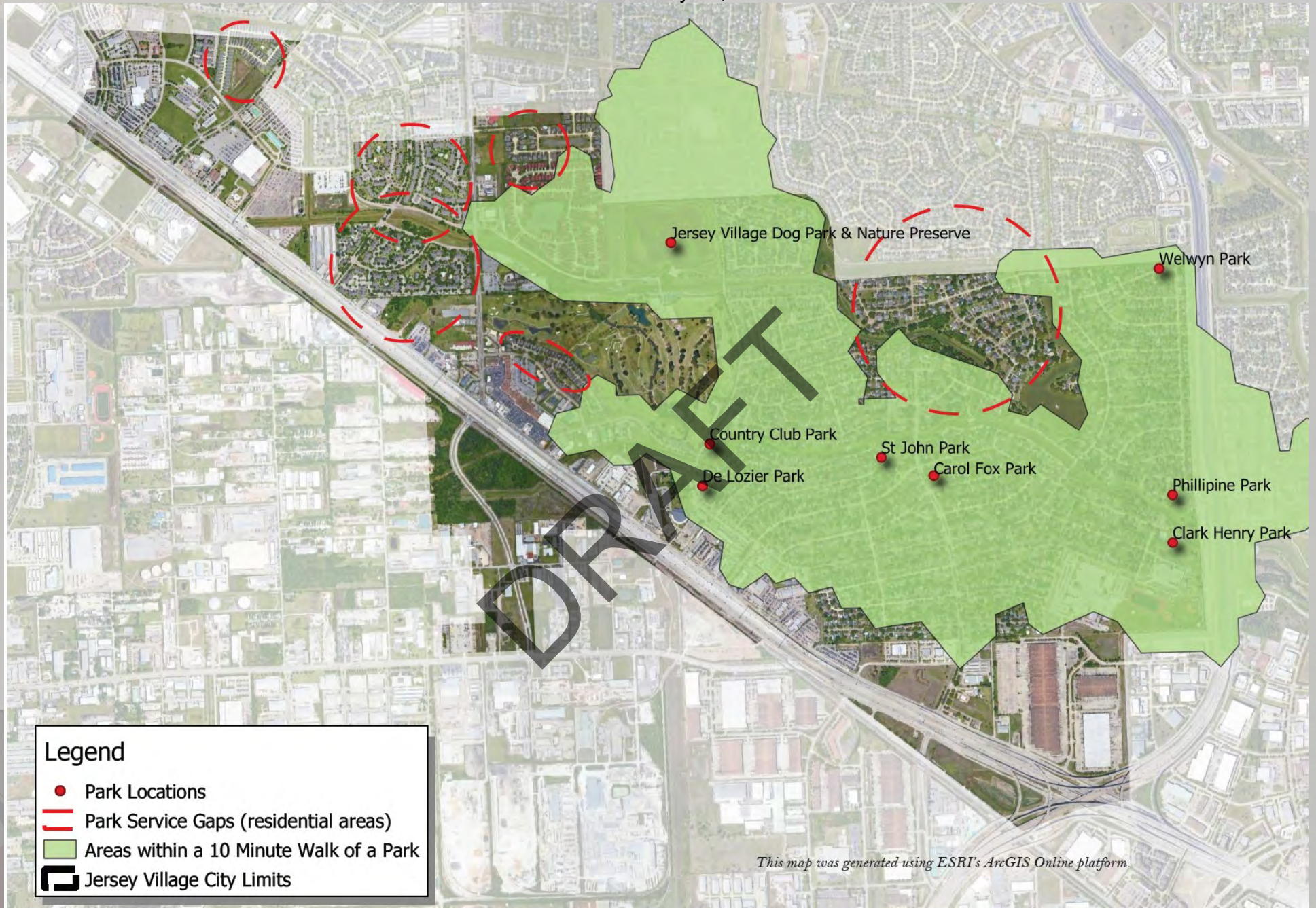


Figure 6-4. 10 Minute Walk Analysis



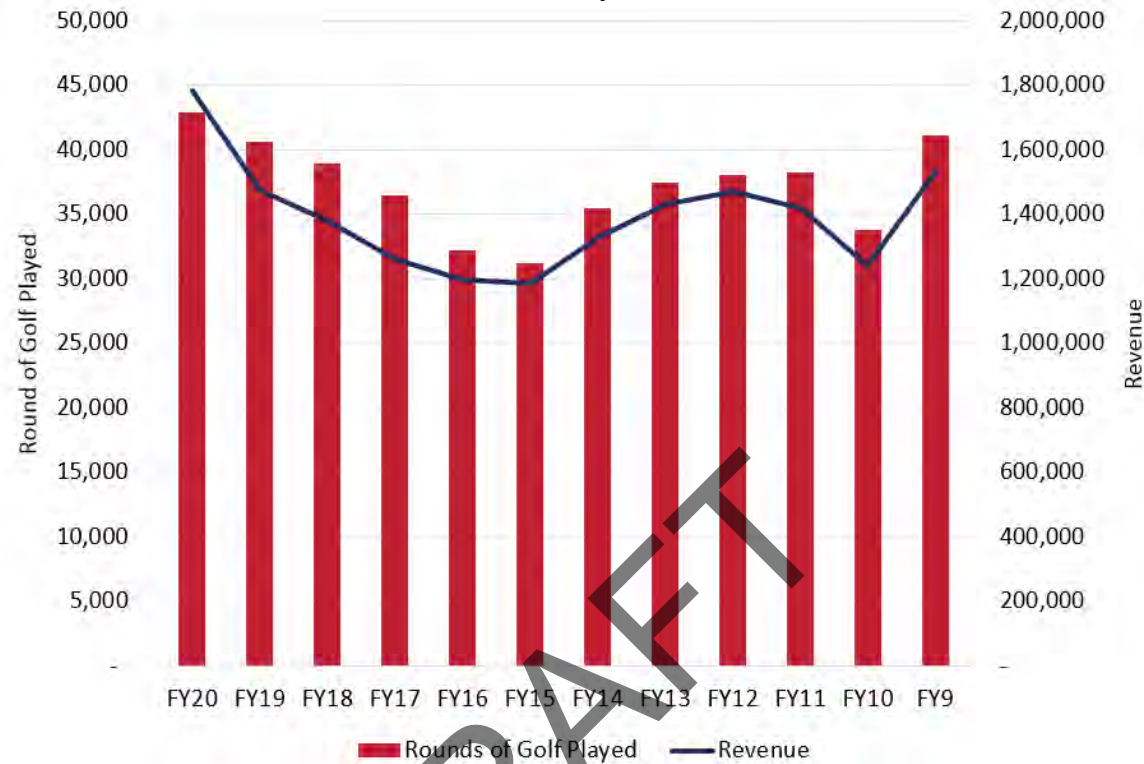


Figure 6-5. Rounds of Golf Played and Revenue Generated at Jersey Meadow

the City made significant investment in quality staff and course improvements that have led to the revitalization of the golf course. the course while enjoying delicious food on the patio.

In Fiscal Year 2020 (which ran from October 2019 – September 2020) Jersey Meadow had nearly 43,000 rounds played. Jersey Meadow saw nearly \$1.8 million in revenue for the year, which shatters the previous record by nearly \$250,000. It should be noted that these achievements were done with virtually no play occurring in April 2020 due to the Governor's order that golf courses be shut down due to COVID-19.

While residents must pay to play golf, Jersey Meadow offers discounts on membership rates to Jersey Village residents. The concessionaire that serves Jersey Meadow has good menu options and the club house is open to the public for meals. People can enjoy some great views of

## Conclusion

The City of Jersey Village has significant parks and open space facilities when the private facilities and golf course are included in the overall analysis. Jersey Village is competitively positioned against several other communities in the Houston area and around the state.

As part of the Parks Master Plan over 380 people completed surveys providing feedback on improvements that should be made, and potential projects. Rather than duplicating the work for this review interested parties can view the Parks Master Plan on the city website under the "[Plans and Studies](#)" page.



## Parks, Recreation and Open Space Recommendations

The following are action items related to parks, recreation and open space.

### GOAL 2. ENHANCE AND EXPAND PARKS, OPEN SPACES, TRAILS, AND RECREATIONAL OPPORTUNITIES AND EXPERIENCES.

#### STRATEGIES

##### Explore expanded recreational opportunities.

- Review TPWD and other grant opportunities.
- Explore future funding potential to acquire additional park space based on parks and open space master plan.
- Convert FEMA acquired flood properties into usable park space.
- Review underutilized open spaces and convert to local mini parks.

##### Update existing parks and open spaces.

- Continue to conduct playground safety inspections of all parks to determine high priority repairs and/or maintenance items.
- Continue to update playground equipment at parks to current safety standards.
- Review and incorporate additional park improvements such as those recommended in the Parks Master Plan.
- Update City's pool buildings and add new equipment, slides and amenities to the pool.
- Implement Parks Master Plan Projects.
- Incorporate outdoor exercise equipment into parks.

Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.

- Identify potential corporate sponsorships to provide additional recreational opportunities.
- Explore potential community volunteer opportunities to support the parks and recreation program.
- Work with CFISD to continue to allow the public to use their recreational amenities.

##### Encourage programs and events that engage the community.

- Continue to add programs and events, modify events that have lower turnouts, or discontinue events that don't meet a participant level that warrants the event.

##### Improve maintenance of parks and open spaces.

- Review procedures to solicit community feedback on maintenance of parks and open spaces.
- Increase maintenance funding for parks and recreational facilities.

##### Increase community connectivity.

- Coordinate with HCFCD on future trail connectivity along White Oak Bayou.
- Build trail to Lakes of Jersey Village and on the electrical high line corridor to connect the Detention Pond Park to the White Oak Bayou trail system.

### GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.

#### STRATEGIES

Continue efforts for construction of new Jersey Meadow Club House.

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# Community Character

# 7

## Introduction

Jersey Village has a unique history in northwest Harris County having been incorporated in 1956 and establishing itself as one of the stable, attractive communities in the area. As northwest Harris County continued to grow, the city the edges and entrances that once defined the Jersey Village began to become ‘blurred’ by this development.

This section addresses the less tangible aspect of community character. Community character is less quantifiable than other aspects of the comprehensive plan such as parks and open spaces, but it is equally important to the vitality of the community. Community character encompasses the physical built environment and social attributes that make one neighborhood different from another.

## Sense of Place

Describing, let alone trying to improve upon, a community’s character is a difficult task. Communities all have a certain feel about them. Certain communities you know when you have arrived without having to see a sign and others you might pass right through without even knowing you were there. When you visit a community you receive visual cues from the built environment, many your are not even aware of. These visual cues help shape your view of what you see and experience. It can be the building architecture, the types of materials, and the age of the

buildings. Streets could be nicely landscaped or just concreted over. There could be traffic jams on crowded, boulevard streets, or there could be light traffic on a smaller street with lots of pedestrian wandering about in small boutique shops. All of these visual cues, and much more, together suggest a “Sense of Place”.

Taking all of these things together helps to create a meaningful sense of place that, as Peter Kageyama in his book “For The Love Of Cities” articulates it, makes a city more loveable.

This is what makes a discussion about community character a very subjective endeavor that is very much rooted in a community’s history, culture, and expectations.

Regional development can affect a community’s character in a positive or negative way depending on the manner in which the growth occurs. Factors such as architectural style, building development, freeway expansion, streetscape, buffers, scale, and accessibility can all influence whether development is distinctive and build on the community’s character, or lack authenticity or are out of character.

## Opportunities to Improve Community Character

During the development of 2016 Comprehensive Plan, the Comprehensive Plan Advisory Committee and citizens comments created goals action items related to community character. The

participants of the public process helped to shape a distinct series of themes that were important to them. The themes, described below, summarize the community's understanding of the important aspects of wayfinding that are important to the future of Jersey Village.

The following description elaborates on those items found in 2016:

- Improved Gateways, Entrances, and Wayfinding Signage
  - Reinforcement of the entrances into the City of Jersey Village.
- Freeway Corridor Landscaping
  - The freeway edges of Highway 290 and Beltway 8 are considered important to improving the character of the community and to better define the 'edges' of the city.
- Community Landscaping
  - Many residents feel that the streets and open spaces should be well landscaped and brought up to the quality that is found along Senate Street.
- Code Enforcement
  - The importance of maintaining a minimum level of expatriation for residences and businesses to maintain their properties to protect the overall value of the community.
- Pedestrian Mobility
  - Reinforcement of a walkable community that is interconnected with sidewalks, trails, and open spaces.
- Wayfinding Signage
  - Street signage is an effective way of identifying and helping residents and visitors navigate throughout the city. These signs were updated in November 2020.

## Gateway Entry Analysis

Gateway entrances serve as the residents and visitor first impression of the city. As the 2016 Comprehensive Plan found the entrances are inconsistent in their landscape and signage approach which was also identified as a potential negative impact on the community. The following issues were highlighted as part of the 2016 Comprehensive Plan

### IDENTIFIED ISSUES

#### Quality of Landscape

Landscaping at each entry is not consistent in design and/or maintenance. Some entries do not have any landscape improvements

#### HWY 290 Construction Activity Impact

The Highway 290 construction activities have negatively impacted the primary entrances into the city, Senate and Jones Road. The two signs were removed by TxDOT sometime during the project. A complete rebuilding of the signage and landscape will be needed. However, due to the increased road widths putting a sign at this location will prove difficult.

#### Inconsistent of Signage Design and Materials

Each of the entrances have different building materials and configurations which could lend itself to confusion as to whether these are entrances into the city or just another subdivision.

#### Logo and Font Consistency Lacking

The city's branding and logo are not consistently used for each of the gateway entrance signs, if present. This is a missed opportunity for the city to project it's brand.



## Improving Gateways

The City of Jersey Village limits are irregular in shape and are dominated by the edges of Hwy 290 to the south and Beltway 8 to the east. Jones Road bisects the city but provides two key entrance points into the city to the east and west. Senate at Hwy 290 is widely seen as the main entrance into Jersey Village with Jones Road at Hwy 290 a close second.

To address each of these items the City has undertaken projects to improve the gateways. The first step in this process was completion of the Gateways and Wayfinding Master Plan. The Gateways and Wayfinding Master Plan addressed branding standards (including colors, materials, and fonts) for the city, landscape standards, and signage designs. This plan is available on the City Webpage under the [“Plans and Studies”](#) page.

That plan identified the various gateways of the city and laid out a plan to put consistent monuments at each gateway. A map depicting these gateways is shown in Figure 7-1.

## Addressing These Issues

### QUALITY OF LANDSCAPE

The Gateways and Wayfinding Master Plan identified a landscaping palette of ornamental trees and shrubs the city now uses for its landscaping in medians and entrances. Some of these include Natchez Crape Myrtles, Salvia, Plumbago, Bottlebrush, Firecracker Plant, and White Lantana. Knockout Roses in red, white, and blue, to incorporate the official colors of the city, are also utilized.

### HWY 290 CONSTRUCTION ACTIVITY IMPACT

With construction activities completed the city is now able to move forward with entrance monuments at these locations.

### INCONSISTENT OF SIGNAGE DESIGN AND MATERIALS

The Gateways and Wayfinding Master Plan identified a family of signage materials to be used for city signs. The materials include Clay/Brick Masonry, Cast Stone, Metal, and Limestone. These materials are being used in the new signs that are being built.

New Street Signs were designed and installed in 2019 with a consistent

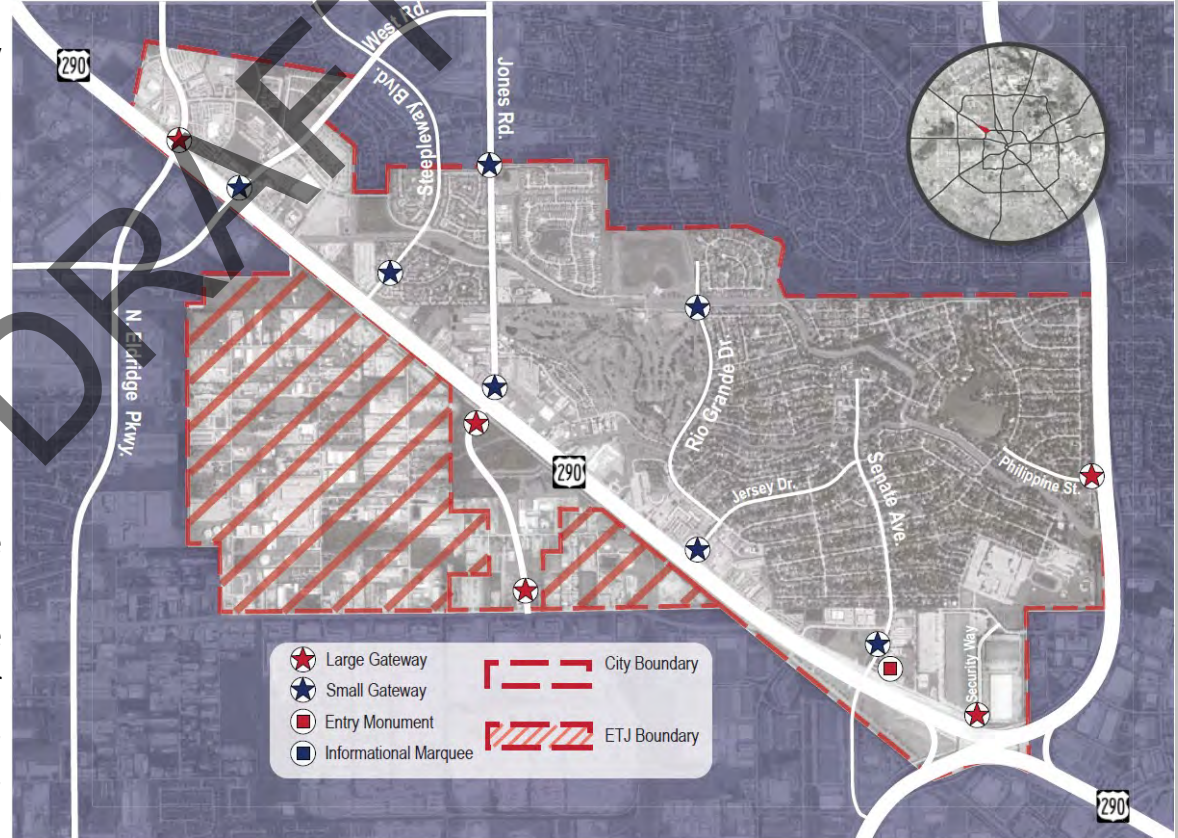


Figure 7-1. The Gateways into Jersey Village and type of monument selected.

look which incorporates the Jersey Village Star.

New “Welcome to Jersey Village” signs that are at entrances like Jones Road traveling South, North Eldridge Parkway traveling south, Philippine, Gulf Bank and Steeple Way. These were installed in August 2020.

Wayfinding Signs were installed in late 2020 providing consistent signs that provide directional assistance for the traveling public.

## LOGO AND FONT CONSISTENCY LACKING

The Gateways and Wayfinding Master Plan created a consistent logo and font to be used in all signs. This has been implemented in the design of the new signs.

Another step in addressing these issues was the design and construction of new Gateway and Marquee signage. For budgetary reasons the improvements to the gateways became a phased project and were split over Fiscal Year 2019 and Fiscal Year 2020. The City Council allocated \$1 million each year, for \$2 million total. The types of signs, locations for them, and the phase for each listed in Table 7-1.

Phase 1 of the project was completed in November 2020, and Phase 2 should be completed in 2021. For more information on the progress of the gateway project please visit the [City Project Page](#).

## Landscape Design

Landscaping is an opportunity to make a bare area look appealing. It is a small but simple thing that increases the community character and makes a connection between people and a place. When done correctly landscape design achieves the added benefit of improving storm water management.

Sign Location	Sign Type	Project
North Eldridge Pkwy and US 290	Large Gateway	Phase 2
Philippine and Beltway 8	Large Gateway	Phase 2
Jones Road near FM 529	Large Gateway	TBD
Jones Road south of US 290	Large Gateway	TBD
Jersey Drive at Lakeview near Fire	Marquee Sign	Phase 1
Senate Ave and Seattle St	Marquee Sign	Phase 2
Philippine Street and Equador Street	Marquee Sign	Phase 1
Village Drive and Rio Grande	Marquee Sign	Phase 1
Jones Road at Jersey Meadow	Marquee Sign	Phase 1
Jones Road near Wyndham Lake Blvd	Small Gateway	Phase 2
Senate Ave at US 290	Small Gateway	Phase 2
Jersey Drive at US 290	Small Gateway	Phase 1
Jones Road north of US 290	Small Gateway	Phase 2
Steeple Way and US 290	Small Gateway	Phase 2
West Road and US 290	Small Gateway	Phase 2

Table 7-1. Phasing of Gateway Project

## Freeway Corridor

Freeways by their nature are meant to move people as quickly as possible from place to another. This condition requires a type of landscape that is appropriate for the scale and design speeds along the freeway.

1. **Simple, Maintainable Landscape Design** - Urban landscapes take a lot of environmental abuse and should be native plantings that are hardy and easy to maintain.
2. **Buffer Business and Parking Lots** - There currently is a lack of landscape consistency along the highway 290 corridor specifically at local businesses.





Figure 7-2. A Small Gateway Sign

3. **Enhance Community Borders** - A consistent landscape theme along the corridors would help to identify the edges of the city.
4. **Reinforce Community Gateways** - Freeway landscaped edges will also provide a reinforcement of the gateway entrances into city by providing advance notice of a change in landscape design and approach.

Freeway corridor landscaping need not be elaborate and can be achieved in a number of ways which could include the following:

**Landscape Ordinance** – The City has an ordinance addressing future business development and include minimal landscape standards. This ordinance should be updated to conform more with the Comprehensive Plan and Gateway and Landscape Master Plan.

**Strategic Business Partnerships** - Work with local businesses to see what can be done to improve the overall landscape character of their businesses.

**Capital Improvement Projects** - Look to fund future landscape projects through city funded revenue sources.

**Grant Funding** - There are a number of state and federal grant programs that may be available to help fund freeway corridor enhancements which could be explored in the future.

## Community Landscape

Residential streetscape design can help define individual neighborhoods, promote safety, and create a transition from public to private spaces. The character of a residential streetscape can vary from one neighborhood to the next, but should be of a similar quality. Senate Avenue is the main corridor within the city and is well maintained and recognizable to residents and visitors alike.



Future landscape development should build-off the recognizable properties and the individual residences. Residences must be willing to maintain their property's landscape or must be guided in that direction by appropriate levels of code and community enforcement guidelines.

A successful residential streetscape design should generally include the following features:

### **SIDEWALKS**

Sidewalks should be separated from automobile traffic by raised curbs and/or trees and lawns; they should meet all accessibility standards.

### **STREET TREES AND LANDSCAPING**

Street trees and landscaping should provide a natural buffer between pedestrians and automobiles. The city should review city-wide opportunities for additional landscaping opportunities where they are needed.

### **STREET FURNITURE**

Street furnishings should be coordinated in design and type with the overall character of the neighborhood.

### **ENTRY SIGNAGE**

Phase 1 of the entry signage was installed in 2020 and Phase 2 is scheduled for 2021. This is coordinated with the unique character of the neighborhood through the use of appropriate materials, colors and architectural elements. Examples of the Small Gateway can be found in Figure 7-2 and the marquee signs in Figure 7-3.

### **CONSISTENT MAINTENANCE**

The commitment to long term maintenance of public landscapes is critical to the overall landscape character of the city.

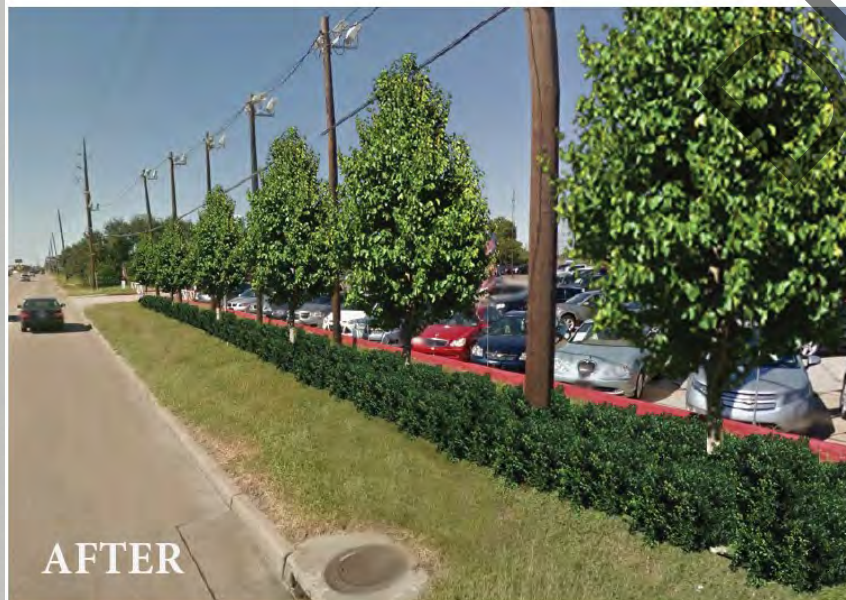


Figure 7-3 Rendering of Potential Landscape Improvements





Figure 7-4. Marquee Sign on Jersey Drive at the Fire Station.

## CODE ENFORCEMENT

The importance of maintaining a minimum level of expectation for residences and businesses to maintain their properties to protect the overall community character has been an underlining theme of the public input process. Code enforcement should not be a punitive measure, but a guideline for a public commitment to the overall quality of life in Jersey Village. While the city has some codes that require a minimum level of maintenance, the City should consider adopting the International Property Maintenance Code to aid in the protection and promotion of the Community Character.

## PEDESTRIAN MOBILITY

Many residents have stated that they want a walkable community and uninterrupted access to parks, open spaces, and local businesses. While the city has invested heavily into public infrastructure in the past ten

years their appears to be gaps in accessibility. Community connectivity as it relates to parks and open spaces is discussed in greater detail in the Parks Master Plan.

Pedestrian mobility would ideally include a comprehensive analysis of each community's existing pedestrian conditions and needs with an emphasis on community input throughout the process. The plan would identify pedestrian routes to activity centers and infrastructure improvement projects along these routes. The Parks Master Plan is a key resource and advantage for the City when seeking grant funding needed to implement pedestrian projects that promote pedestrian safety, walkability, mobility, and neighborhood quality.

An accessible community should have the following attributes:

- **Community Connectivity** - Develop a complete pedestrian network that provides direct and convenient connections for neighborhoods, employment centers, transit stations, public places and community destinations.
- **Park and Open Space Connectivity** - Multi-modal transportation opportunities along existing streets and/or open space corridors within the city are opportunities that can be explored.
- **Walkability** - Create pedestrian facilities that offer amenities to encourage usage and to enhance the pedestrian experience.
- **Safety** - The creation a safe pedestrian network free of barriers and tripping hazards, that has sufficient street crossings, buffer pedestrians from vehicles and has facilities wide enough to accommodate peak pedestrian use
- **Accessibility** - Make facilities accessible to pedestrians of all abilities and meet all local, state and federal requirements.

## Wayfinding Signage

The goal of Wayfinding Signage, both regulatory and non-regulatory, has the potential to impact the greatest number of people over the entire city. When implemented at major intersections and city 'Gateways', wayfinding signage are a highly visible design element to project a collective, positive image of the community. Figure 7-5 shows the updated wayfinding and building identifier signage. The goal of the wayfinding signage system is to reinforce the city's "sense of place" as previously discussed, by informing and guiding users as they travel throughout the city, enhancing the city's visual appeal and identity, and ultimately making the city more memorable to residents and visitors.



Figure 7-5.

Updated street signs (top left), building identifier signs (top right), and directional signs (bottom left).

## OBJECTIVES OF WAYFINDING SIGNAGE

- Celebrate the unique character of the city.
- Reinforce the city's 'Sense of Place'.
- Reinforce the boundaries of the city.
- Identify and increase awareness of important activity or destination points within the city.
- Improve the streetscape character for the city's corridors.
- Identify and reinforce linkages and pathways between the different parks and open spaces within and out of the city.
- Effective, low cost design that can be easily implementable on a city-wide basis.

## EXISTING CITY SIGNAGE

The 2016 Comprehensive Plan found the city did not have a comprehensive signage program that is unique to Jersey Village. The city has a definable logo and brand that has been used for some time and it appears that the majority of residents identify with the logo.

To improve this issue the city undertook the Gateways and Wayfinding Master Plan. This created a plan that incorporates a common theme and laid the groundwork for the update to existing city signs that have already been completed. Examples of the updated signage are pictured in Figure 7-5.

## ONLINE ACCESSIBILITY

In the 21st Century having a robust online presence is also important for wayfinding. In addition to traditional signage the City uses a Mobile App, interactive maps on its website and a presence on multiple social media platforms. To help further the accessibility there is included as an appendix to this Comprehensive Plan a list of websites with links that are useful for Jersey Village resources.



## COMMUNITY CHARACTER IMPORTANCE

A common refrain during the planning process in 2016 was that the residents of Jersey Village are proud of their community and want to strengthen the perception of the neighborhood. The 2020 Update Committee did a survey of residents and over 60% responded that they choose to live in Jersey Village in part because of the Community Character. Approximately 93% of respondents of the survey Agreed or Strongly Agreed that the City should protect the quality and increase existing character of residential neighborhoods.

The following are just a few of the many comments from the public outreach conducted as part of 2020 Update relating to Community Character :

“Encourage housing and property maintenance to maintain neighborhood integrity. “

“Carefully and consistently enforce all ordinances relating to property maintenance.”

“First impression, lasting impression.”

“The appearance of the neighborhood hinges on the appearance of the homes.”

## Community Character Recommendations

The following are action items related to community character based on input throughout the planning process.

## GOAL 1. HIGHLIGHT THE CITY'S IMAGE AS A SPECIAL COMMUNITY BY ENHANCING THE VISUAL CHARACTER OF THE CITY'S COMMERCIAL AREAS AND COMMUNITY ENTRANCES.

## STRATEGIES

### Improve the City's entrances with landscaping and monumentation.

- Complete Phase 2 of the Gateway and Marquee Sign Project.
- Improve the landscape character of commercial business properties.
- Create landscape ordinance that requires new properties, and major renovation projects to be landscaped to a minimum standard for areas adjacent to public rights-of-way.
- Create commercial development guidelines to encourage new development to build to minimum landscape standards.
- Create signage ordinance for local businesses that is consistent with the overall signage master plan.
- Coordinate with local businesses to encourage a uniform sign design standard.
- Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.
- Sponsor a beautification award for businesses to encourage landscape development of their properties.
- Review code enforcement procedures for their effectiveness, and make necessary changes.

### Reduce visual clutter.

- Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character.
- Create architectural design guidelines to encourage minimum design standards.
- Remove overhead power lines as new infrastructure projects are implemented.
- Reduce the number of billboards that are in the City.

### Improve the character of corridor character throughout the community.

- Review and improve landscape maintenance procedures for City crews.

- Partner with Trees for Houston or other organizations that can provide assistance in planting trees.
- Create a more stringent tree preservation ordinance to protect existing tree resources.
- Promote increase canopy along streets, parks, and open spaces.
- Expand thematic street light standards to all City streets.

### **GOAL 3. PROTECT THE QUALITY AND INCREASE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.**

#### **STRATEGIES**

Encourage housing and property maintenance to maintain neighborhood integrity.

- Develop a recognition/reward program to encourage homeowners to enhance or maintain their properties through lawn maintenance, and exterior upgrades and upkeep.
- Provide and coordinate programs to prevent the deterioration of homes.
- Educate citizens on code enforcement requirements. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.
- Develop an annual or semi-annual neighborhood clean up to promote community pride.

**Enhance existing neighborhood infrastructure when possible.**

- Institute an annual program for assessing quality and useful life of neighborhood amenities, and allocate funds for replacement, additions, or remodels as needed.

### **GOAL 7. INVEST IN INFRASTRUCTURE, ACTIVITIES, AND OPPORTUNITIES THAT WILL REVITALIZE THE HIGHWAY 290 CORRIDOR TO MAXIMIZE ITS VISUAL APPEAL, SENSE OF PLACE, AND ECONOMIC VALUE.**

#### **STRATEGIES**

**Create a sense of place and maximize the visual appeal of the Highway 290 corridor.**

**Partner with local property owners and CenterPoint Energy to identify back-of-lot utility easements to provide options for removing overhead lines from the 290 frontage.**

### **GOAL 8. PROVIDE AND ENHANCE COMMUNITY ACCESS TO COMMUNITY FACILITIES AND POINTS OF INTEREST THROUGHOUT THE CITY.**

#### **STRATEGIES**

**Create a consistent, identifiable signage design throughout the city.**

- Develop commercial signage guidelines to encourage existing business to follow as well as control future commercial development application.

### **GOAL 9. PROMOTE INFILL AND REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS.**

**Promote the highest and best use for vacant or underutilized properties.**

- Ensure property and building maintenance codes are up to date and compatible with current City values.

**Revitalize areas of opportunities to attract new investment and activity.**

- Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.



# Community Facilities

## 8

### Introduction

During the 2016 Comprehensive Planning process, the planning team conducted thorough facility assessments to identify deficient areas among the City's primary buildings. The buildings evaluated were:

- Civic Center/City Hall
- Police Station
- Fire Station
- Golf Course
- City Garage/Shop

These buildings each had unique issues, though many of the buildings are experiencing the same issues to varying degrees. The 2020 CPUC did not tour the buildings, but relied on city staff to provide them with an update to this chapter. The CPUC also included additional buildings within the Parks and Recreation department and the Water and Wastewater facilities.

### Summary of Findings

#### FIRE STATION

Originally built in 1979 and remodeled/added onto in 2003 and 2008, the Fire Station has served many different purposes over the years. Prior to 2003 the Fire Station building served as City Hall. In 2003 it was

remodeled to better suit the needs of the Fire Department as the City Hall functions were moved to a different location.

The 2016 Comprehensive Plan found the building to be in fair condition. It noted several issues and recommended the following maintenance and repairs:

- Multiple windows throughout the building were poorly sealed and showed signs of water infiltration into the structure.
- Temperature control in offices are an issue for staff.
- A water heater and water pump both leak water onto the ceiling.
- Heavy Condensation from the HVAC system created water spots on ceiling tile, and drain into the building at various locations.
- Positive drainage in the apparatus bays is an issue. Standing water was noted.
- Downspouts from gutter drain to flat area at base of building creating standing water.
- The paint on the floors and walls of the apparatus bays of the building are delaminating.
- Upstairs, a lounge area showed evidence of significant, regular water infiltration, perhaps from a standing seam in the roof of the building. This water is infiltrating through and around light fixtures.
- An area between the roof of the older section of the building and the newer section of the building has trapped water and is not draining properly.
- CMU coatings at the apparatus bay are delaminating. Appears the

delamination was caused by efflorescence.

- The building will eventually need to be expanded when it hits the lack of storage and is at capacity limits.

Since the 2016 Comprehensive Plan, the City has taken a proactive approach at fixing and maintaining the Fire Station. The windows have been properly sealed to prevent water infiltration. Temperature control issues have been corrected with updated heating and cooling units. The apparatus bays have been repainted, and water leaks in the roof have been fixed.

The Dayroom and Kitchen for Fire Fighters recently completed a remodel in the fall of 2020. Much of this work was done by the Fire Department staff which saved several thousands of dollars in costs. With more full-time staff being added to the Fire Department, these living and sleeping quarters will become more important to be maintained. The Fire Department employees, including full time, part time and volunteer fire fighters take great pride in this building. They are eager to use their talents and skills to make improvements to the building at great savings to the city.

At some point in the future the building may need to be expanded, however that is not anticipated within the next 5-10 years.

## GOLF COURSE - CLUB HOUSE

Originally built in 1974, with a small addition added in 1987, the golf course club house was a lightweight construction that has outlived its useful life. The 2016 Comprehensive Plan found the Club House to be in poor condition and suggested that replacement may be warranted. Some of the issues found include:

- The canopy around the building is deteriorating and falling.
- Downspouts empty onto sidewalk covered by the canopy.
- Soil has built up around the exterior walls in several areas. This has

led to exterior corrosion of the structure.

- Window units around the building are poorly sealed.
- Security camera wiring is exposed and accessible.
- On the interior, the A/C is ineffective and must be supplemented with several fans throughout the building.
- The A/C unit seems to be leaking condensation onto the ceiling, creating a potential for mold in various areas in the building.
- The ceiling tiles are sagging and cracking in several areas.
- Ceiling tiles show water stains from potential roof leaks.

In 2017 the City Council authorized an assessment of the current Club House to completed by Ray+Hollington Architects Inc. Their assessment found the original construction was not of high quality. The lightweight construction coupled with a lack of thermal protection over time has resulted in numerous leaks, water infiltration and damage.

The assessment gave a cost estimate of \$757,500 to fix the building and bring it into code compliance and redesign the entire interior of the club



Figure 8-1. The Canopy around the Golf Course Club House. You can see the deterioration and damage that has happened due to weathering.



house. Based on this the City Council decided it was better to replace the building and create a convention center with it in order to utilize Hotel Occupancy Tax Funds.

The architect firm PGAL was selected to design a new club house. The new building was designed to be a two-story club house with a total of 12,500 square feet. The building could hold conventions and large golf tournaments. However, when bids came back at \$5 million, approximately double what was anticipated, the City Council decided to hold off on the project until other city projects were completed.

The City has undertaken some economic fixes to some of the issues found in the 2016 Comprehensive Plan. However replacement of the Club House should remain a priority to be considered after the other projects are completed.

## GOLF COURSE - CART BARN

The 2016 Comprehensive Plan found the Golf Course Cart Barn to be in poor condition, and recommended replacement. Some of the issues found include:

- Structural members show signs of corrosion and failure.
- There are no gutters or an overhang around the structure.
- Electrical systems do not function properly. There is exposed wiring adjacent to water sources.
- Soil has built-up around multiple areas at the base of the building which is causing corrosion of the structure.
- Tree vegetation has overgrown into the building power source.
- Overhead storage is poorly connected to structure, sometimes with wires, sometimes tack welded.

Overall, the Golf Course Cart Barn will need to be replaced in the near future. The electrical system for the building is not only outdated, but is currently ineffective and exposed to water sources within the building. Structural components of the building show signs of corrosion and have

had overhead storage shelves welded onto them. It is unclear if the loads carried by these shelves was something that was considered when the structure was designed. The cost of repairing all of these issues is significant and likely would not lead to an increase in lifespan proportionate to the cost of repair.

While some issues that were cost effective have been addressed, this building should be replaced after a new club house is built so the look



Figure 8-2. Above: Vegetation around Cart Barn power source. Below the structural members of the roof are showing major corrosion.



and feel of the new buildings can be maintained.

## GOLF COURSE – MAINTENANCE BUILDING

The Golf Course Maintenance Building was found to be in fair condition. There are multiple issues affecting the functionality of the building and related areas.

Some of those issues found include:

- Power supply inadequate for demand, breaker is tripped often trying to keep up with demand.
- Hot water is not consistently available in the building.
- Insulation in the shop area is falling off the roof.
- Overall lack of storage for equipment.
- Overall lack of storage for materials.
- Parking inadequate for workforce.
- Storage of hydraulic oil and chemicals outside of the shop area has caused respective containers to corrode.
- Gutters are clogged and ineffective, downspouts empty onto building foundation.
- Vegetation around the site is coming into contact with the shop building and in some cases penetrating the building.
- Septic System is in disrepair. There are signs of raw sewage on ground adjacent to septic system.
- Water faucets leak.

It is concluded that the Golf Course Maintenance Building requires a moderate number of minor repairs and a moderate amount of immediate maintenance. The most serious issue facing the building is the electrical system; the current electrical system is ineffective and needs replacement or repair. It is likely that this system is inadequate for the needs of the building as currently configured. In addition, maintenance in the shop area (to address the insulation and partitions for the offices, bathroom, storage, etc.) and outside of the shop area

(vegetation overgrowth, clogged gutters, storage of materials and equipment in adjacent area, etc.) should adequately address the remaining issues in the short-term. Regular maintenance of the building will help to ensure that the building stays in an acceptable condition. Expansion of the facilities is not necessary, but would be helpful in storing equipment and materials in order to better maintain their respective conditions.

While several of the issues found in the 2016 Comprehensive Plan that were easy to fix have been addressed, there are still many that exist. If the Golf Course Maintenance Facility is replaced or expanded consideration should be given to elevating the building, or moving the building, out of the flood plain. Consideration should also be considered for creating enough space to house the equipment used by the Parks and Recreation Department, so it is kept on this side of US 290 where it is utilized the most.

## POLICE STATION

The Police station was originally built in 1995 and added onto in 2010. The 2016 Comprehensive Plan found the building to be in good condition. It noted several issues and recommended the following maintenance and repairs:

- Cracking in walls and around windows was noted in most rooms on the west side of the building
- The evidence room lacked proper ventilation and staff noted fumes from collected evidence
- A mechanical room routinely leaked water into a hallway. Clogged drain was the apparent cause of the overflow.
- The ceilings at the showers in the Men's Locker Room showed signs of water damage due to high humidity and steam during use.
- The current kitchen/lounge was not functional
- Sealant around doors and windows on the exterior at the south elevation of the building were damaged and unserviceable.



- Downspouts on the north side of the building emptied onto the foundation
- Shorts in the wiring were noted; an “Exit” sign would flicker when an adjacent door was closed.

After evaluation, it was found that the Police Station needs only very minor repairs and maintenance. Further inspection of the foundation is warranted based on observed indications of settling. Ventilation for the evidence room and locker rooms should be installed. One-time and (thereafter) regular maintenance should address the remaining issues listed above. If the building is renovated in the future, expansion of the kitchen/breakroom should be considered based on user comments and inspection.

Since the 2016 Comprehensive Plan several of these items have been addressed. However, the Police Department Evidence Room should be expanded at some point in the next 5-10 years. The remodel should focus on improving the ventilation system in the room and include a separate office space for the evidence technician. The built in area to lock weapons should also be included.

## CITY HALL

The area that currently serves as administration and offices for City Hall was originally built between 1961-1963 as a church. In 1991 the church added on and built a new sanctuary. The City purchased the building from the Church of Christ in Jersey Village in June 1999. Today the 1991 sanctuary is the Civic Center and City Council Chambers. The 2016 Comprehensive Plan found City Hall to be in poor condition. A few of the key issues they found include:

### Electrical:

- Exposed wiring for lighting, outlets, and boxes observed throughout the building.
- Various fixtures are broken and/or mismatched, various outlets are exposed.

### Plumbing:

- Urinal lines in Men’s Bathroom (multiple) are backed up.

### Water Damage:

- Water stains observed on the ceiling throughout building.
- Most rooms in the building employed 5-gallon buckets to catch water during rainfall events.
- Drywall and paint were peeling from the ceiling throughout the building due to water damage.
- Paint and brick faces were damaged (eroding) due to the condensate lines from the HVAC system.
- Holes in the exterior walls of the building allow free passage of water into the building.



Figure 8-3. Exposed wiring in City Hall

- Metal doors were corroding, light could be seen through the holes.
- High potential for formation of mold because of standing water in ceiling and walls. Observed black residue adjacent HVAC vents and on ceiling tiles.

#### Structural Issues:

- Walls were cracking throughout the building.
- Structural cracks were observed throughout the building.
- Various doors were not functioning properly due to potential foundation and structural issues.

The 2016 Comprehensive Plan recommend that City Hall should be replaced. The severity and extent of water penetration throughout the building, and the potential it creates for the growth of mold within the building, is highly concerning. The electrical system within the building is highly exposed and likely to be affected by water intrusion. Furthermore, the electrical system itself is both unattractive and ineffective—it is often plagued by numerous shorts, both witnessed and reported by users. Finishes, fixtures, doors, windows, etc. are often broken, in disrepair, or show wear beyond what can be addressed through simple repairs. The basic functionality of the space is poor; it is clear that the City Hall buildings are being used outside their original conceived purpose. Circulation around the buildings is confusing and not at all intuitive, offices are configured poorly, and storage space is inadequate. Based on the cost and nature of the repairs, maintenance, replacement, etc. that would be necessary to make the building functional again, it is recommended that the entire building be replaced in the immediate future.

Until the building can be replaced the City should make improvements that are suitable, comfortable, and palatable. The City should not

overspend to make these improvements, but should improve conditions until the building can be replaced.

In 2019 the City hired Collaborate Architects to design a new City Hall that would be located in the new Village Center Development. The building is fully designed and is ready for construction to begin when construction on the other pieces of the development begin.

The new building was designed with staff and residents in mind. The building will have all of the services citizens use on a regular basis on the first floor, with other functions on the second floor. By working with the developer of Village Center for the design and construction of City Hall the city is utilizing the economies of scale to provide cost savings.

The current City Hall should be demolished, with the possible exception of the current Civic Center. That area should be studied to see if a repurposing of it is feasible. The property should be retained by the city and utilized for green space, a park or other recreational opportunities. If future expansion of the Police or Fire Station is necessary, this land could be utilized for the growth.

### CITY MAINTENANCE STAFF BUILDINGS

The 2016 Comprehensive Plan found the City Maintenance Staff Buildings, which housed the Public Works and Parks and Recreation maintenance departments, to be in good condition. There are a few minor issues that affect the functionality of the buildings and adjacent area. The major issues are listed below:

- Municipal staff noted that the site retains up to 1 foot of water during rain events. Adequate site drainage is needed to alleviate this issue.
- Power surges occur during light to moderate rain events.
- Plumbing does not function as intended. Port-a-potties are used as the septic system does not function during or after rain.
- The building is too small for the needs of the department.

Mechanics must do work outside in the elements. There is no office space for any administrative type of work.

- Parking does not appear to drain properly.

After evaluating options to fix plumbing and drainage issues, the City Council determined it in the best interest of the City to purchase a new building just down the road from the current one for these departments. The new building was purchased in 2018. The new building allows for the city mechanics to work on all city vehicles inside, whereas the old building required most vehicle maintenance, especially on large apparatus, to be done outside.

The old buildings and property are still owned and maintained by the city. The buildings house city equipment that is not needed on a daily basis, and also provides easier access to Parks and Recreation equipment. The property should be retained by the City for possible future needs, which could include another water treatment facility when the ETJ is annexed into the city.

## PARKS AND RECREATION

There is a desire to renovate the pool house and pump room in the future that will improve the standard both aesthetically and in regards to operations. The City should expand the guard room/entrance booth to allow for additional space for guards, managers and cashiers. This new space would be taken from the storage area directly behind it. This would allow for window fans and/or air conditioning units to help circulate the air during the hot summer months.

In addition, it should be investigated to relocate the restroom entrance to the east side of the building to ensure that the main corridor is only used for entering and exiting the pool area. This will provide for better operational security, limit crowds, and ensure children enter and exit the bathroom area from a more central location separate from the pool

exit. The fixtures in the restrooms are also in need of replacement.

For the pool pump room, the floorplan should be altered to allow for additional chemical storage that is separate from the pool pumps. Creation of a more discrete chemical storage area that is better ventilated to reduce the spread of un-desirable odors is strongly preferred.

Another opportunity that should be considered is the solicitation of an artist to paint a themed mural on the pump room to provide for a more aesthetic experience for our pool users moving forward.

Overall the pavilion and associated restrooms, concession stand, and storage area are in good condition. The city should evaluate the installation of basketball goals that could be raised/lowered when necessary and also allow for other uses of the facility as warranted.

## WATER AND WASTEWATER TREATMENT FACILITIES

While not often thought of when discussing community facilities, water and wastewater facilities are critical structures in our community. While the Comprehensive Plan Update Committee did not tour these sites, they are worth noting in this plan.



Figure 8-4. Village Drive Water Plant



The water and wastewater facilities are inspected on a regular basis to ensure compliance with the [Texas Commission on Environmental Quality \(TCEQ\) Standards](#) and the higher standards the city imposes on itself. Those inspections dictate the majority of what needs to be done, and those inspection reports can be viewed for those recommendations. While the CPUC does not make specific recommendations on the more technical aspects of the facilities, there are some areas that should be considered for future upgrades.

The pump house on Seattle Street could be redone to have the appearance of a single family home. This would allow the property to blend in more seamlessly with the neighborhood.

The City should also consider working with an artist to utilize the ground storage tanks as potential pieces of art to help improve the character of the community. By incorporating art into these otherwise bland looking areas, it can help set Jersey Village apart from other communities.

The City should also consider repainting the elevated storage tanks and incorporating the new branding standards and logo into them. These can serve as billboards for the city and advertise to the people that pass through Jersey Village on US 290 and Beltway 8 on a daily basis.

## Community Facilities Recommendations

The following action items help address issues related to public facilities discovered through community input, CPUC meetings, and the 2016 Comprehensive Plan.

### GOAL 6. PROVIDE PUBLIC FACILITIES TO MAINTAIN COMMUNITY SAFETY, AND SERVE EXISTING AND NEW DEVELOPMENT IN AN EFFICIENT AND COST EFFECTIVE MANNER.

#### STRATEGIES

**Maintain, replace, or improve the quality of city-owned structures.**

- The golf course Club House should be replaced with a Club House that can serve to maximize the potential of the golf course.
- Replace the golf course Cart Barn.
- Perform minor repairs and maintenance on the golf course maintenance building.
- Add public facilities to be constructed or renovated to the annual update of the capital improvements program in order to plan for future availability of funding.
- Update and maintain existing public facilities to maximize usefulness, before constructing newer facilities.

**Provide the necessary and appropriate technology, buildings, equipment and people for delivery of quality services now and in the future.**

- Continually follow and update the long-term maintenance program to ensure adequate maintenance of existing and proposed facilities.
- Utilize tools such as value engineering (as applicable) to develop the most cost-effective facilities.



# Implementation Plan

# 9

## Overview

This final section of the Comprehensive Plan describes specific ways in which Jersey Village can take the recommendations within this Plan from vision to reality.

The importance of city planning can never be overstated — planning provides for the protection of private property and ensures future development occurs in a coordinated and organized fashion. The future of Jersey Village will be shaped with the policies and recommendations developed in this Plan. Based on this Plan, decisions will be made that will influence many aspects of the City's built and social environments.

Jersey Village has taken an important leadership role in defining its future with the adoption of this Plan. The Plan will provide a very important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth, development, and redevelopment of Jersey Village. The future quality of life in Jersey Village will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

Planning for the City's future should be a continuous process, and this Plan is designed to be a tool that can be modified and periodically

updated to keep it in tune with changing conditions and trends. Plan policies and recommendations may be put into effect through adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing City regulations or processes, while others may require the establishment of new regulations, programs, or processes. There are also recommendations that will involve community involvement.

## Sustainment of Core Activities

By its very nature, comprehensive planning is prospective in scope and focus. In the course of developing the Comprehensive Plan for the City of Jersey Village, it would be easy to overlook ongoing operations of the community. As part of the community survey, residents expressed a strong desire to maintain certain aspects of city operations that residents regard as centers of excellence. Expanding on this thought, during the 2016 Comprehensive Plan members of City Council created the following Sustainment Goals and incorporated these goals as an integral component of the Comprehensive Plan.

It is the desire of City Council that the Sustainment Goals serve to inform future City Councils of municipal priorities. It continues to be the desire of the council that the operations and programs associated with

the Sustainment Goals not be compromised by future actions. It is the belief of council that the goals represent those aspects of city operations that make Jersey Village unique among Texas communities. It is why people chose to live and raise their families in Jersey Village.

A degradation or compromise of any one of the Sustainment Goals will have a material impact on the quality of life within the community.

## **MAINTAIN EXCELLENCE IN ALL POLICE AND FIRE OPERATIONS**

The city currently maintains an ISO (Insurance Service Organization) rating of 2. Going forward, the city shall take all reasonable measures to maintain this rating. The city has adopted a Crime Control and Prevention District (CCPD). Continuation of this program is critical to the effective operation of the Police Department. The city funds Public Safety vehicle replacements through the CCPD and the vehicle and technology replacement funds. The city shall strongly resist efforts to use vehicle and technology replacement funds for activities not related to their intended purpose.

## **CONTINUE INFRASTRUCTURE REPLACEMENT AND RENEWAL EFFORTS**

The City takes a proactive approach to inspect the sewer infrastructure to ensure it is in good working condition and minor repairs can be made before major work is completed. Additionally the City has an aggressive 10 year Capital Improvement Program for street rehabilitation projects, including water lines, storm sewers, and sidewalks, that should continue to be implemented.

## **RECRUIT AND RETAIN COMPETENT STAFF**

City operations begin and end with competent staff members. Rapid turnover among the employee base leads to lower morale, incurs a significant financial cost and reduces the quality of service provided to residents. The city shall strive to pay a competitive and fair wage rate in order to attract and retain knowledgeable staff. City leadership shall encourage employees to learn and grow in their positions through training and meaningful performance evaluations.

## **MAINTAIN THE CITY'S AA+ BOND RATING**

The city maintains a bond rating that sets it apart from its peers. The city's bond rating reflects a commitment on the part of elected and appointed officials to exercise sound financial stewardship of city resources. The city shall maintain adequate financial reserves to maintain its bond rating. In addition, the city shall periodically review financial policies and adjust policies where required to maintain a AA+ rating.

## **PROMOTE THE LONG-TERM FINANCIAL STABILITY OF THE CITY**

We live within our means. City leadership shall place an emphasis on making long-term decisions that result in a betterment of the city's financial condition. We shall avoid a short-term, quick-fix mentality that characterizes a preponderance of state and local governments. The city shall regularly engage in long-term, strategic planning to identify problems and challenges.

## ENSURE THE CITY PRESERVES ITS FAMILY-FRIENDLY CHARACTERISTICS

Jersey Village is a tight-knit community. A large number of families are second and third-generation families. In many circumstances, homes are passed down between generations. The city is increasingly becoming a destination community for young families. In addition to a comparatively low crime rate, the city sponsors numerous recreation activities that are attractive to families. The city shall continue to conduct these events, and, where appropriate, look for opportunities to expand its recreation opportunities.

### Implementation Responsibility

Perhaps the most important method of implementing the Comprehensive Plan comes in the day-to-day commitment by elected and appointed officials, staff, and citizens. The Comprehensive Plan must be understood as a useful and capable tool to direct the City's future. The Plan in its entirety along with individual components such as the Future Land Use Plan should be available for reference by officials, staff, and citizens. The Comprehensive Plan should continually be referenced in planning studies and zoning case reports as well as informal discussion situations. High visibility will make the Plan successful, dynamic, and a powerful tool for guiding Jersey Village's future growth.

The responsibilities for actually initiating and monitoring the goals, strategies and actions of the Comprehensive Plan are multi-tiered:

## CITY COUNCIL

The City Council will:

- Establish overall action priorities and timeframes by which the strategic recommendations will be initiated and completed.
- Appropriate funds, consider and set the funding commitments for this plan's implementation measures.
- Offer final approval of projects/activities and associated costs during the budget process.
- Provide policy direction to the Planning and Zoning Commission and City staff.

## PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will:

- Recommend to City staff an annual program of actions to be implemented, including guidance as to timeframes and priorities.
- Prepare an Annual Progress Report for submittal and presentation to the City Council (see Annual Review Process later in this chapter for more detail).
- Ensure decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Help to ensure the plan is considered in the decisions and actions of other entities.
- Amend, extend, or add plan revisions as necessary and appropriate.

## CITY STAFF

City Staff should take the lead in the following general areas:

- Managing day-to-day action items relating to plan implementation, including coordination with and solicitation of community partners.
- Supporting and carrying out a Capital Improvements Plan (CIP).
- Managing the drafting of new or amended land development regulations in partnership with the appropriate boards and commissions.
- Conducting studies and developing additional plans (including management of consultant efforts, as necessary).
- Negotiating the specifics of development agreements.
- Administering collaborative programs and ensuring open channels of communication with various private, public, and non-profit implementation partners.
- Providing briefings on plan implementation progress and activities to the Planning and Zoning Commission no less than once annually.
- Maintaining an inventory of potential plan amendments, as suggested by City staff and others, for consideration during annual and periodic plan review and update processes.

### City Council

As the director of plan implementation, the key responsibilities of the City Council are to decide and establish priorities, set timeframes by which each action will be initiated and completed, and determine the budget to be made available for implementation efforts.

### City Staff

City staff manages the everyday implementation of the plan. Particularly, City staff is responsible for supporting the Planning and Zoning Commission and City Council.

### Planning and Zoning Commission

The Planning and Zoning Commission makes recommendations to the City Council based on principles laid out in the Plan. The Commission should prepare an Annual Progress Report to ensure plan relevance.



## Coordination and Partnerships

Increasingly, jurisdictions are acknowledging that issues are regional, rather than local, in nature. Watersheds and other ecosystems, economic conditions, land use, transportation patterns, housing, and the effects of growth and change are issues that cross municipal boundaries, impacting not only the City, but also neighboring municipalities, unincorporated places, Harris County, and surrounding counties in the Houston-Galveston region. As a result, the economic health of Jersey Village is partly reliant upon its various regional neighbors.

Given Jersey Village's relatively small size, some initiatives or community needs identified in this Comprehensive Plan cannot be accomplished by the City on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the ability of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and public/private financing of community improvements.

## Proactive and Reactive Implementation

There are two primary methods of plan implementation: proactive and reactive methods. To successfully implement the plan and fully realize its benefits, both methods must be used in an effective manner. Both proactive and reactive actions that could be used by Jersey Village are described within this Implementation Chapter.

Examples of proactive methods include:

- Developing a capital improvements program (CIP), by which the City expends funds to finance public improvements to meet strategies cited within the Plan;
- Updating zoning regulations; and
- Updating subdivision regulations.

Examples of reactive methods include:

- Approving a rezoning application submitted by a property owner consistent with the Comprehensive Plan;
- Site plan review; and
- Subdivision review.

## Education and Training

A necessary first step is to make sure each group, Planning and Zoning Commission, City Council, and key staff members, all know their role and the role each other have in the plan implementation. These are the groups who, individually and collectively, will be responsible for implementation. The importance of their collaboration, coordination, and communication cannot be overstated. The education initiative should include:

- Discussion of the roles and responsibilities of each individual entity, and its function as to plan implementation.
- A thorough overview of the entire plan, with particular emphasis on the segments that most directly relate to their charge.
- Implementation tasking and priority-setting, allowing each group to establish their own one-, two-, and five-year agendas, in coordination with the strategic agenda of the City.
- A concluding question-and-answer session.

## Roles of the Comprehensive Plan

### GUIDE FOR DAILY DECISION-MAKING

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place, whether a subdivision that is platted, a home that is built, or a new school, church or shopping center that is constructed, represents an addition to Jersey Village's physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

### FLEXIBLE AND ALTERABLE GUIDE

This Comprehensive Plan is intended to be a dynamic planning document for Jersey Village—one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The City Council and other Jersey Village officials should consider each proposed amendment carefully to determine whether it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Jersey Village. In addition, flexibility is paramount for the city. As

opportunities arise, the City must have the ability to adjust focus or change direction to capitalize on existing opportunities. While implementation strategies must remain in line with the overall goal and vision of the Plan, the need to recalibrate is also an important component of a successful implementation strategy.

### ANNUAL REVIEW

At one-year intervals, a periodic review of the Plan with respect to current conditions and trends should be performed. Such on-going, scheduled evaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic evaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan;
- Changes in conditions that form the basis of the Plan;
- Community support for the Plan's goals, strategies, and actions; and
- Changes in State laws.

The full benefits of the Plan for Jersey Village can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the City become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the City's decision-making needs.

## QUADRENNIAL UPDATE

In addition to providing for annual reviews of the comprehensive plan, City Council shall establish a framework for broader updates of the document. It is recognized by council that the assumptions that initially informed the plan are not static. At various stages of the document's life, council will need to determine the ongoing relevancy of the plan. Such updates are broader in scope than the annual reviews, and serve to periodically reset the plan to adapt to changing circumstances.

To facilitate broad plan updates, City Council shall appoint a Comprehensive Plan Update Committee (CPUC). The CPUC shall be modeled after the City's Charter Review Committee. The CPUC shall meet no less frequently than every four years, but may meet sooner as warranted by exigent circumstances. Specific language regarding the formation and responsibilities of the CPUC was incorporated into the Adoption Ordinance of the 2016 Comprehensive Plan, and remains applicable to this 2020 Update.

In general, it shall be the primary function of the CPUC to review the Comprehensive Plan in total and receive reports from staff regarding Plan progress and implementation. The CPUC shall recommend any plan changes to the city's Planning and Zoning Commission, who in turn shall make a final recommendation to City Council. The CPUC shall also forward a list of recommended project additions and deletions as a part of their review. City Council shall determine a final list of projects and initiatives for subsequent adoption and implementation.

## TOP PRIORITIES

The efforts conducted to complete the Comprehensive Plan generated a wealth of information and direction for Jersey Village. In order to refine

and focus future efforts, the 2016 Comprehensive Plan Update Committee worked to identify the top priorities of the Plan. A review of approximately 187 goals, strategies, and recommendations yielded 20 action items to be considered the City's top priorities for implementation. The 2020 Comprehensive Plan Update Committee started with this same list, and has created a list that should be focused on moving forward.

Table 9-1 contains the highest scoring action items identified by the CPUC. A number of the individual priorities are focused on similar concepts or focus areas. These items may be implemented concurrently achieving multiple goals within the scope of a single project. The highest scoring action items are centered around Community Character and Community Facilities.

With a focus on maintaining community character and reducing visual clutter, the CPUC prioritized the continuation of Phase 2 of the Gateway and Entrance Project. The continued implementation of the Long Term Flood Recovery Plan to reduce future impacts of flooding are also a high priority for the CPUC. Community facilities that meet the current and future needs of the city are vital to the success of it, and have also been identified as a major recommendation for the city to focus on. Another priority is the update of city codes to simplify the process of new construction and promote new development that conforms to this plan.

Priority Recommendations		
Strategy	Description	Recommendation Type
Reduce Visual Clutter.	Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character, and identify remedies/action plans available to address concerns.	Policy/Ordinance
Mitigate Future Flooding.	Continue to implement the findings in the Long Term Flood Recovery Plan, including home elevations and construction of new buildings above the flood plain.	Capital Improvements, Administrative and Partnerships
Update City Development and Building Codes.	Update codes to simplify the process of new construction and promote new development that conforms to this plan.	Policy/Ordinance
Explore Expanded Recreational Opportunities.	Work with partner organizations or create city-run sport leagues for youth and adults.	Administrative and Partnerships
Enhancing Neighborhood Infrastructure.	Proactively replace sidewalks and expand decorative street lighting throughout the city.	Capital Improvements
Increase Character of Residential Neighborhoods.	Effective use of Code Enforcement to ensure upkeep of homes. Consideration should be given to adoption of the International Property Maintenance Code.	Policy/Ordinance
Market Jersey Village to Targeted Businesses.	Develop and implement an expanded Marketing Plan to target desired businesses.	Administrative
Encourage Quality Community-oriented Retail and Restaurants.	Actively seek out businesses, both start-ups and established, to locate in or expand to Jersey Village.	Administrative and Partnerships
Encourage Quality Community-oriented Entertainment.	Work with property owners and developers to actively pursue quality entertainment opportunities to increase quality of life.	Administrative and Partnerships
Adequately Address Storm Runoff.	Update city ordinances to achieve higher levels of storm runoff mitigation.	Policy/Ordinance

Table 9-1. Priority Recommendations



Priority Recommendations		
Strategy	Description	Recommendation Type
Maintain, Replace, or Improve the Quality of City-owned Structures.	Replace City Hall and the Golf Course Club House. Continue with proactive maintenance and updates to Fire and Police Stations.	Capital Improvements
Maximize the Economic Value of the Highway 290 Corridor.	Attract the right businesses that add value to Jersey Village by increasing the tax base and providing a higher quality of life for residents.	Administrative and Partnerships
Analyze Annexation Options for the ETJ Property.	Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).	Plan/Study
Provide the Necessary and Appropriate Technology, Buildings, Equipment and People for Delivery of Quality Services Now and in the Future.	Keep pace with technology and staffing to provide high quality service to residents. Ensure municipal buildings and equipment are built and maintained to fit the needs of the community for the next generation.	Administrative and Capital Improvements
Increase Access to Non-motorized Transportation Options to Promote Healthy Living.	Adopt a Complete Streets Policy and implement it when reconstructing streets.	Capital Improvements
Promote the Highest and Best Use for Vacant or Underutilized Properties.	Create development packages to encourage and market to the type of development the city wants to see.	Administrative
Encourage Housing and Property Maintenance to Maintain Neighborhood Integrity.	Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community. Information shared could be related to general types of violations, clearance rates, average time to contact, etc.	Community Outreach

Table 9-1. Priority Recommendations

## Financing the Comprehensive Plan

A common element of municipal comprehensive plans is an exhaustive list of capital projects. A large portion of these capital projects center on the construction of new facilities or additions to existing facilities. The Jersey Village Comprehensive Plan is no different in this regard. A significant number of the Priority Recommendations involve new construction or expansion of existing city facilities. In addition, several Priority Recommendations involve lengthy, complex studies of various aspects of municipal operations. These studies incur a non-trivial expense and ultimately will lead to further capital expenditures.

A necessary consideration of the comprehensive plan involves financial matters. By what strategies will the city fund implementation of the various components of the comprehensive plan?

The City of Jersey Village has utilized several methods to fund past initiatives. In 2003 and again in 2007, the city funded roadway replacement efforts using general obligation (G.O.) debt. G.O. debt was also used to fund construction of a new fire station in 2002. In 2012, the city financed a substantial roadway replacement effort using cash reserves.

Although debt issuance of the city is subject to State of Texas regulation, the city does not operate under a formal debt program. Decisions regarding debt structure are the prerogative of the incumbent City Council. As a part of the annual budget process, the city does publish and adopt a five- year Capital Improvement Program (CIP).

There are three main options for financing capital projects associated with the comprehensive plan, or any major city project:

### STRUCTURED DEBT FINANCING

City Council appoints a Citizen Bond Committee to prepare a list of projects to forward to the electorate. The bond committee meets on a predetermined periodic basis (every four years) to select projects and provide a recommended list of projects to council. City Council establishes a formal debt program for the city and commits to a sustained program of General Obligation debt.

### PAYGO FINANCING

City Council utilizes existing cash reserves to fund comprehensive plan initiatives (Pay As You Go). The city continues to make debt payments until such time that all current obligations expire in 2027. As a matter of policy, the city will issue no new debt. As of the completion of this 2020 Comprehensive Plan Update, the city maintains a General Fund balance of approximately \$13 million. The city typically maintains a minimal floor of General Fund balance of 90-120 days of operating expenses. The remaining balance would serve as seed capital for projects associated with comprehensive plan initiatives.

### A HYBRID APPROACH

Under this approach, City Council issues debt as the need arises. Project selection is determined as a product of the annual budget process. Concurrent with project selection, City Council will determine the methods of financing selected improvements (debt or cash). Project selection does not adhere to a predetermined schedule, but is dependent on City Council initiatives.

## Implementation Matrix

Implementation is one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic strategies for implementation, the recommendations contained within this Comprehensive Plan will be difficult to realize. It is important to note that the strategies and action items are derived from the goals and vision established previously within this Plan.

Few cities have the ability to implement every recommendation or policy within their comprehensive planning document immediately following adoption—Jersey Village is no exception. Plan implementation, therefore, must be prioritized to guide short-term priorities, mid-term priorities and long term/on-going priorities. These priorities must be balanced with timing, funding, and City Staff resources. While all the recommendations share some level of importance, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer timeframe.

The following matrix is a summary of the recommendations within this Comprehensive Plan and is intended to provide the City with specific tasks to work toward implementing the vision of this Plan. The individual tables are organized by goals and strategies, and action items established in previous chapters.

Action items are assigned a recommended time frame for implementation actions to commence. The approximate established time frames and general budget assumptions are as follows:

### SHORT-TERM RECOMMENDATIONS

Implementation of these action items should begin following plan adoption. Approximate time line: zero to four years.

### MID-TERM RECOMMENDATIONS

Implementation of these action items will likely follow short term recommendations. Approximate time line: four to seven years.

### LONG TERM

Implementation of these action items will likely follow mid-term term recommendations. Approximate time line: 7 years or more.

### ON-GOING RECOMMENDATIONS

These action items should be conducted on a regular basis, at least annually and more frequently as required.

### BUDGET ASSUMPTIONS

#### \$ Small Ticket Items

These typically have minimal costs associated, and include things such as administrative policy items that can be accomplished with grant, general funds, or relocation of resources, regulations, plans or studies.

#### \$\$ Medium Ticket Items

These typically have higher costs associated with them and include such things as minor parks improvements, neighborhood improvements, and aesthetic enhancements.

#### \$\$\$ Large Ticket Items

These are large scale projects that require grants, bonds or major capital investment. They are typically CIP items.

### TRACKING THE PROGRESS

Residents can track the progress of these projects as they happen on the city website: <https://www.jerseyvillagetx.com/page/city.projects>.

## Future Land Use Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Establish a zoning overlay district for the Highway 290 corridor.					\$
Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.					\$
Compile all relevant demographic data regarding the economy of the City and update at least annually.					\$
Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).					\$
Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.					\$
Consider mixed use development, combining residential and nonresidential uses.					\$
Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.					\$

## Public Services, Utilities and Flood Mitigation Infrastructure

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Ensure a fire service rating equivalent to the city's current rating is maintained.					\$\$
Continue positive working relationship with Harris County Flood Control.					\$
Continue to implement the Long Term Flood Recovery Plan.					\$\$



## Transportation & Circulation Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.					\$\$\$
Explore TxDOT funding opportunities for multi-modal transportation alternatives.					\$
Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.					\$
Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.					\$\$
Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.					\$
Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.					\$\$\$

## Economic Development Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.					\$
Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.					\$\$
Identify and target underserved retail market segments.					\$
Prepare marketing materials highlighting the assets and advantages of Jersey Village.					\$
Establish working relationships with commercial brokerages.					\$
Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Course.					\$
Assemble a package detailing the Jersey Village development process and available incentives.					\$
Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.					\$
Procure an Economic Development Consultant to be considered by city management and the City Council.					\$
Identify potential redevelopment sites and create proposal packages to incentivize developers.					\$\$
Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.					\$

## Parks, Recreation & Open Space Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Implementation of the projects identified in the 2020 Parks Master Plan.					\$\$
Explore future funding potential to acquire additional park space based on parks and open space master plan.					\$\$
Review underutilized open spaces and convert to local pocket parks.					\$\$
Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.					\$
Update City's pool facility with new equipment, slides and buildings.					\$\$
Explore potential community volunteer opportunities to support the parks and recreation program.					\$
Encourage league sports for youth and adults.					\$
Coordinate with HCFCD on future trail connectivity along White Oak Bayou.					\$

## Community Character Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.					\$\$
Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.					\$
Review code enforcement procedures for their effectiveness, and make necessary changes. Potentially adopt the International Property Maintenance Code.					\$
Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/ action plans available to address concerns.					\$
Consider a more stringent tree preservation ordinance to protect existing tree resources.					\$
Promote increasing the canopy along streets, parks, and open spaces.					\$\$
Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.					\$\$
Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.					\$
Actively pursue the elimination of blighted conditions and properties.					\$

## Community Facilities Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM	ONGOING	BUDGET
Construct new facilities for City Hall and Golf Course Club House.					\$\$\$
Update and maintain existing public facilities to maximize usefulness.					\$\$



# Appendix

## List of Abbreviations

AADT—Average Annual Daily Traffic

AASHTO—American Association of State Highway and Transportation Officials

ACS—American Community Survey

AEC—Architecture, Engineering and Construction

CAGR—Compound Annual Growth Rate

CBDs—Central Business Districts

CCPD—Crime Control Prevention District

CFISD—Cypress Fairbanks Independent School District

CIP—Capital Improvement Plan

CMU—Concrete Masonry Unit

COVID-19—SARS-CoV-2

CPAC—Comprehensive Plan Advisory Committee

CPUC—Comprehensive Plan Update Committee

CRS—Community Rating System

ETJ—Extraterritorial Jurisdiction

FEMA—Federal Emergency Management Agency

FLUP—Future Land use plan

GIS—Graphical Information Systems

GO—General Obligation

HCT—High Capacity Transit

HCFCDD—Harris County Flood Control District

H-GAC—Huston-Galveston Area Council

HOV—High Occupancy Vehicle

HVAC—Heating, ventilation, and air conditioning

HUD—U.S. Department of Housing and Urban Development

ISO—Insurance Service Organization

LOS—Level Of Service

MMD—Municipal Management Districts

NACTO—National Association of City Transportation Officials

NRPA—National Recreation and Park Association

PAYGO—Pay As You Go

PPH—Persons Per Household

SCADA—Supervisory Control And Data Acquisition  
TCEQ—Texas Commission on Environmental Quality  
TPL—Trust for Public Land  
TIRZ—Tax Increment Reinvestment Zone  
TOD—Transit Oriented Development  
TPWD—Texas Parks and Wildlife Department  
TXDOT—Texas Department of Transportation

[Mobile App—iPhone](#)

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[Police Department Facebook Page](#)

[Police Department Twitter](#)

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[Volunteer with the Jersey Village Fire Department](#)

## Useful Links

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[Apply for a Job with Jersey Village](#)

[City Projects—Track the Progress of Projects](#)

[City Plans and Studies](#)

[Economic Development in Jersey Village](#)

[Elections](#)

[Fire Department Facebook Page](#)

[Financial Transparency](#)

[Jersey Meadow Golf Course](#)

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[Jersey Village LinkedIn](#)

[Long Term Flood Recovery Plan](#)



DRAFT

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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G3

**AGENDA SUBJECT:** Consider Ordinance No. 2021-06, amending the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14. Building and Development, Article II, Division 1, by amending Section 14-23(a) to provide for appointments every five (5) years; providing a severability clause; providing for repeal; and providing an effective date.

**Dept./Prepared By:** Lorri Coody, City Secretary **Date Submitted:** January 29, 2021

**EXHIBITS:** [Ordinance 2021-06](#)

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:**

**BACKGROUND INFORMATION:**

The 2020 Comprehensive Plan Update Committee (CPUC) recently convened to review the City's Comprehensive Plan that was adopted on February 15, 2016.

The CPUC finalized the 2020 Comprehensive Plan Update Document on January 7, 2021 and submitted it to the Planning and Zoning Commission on January 25, 2021 for review and recommendation to City Council.

As part of the Planning and Zoning Commission discussions had on January 25, 2021, it was recommended that the four (4) year Comprehensive Plan Update Committee review period be changed from every four (4) years to every five (5) years.

This item is for City Council to consider changing the review period.

**RECOMMENDED ACTION:**

**MOTION:** To approve Ordinance No. 2021-06, amending the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14. Building and Development, Article II, Division 1, by amending Section 14-23(a) to provide for appointments every five (5) years; providing a severability clause; providing for repeal; and providing an effective date.



**ORDINANCE NO. 2021-06**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, AT CHAPTER 14. BUILDING AND DEVELOPMENT, ARTICLE II, DIVISION 1, BY AMENDING SECTION 14-23(A) TO PROVIDE FOR APPOINTMENTS EVERY FIVE (5) YEARS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the 2020 Comprehensive Plan Update Committee (CPUC) recently convened to review the City's Comprehensive Plan that was adopted on February 15, 2016; and

**WHEREAS**, the CPUC finalized the 2020 Comprehensive Plan Update Document on January 7, 2021 and submitted it to the Planning and Zoning Commission on January 25, 2021 for review and recommendation to City Council; and

**WHEREAS**, as part of the Planning and Zoning Commission discussions had on January 25, 2021, it was recommended that the four (4) year Comprehensive Plan Update Committee review period be changed from every four (4) years to every five (5) years; **NOW THEREFORE**,

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

**Section 1.** The Code of Ordinances of the City of Jersey Village, Texas, is amended at Chapter 14, Article II, Division 1, Section 14-23(a) by deleting the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**) as follows:

**“Chapter 14 - BUILDING AND DEVELOPMENT**

**ARTICLE IV. – BOARDS AND COMMISSIONS**

...

**Sec. 14-23. – Comprehensive Planning Update Committee.**

(a) *Creation; appointments; memberships.* The City Council shall appoint a Comprehensive Plan Update Committee (“committee”) no later than July 2020 and at least every ~~four (4)~~ **five (5)** years thereafter. The committee shall consist of seven (7) regular members and three (3) alternate members. Three (3) regular members of the committee shall be current members of the city Planning and Zoning Commission.”

**Section 2.** **Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent 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, 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, or whether there be one or more parts.

**Section 3.**     **Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**Section 4.**     **Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this 22nd day of February 2021.

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G4

**AGENDA SUBJECT:** Consider Ordinance No. 2021-07, annexing an area of land into the City of Jersey Village and extending the boundary limits of the City; with said area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529; providing for the correction of the City map to include the annexed area; providing an effective date; providing a savings clause; and, providing for notification to the County.

**Department/Prepared By:** Austin Bleess, City Manager **Date Submitted:** January 26, 2021

**EXHIBITS:** [Ordinance No. 2021-07](#)  
[EX A and EX A1](#) – Area being Annexed  
[EX B](#) – Seka & Doan Development Agreement  
[Official Zoning Map](#) - Updated

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:** AB

**BACKGROUND INFORMATION:**

Last month the City Council authorized a development agreement between the City and Sezka Limited Partnership and Ronald B. Doan, Jr. at the northeast corner of FM 529 and Jones Road.

Tonight the City Council can adopt the ordinance attached that would formally annex the land into the City limits of Jersey Village.

Once the land is annexed Planning and Zoning would begin the process to rezone the property. Once the rezoning is complete the owners would begin the development process.

**RECOMMENDED ACTION AND MOTION:**

**MOTION:** To approve Ordinance No. 2021-07, annexing an area of land into the City of Jersey Village and extending the boundary limits of the City; with said area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529; providing for the correction of the City map to include the annexed area; providing an effective date; providing a savings clause; and, providing for notification to the County.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**ORDINANCE NO. 2020-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS ANNEXING AN AREA OF LAND INTO THE CITY OF JERSEY VILLAGE AND EXTENDING THE BOUNDARY LIMITS OF THE CITY; WITH SAID AREA OF LAND BEING GENERALLY DESCRIBED AS APPROXIMATELY 3.9 ACRES OF LAND ADJACENT TO THE SOUTHEAST CITY LIMITS NEAR JONES ROAD AND FM 529; PROVIDING FOR THE CORRECTION OF THE CITY MAP TO INCLUDE THE ANNEXED AREA; PROVIDING AN EFFECTIVE DATE; PROVIDING A SAVINGS CLAUSE; AND, PROVIDING FOR NOTIFICATION TO THE COUNTY.**

**WHEREAS**, Chapter 212.172 of the Texas Local Government Code (the “Code”) and Section 1.06 of the City Charter of the City of Jersey Village, Texas, an incorporated, home rule city (the “City”), authorizes the annexation of certain territory into the corporate boundaries of the City; and

**WHEREAS**, the area described in Section 1 herein (the “Area”), which is further described and depicted in the attached “Exhibit A”, is determined by the City Council of the City (the “City Council”) to be considered for annexation; and

**WHEREAS**, pursuant to the City Council’s Resolution 2021-07, dated January 18, 2021, the City Council approved a Development Agreement with Sezka Limited Partnership (the “Owner 1”), and Ronald B. Doan, Jr. (the “Owner 2”) (with the Owner 1 and Owner 2 collectively being the “Property Owner”) that, among other things, provided for the annexation of the Area according to terms agreeable to the City and the Property Owner, with the Development Agreement being attached to this Ordinance as “Exhibit B”; and

**WHEREAS**, the City Council deems it to be in the best interest of the citizens of the City to annex the Area into the City; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:**

**SECTION 1. THAT** the Area, which is further described and depicted in the attached “Exhibit A” and “Exhibit A-1”, and incorporated herein for all intents and purposes, which abuts and is adjacent to the existing corporate limits of the City, is hereby annexed into, and included within, the corporate limits of the City.

**SECTION 2. THAT** the Development Agreement, attached as “Exhibit B” and incorporated herein by reference for all purposes, provides for, among other things, the terms of annexation that are agreeable to both the City and the Property Owner.

**SECTION 3. THAT** the City Manager, or his designee, is hereby authorized and directed to correct the map of the City by adding thereto the Area annexed by this Ordinance, indicating on the map the date of annexation and the number of this Ordinance. The City Secretary and the City Engineer shall each keep in their respective offices an official map of the City showing the boundaries of the municipal corporation, including this annexation.



**SECTION 4. THAT** this Ordinance shall become effective when signed by the Mayor after its approval by the City Council.

**SECTION 5. THAT** should any paragraph, section, sentence, phrase, clause or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

**SECTION 6. THAT** the Mayor or his designee is hereby directed to provide to the County a copy of this Ordinance and the updated maps of the City as may be required by law.

**PASSED, APPROVED, AND ADOPTED this 22nd day of February 2021.**

---

**ANDREW MITCHAM, MAYOR**

**ATTEST:**

---

Lorri Coody, City Secretary



**EXHIBIT A – Depiction & Description of the Property**  
**2.935 ACRE TRACT**

Being a tract of land containing 2.935 acres (127,863 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 2.935 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being all of Tract 1, a called 0.4587 acre tract recorded in the name of Sezka Limited partnership, in Harris County Clerk's File (H.C.C.F.) No. 20150047903 and Tract 2, a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20130561114, said 2.935 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

**BEGINNING** at a 5/8-inch iron rod with a cap stamped "R.P.L.S. #4925" found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of said Tract 2, and the herein described tract;

THENCE, along the said R.O.W. transition line, North 47 degrees 37 minutes 24 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey Group" (MSG) set at the northwesterly end of said R.O.W. transition line, marking the most westerly southwest corner of said Tract 2, and the herein described tract;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road, North 02 degrees 29 minutes 25 seconds West, a distance of 65.88 feet to a 5/8-inch iron rod with a cap stamped "MSG" set marking the beginning of a curve to the left;

THENCE, continuing with the west line of said Tract 2 and the easterly R.O.W. line of said Jones Road, 416.79 feet along the arc of said curve to the left, having a radius of 2,050 feet, a central angle of 11 degrees 38 minutes 56 seconds and a chord that bears North 08 degrees 18 minutes 53 seconds West, a distance of 416.07 feet to a 5/8-inch iron rod with a cap stamped "MSG" set for a point of tangency;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road North 14 degrees 08 minutes 21 seconds West, a distance of 121.41 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northwest corner of said Tract 2 and the herein described tract in the south line of the residue of a called 0.1492 acre tract recorded in the name of the City of Houston, Tract KY1-116, waterline easement in H.C.C.F. No. X502453;

THENCE, along the line common to the northerly line of said Tract 2, and the south line of said City of Houston tract, North 87 degrees 23 minutes 41 seconds East, a distance of 318.77 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northeast corner of said Tract 2, also being in the west line of a portion of Lot 51 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503 and being the northeast corner of the herein described tract, from which a 1/2-inch iron rod found bears North 02 degrees 21 minutes 54 seconds West, a distance of 20.00 feet;

THENCE, along the line common to the easterly line of said Tract 2, and the westerly line of said Lot 51 South 02 degrees 21 minutes 54 seconds East, a distance of 212.94 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the most northerly southeast corner of said Tract 2, on the line common to said Lot

51, being the northeast corner of a called 1.00 acre tract, recorded in the name of Ronald B. Doan, Jr., in H.C.C.F. No. N592090, and the most northerly southeast corner of the herein described tract;

THENCE, along the line common to said Tract 2 and the northerly line of a said 1.00 acre tract South 87 degrees 38 minutes 06 seconds West, a distance of 100.85 feet to a 3/4-inch pinched-top pipe found at an interior corner of said Tract 2, being the northwest corner of a said 1.00 acre tract, and marking the interior corner of the herein described tract;

THENCE, along the line common to the easterly line of said Tract 2 and the westerly line of a said 1.00 acre tract South 02 degrees 21 minutes 54 seconds East, a distance of 415.71 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the southeast corner of said Tract 2, being the southwest corner of a said 1.00 acre tract, the southeast corner of said Tract 1, and the herein described tract;

THENCE, along the line common to the southerly line of said Tract 1, the southerly line of said Tract 2, and the northerly R.O.W. line of said F.M. 529 South 87 degrees 18 minutes 12 seconds West, a distance of 120.16 feet to the **POINT OF BEGINNING** and containing 2.935 acres (127,863 square feet) of land.

This description was prepared in conjunction with and accompanies an ALTA/NSPS Land Title Survey prepared by Miller Survey Group.

**EXHIBIT A-1 – Depiction & Description of the Property**  
**0.962 ACRE TRACT**

Being a tract of land containing 0.962 acre (41,897 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 0.962 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being a called 1.00 acre tract recorded in the name of Ronald B. Doan, in H.C.C.F. No. N592090, said 0.962 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

**COMMENCING** at a 5/8-inch iron rod with a cap stamped “R.P.L.S. #4925” found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. 20130561114;

THENCE, along the line common to the north R.O.W. line of F.M. 529, the southerly line of said 2.482 acre tract, and the southerly line of a called 0.4587 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20150047903, North 87 degrees 18 minutes 12 seconds East, a distance of 120.16 feet to a 5/8-inch iron rod with a cap stamped “Miller Survey Group” (MSG) set at the southeast corner of said 0.4587 acre tract, said 1.00 acre tract and marking the **POINT OF BEGINNING** of the herein described tract;

THENCE, along the line common to the easterly line of said 0.4587 acre tract and the westerly line of said 1.00 acre tract, North 02 degrees 21 minutes 54 seconds West, a distance of 415.71 feet to a 3/4-inch pinched-top pipe found marking an interior corner of said 2.482 acre tract, and the northwest corner of the herein described tract;

THENCE, along the line common to the south line of said 2.482 acre tract and the north line of said 1.00 acre tract, North 87 degrees 38 minutes 06 seconds East, a distance of 100.85 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the most northerly southeast corner of said 2.482 acre tract, on the west line of a portion of Lot 51 of Fairview Gardens, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503, the northeast corner of said 1.00 acre tract, and the herein described tract;

THENCE, along the line common to the easterly line of said 1.00 acre tract, and the westerly line of said portion of Lot 51, South 02 degrees 21 minutes 54 seconds East, a distance of 415.13 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the southwest corner of said portion of Lot 51, the southeast corner of said 1.00 acre tract and the herein described tract;



## EXHIBIT B – DEVELOPMENT AGREEMENT FOR ANNEXATION AREA

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**CITY OF JERSEY VILLAGE – §212.172 DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** (this “Agreement”) is made by and between the City of Jersey Village, Texas, a Texas home rule municipal corporation (the “City”), Sezka Limited Partnership (the “Owner 1”), and Ronald B. Doan, Jr. (the “Owner 2”) (with the Owner 1 and Owner 2 collectively being the “Owner”) (the City and the Owner each being a “Party” and collectively the “Parties”), and is made effective by the Parties on the date of execution below (the “Effective Date”).

**RECITALS**

**WHEREAS**, the City Council of the City (the “Council”) recognizes the continued population growth and migration trends in and around the Jersey Village area; and

**WHEREAS**, the City’s Comprehensive Plan made findings that annexation within the City’s extraterritorial jurisdiction will promote commercial and mixed use development; and

**WHEREAS**, the Owner’s property (the “Property”) is located within the Council’s recommended area for annexation, with such Property being more particularly depicted and described in Exhibits “A” and “A-1” which are attached to and incorporated in this Agreement for all purposes; and

**WHEREAS**, the Owner may or may not complete its initial development of the Property before the City’s annexation of the Property becomes effective; and

**WHEREAS**, the Parties desire that the Property and any development on the Property be in conformance with the City’s Comprehensive Plan, the City’s Building Code, and all other applicable regulations, as set forth in this Agreement; and

**WHEREAS**, the Parties desire to enter into this Agreement to ensure that during the term of this Agreement the City shall treat the Property as if it is annexed for the purposes of conformance with all City regulations, except as otherwise set forth in this Agreement; and

**NOW THEREFORE, IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROVISIONS PROVIDED HEREIN, THE PARTIES ENTER INTO THIS AGREEMENT.**

**AGREEMENT**

**A. State Code Provisions; Annexation.** This Agreement is a development agreement drafted according to the provisions of Section 212.172 of the Texas Local Government Code, and shall, among other things, provide for the terms of annexation of the Property. Further, the City shall consider the execution of this Agreement as a completed application for the initial authorization of the use of the Property, in that the Owner shall have applied for certain approvals relating to the contemplated construction on or about the Property, more particularly described and depicted on the plans to be submitted to the City prior to the annexation of the Property (the “Construction”).

The Owner may terminate this Agreement, and so withdraw its request for annexation, at any time before the effective date of annexation by providing written notice to the City. The Parties hereby acknowledge that the Owner is currently using, or for at least ninety (90) days prior to the date of this Agreement has planned for the use of, the Property for the Permitted Uses (as defined below), as the term “planned for” is used in, and for purposes of compliance with, Section 43.002 of the Texas Local Government Code. The City hereby agrees to provide written notice to the Owner that the City Council of the City has enacted an ordinance approving such annexation.

**B. Identification of the Property.** The Property is described as the property owned by the Owner within the boundaries of the area described in Exhibits “A” and “A-1”.

**C. Application of City Planning, Inspection, and Zoning Authority.** Upon the execution of this Agreement, the City shall treat the Property as if it is annexed for the purposes of conformance with, and enforcement of, all City regulations on the Property relating to the City’s planning, inspection, and zoning authority. Such regulations and planning, inspection, and zoning authority shall apply as they now exist or may hereafter be established or amended, subject to the provisions of Section E hereof. This Agreement shall allow the Owner to submit for approval to the appropriate City department any document related to the Construction including, but not limited to, a deed, plan, specification, plat, application for permit issuance, or zoning application. Subject to the provisions of this Agreement, the Owner consents to the applicability of all regulations and planning, inspection, and zoning authority of the City, and all associated inspection, permit, and administrative fees, including, but not limited to: development regulations; zoning regulations; building, mechanical, plumbing, energy, electrical, and fire codes; building permit requirements; minimum building standard codes; and, all other City regulations as they currently exist or may be enacted in the future. The Owner agrees that any subdivision plat, or any related development document, filed for the Property with a governmental entity having jurisdiction over the Property will be in conformance with the City’s most recently adopted Comprehensive Plan and the City’s Subdivision Regulations. The Owner agrees that any filing that is not in conformance with the City’s Comprehensive Plan or Subdivision Regulations will not be deemed a permit for the purposes of the Texas Local Government Code Chapter 245. The Owner consents to the jurisdiction of the Municipal Court and the Boards and Commissions of the City for the purpose of enforcing City Codes and regulations and prosecuting criminal violations of City regulations on the Property, except as otherwise agreed to herein.

**D. Water Delivery and Waste Water Services.** The Owner acknowledges that the City does not provide water or waste water services to any entity outside of the city limits, and acknowledges that the City will not be providing water or waste water services to the Property prior to annexation of the Property. However, prior to the effective date of annexation of the Property, at the Owner’s request, the City, through its Public Works Director, will work with the Owner in good faith to provide temporary water and waste water services to the Property until the effective date of such annexation. The Owner will provide all necessary infrastructure on the Property in order to allow the City to provide water to the Property after the Property is annexed by the City.

**E. Storm Water Detention and Drainage.** The Owner acknowledges there may be differences between storm water detention requirements of the Property before and after annexation of the Property is complete. The Owner agrees to comply with the more restrictive of the storm water detention and drainage requirements if any differences exist.

**F. Platting, Inspection, Permits and Zoning.** This Agreement shall allow the Owner to participate in the City's platting, inspection, permitting, and zoning processes prior to the effective date of annexation of the Property and in accordance with the City Code of Ordinances to submit any such plat, inspection, permit, and zoning application for approval, to have any such plat, inspection, permit, or zoning application processed and considered by the applicable City official, department, commission, or board, and if determined acceptable to or approved by the applicable City official, department, commission, or board, to obtain the issuance of any such plat, inspection, permit, or zoning authorization.

**G. Zoning.** Upon annexation, the Property will be zoned according to the City's Code. The City will work with the Owner to present a rezoning case to the City's Planning & Zoning Commission to rezone the Property to conform to the zoning classifications of the areas abutting the Property.

**H. Building Construction Standards.** The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls; however, split-face CMU is permissible.

**I. Signage.** The Owner agrees to adhere to the City's Zoning District D Transition signage requirements for all ground and pole mounted signs. As such a monument style sign in materials consistent with District D requirements will be allowed on the west side, along Jones Road, of the property. One (1) pylon sign is allowed on the south east corner of the Property along FM 529.

**J. Enhanced Landscaping.** The Owner agrees to provide enhanced landscaping along the north and west property boundaries.

**K. Term.** This Agreement shall automatically terminate on the date which is six (6) months after the effective date of the annexation of the Property, in which case, except with respect to the provisions of Sections E, G, H, I, and J hereof which shall survive such termination, neither the City nor the Owner shall thereafter have any obligations under this Agreement, and the Owner and the Property shall be free of and unencumbered by the requirements and restrictions set forth in this Agreement. The Owner and the City hereby agree that the Owner shall have the right to terminate this Agreement prior to the effective date of the annexation of the Property into the City in connection with a withdrawal by the Owner of its voluntary petition for annexation into the City as permitted by Section A hereof, upon written notice by the Owner to the City, in which case neither the City nor the Owner shall thereafter have any obligations under this Agreement, and the Owner and the Property shall be free of and unencumbered by the requirements and restrictions set forth in this Agreement.

**L. Covenant Running With the Land.** This Agreement shall be recorded in the Real Property Records of Harris County and shall be a covenant running with the land binding upon all parties having any right, title or interest in the Property or any part thereof, including their heirs, successors and assigns, and shall inure to the benefit of, and be enforceable by, the Owner and the City.



**M. Form and Delivery of Notice.** Any notice required or permitted under this Agreement shall be in writing and shall be delivered in hand, by facsimile, or by registered or certified US mail. A courtesy copy via email is also requested. Any notice so given shall be deemed to have been received when deposited in the United States mail so addressed with postage prepaid. Either party to this Agreement shall be entitled to change its notice address upon notice to the other party delivered in accordance with the notice provisions hereof. The Parties shall receive notice at the following addresses:

**City of Jersey Village:**  
Austin Bleess, City Manager  
16327 Lakeview Drive  
Jersey Village, Texas 77040  
[ableess@jerseyvillagetx.com](mailto:ableess@jerseyvillagetx.com)

**Owner 1:**  
Sezka Limited Partnership  
5035 Pineridge Drive  
Sugar Land, Texas 77479  
[charlesconoco@gmail.com](mailto:charlesconoco@gmail.com)

**Owner 2:**  
Ronald B. Doan, Jr.  
11506 FM 529  
Houston, Texas 77041  
[rbdjr59@comcast.net](mailto:rbdjr59@comcast.net)

**N. Enforcement.** This Agreement may be enforced by the Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the Agreement thereafter.

**O. Severability.** If any provision contained in this Agreement is held to be unconstitutional, invalid or unenforceable, then the remaining provisions shall be deemed severable and shall remain in full force and effect.

**P. Governmental Powers.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers, except as expressly set forth herein.

**Q. Captions.** Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

**R. Recitals.** Each of the recitals contained herein, by this reference, shall be incorporated into, and deemed a part of, this Agreement.

**S. Modification of Agreement.** This Agreement cannot be modified or amended without the written consent of all the parties hereto and attached and made a part of this Agreement.

**T. Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Texas. Venue shall be in Harris County. The City shall not be subject to any arbitration process for any dispute that might arise under this Agreement prior to exercising its unrestricted right to seek judicial remedy.

**U. Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall constitute an original.

*[Signatures & Notarization on following pages]*

## SIGNATURES

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement effective as of the date first set forth above.

**FOR: THE CITY**

*Austin Bless*

Austin Bless, City Manager

**FOR: OWNER 1**

Name [Signature]

**Attest:**

*Lorri Coody*

Lorri Coody, City Secretary



Name [Printed]

Title

**FOR: OWNER 1**

Name [Signature]

Name [Printed]

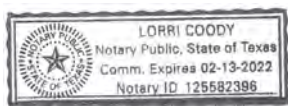
Title

**NOTARIZATION**

**For City**

State of Texas §  
County of Harris §

This instrument was executed before me on January 19, 2021, by Austin Bleess,  
DATE NAME  
City Manager of the City of Jersey Village, a Texas municipal corporation, on behalf of  
TITLE  
said corporation.



**Notary Public in and for the State of Texas**

**For Owner 1**

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

This instrument was executed before me on \_\_\_\_\_ 2021, by \_\_\_\_\_,  
DATE NAME  
\_\_\_\_\_ of \_\_\_\_\_, a State of \_\_\_\_\_,  
TITLE ORGANIZATION NAME STATE ORGANIZATION TYPE  
on behalf of said organization.

[SEAL]

**Notary Public in and for the State of Texas**

**For Owner 2**

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

This instrument was executed before me on \_\_\_\_\_ 2021, by \_\_\_\_\_,  
DATE NAME  
\_\_\_\_\_ of \_\_\_\_\_, a State of \_\_\_\_\_,  
TITLE ORGANIZATION NAME STATE ORGANIZATION TYPE  
on behalf of said organization.

[SEAL]

**Notary Public in and for the State of Texas**

## SIGNATURES

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement effective as of the date first set forth above.

**FOR: THE CITY**

\_\_\_\_\_  
Austin Bless, City Manager

**Attest:**

\_\_\_\_\_  
Lorri Coody, City Secretary

**FOR: OWNER 1**

\_\_\_\_\_  
Name [Signature]

\_\_\_\_\_  
Name [Printed]

\_\_\_\_\_  
Title

**FOR: OWNER 2**

\_\_\_\_\_  
Name [Signature]

\_\_\_\_\_  
Name [Printed]

\_\_\_\_\_  
Title

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



**NOTARIZATION**

**For City**

State of Texas §  
County of Harris §

This instrument was executed before me on \_\_\_\_\_, 2021, by \_\_\_\_\_,  
DATE NAME  
\_\_\_\_\_ of the City of Jersey Village, a Texas municipal corporation, on behalf of  
TITLE  
said corporation.

[SEAL]

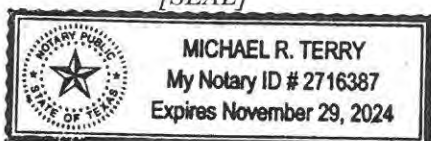
\_\_\_\_\_  
Notary Public in and for the State of Texas

**For Owner 1**

State of TEXAS §  
County of HARRIS §

This instrument was executed before me on FEB 1, 2021, by CHARLES VFAK DEMIRBAS,  
DATE NAME  
PRESIDENT of SEZKA LIMITED PARTNERSHIP, a State of TEXAS,  
TITLE ORGANIZATION NAME STATE ORGANIZATION TYPE  
on behalf of said organization.

[SEAL]



Michael R. Terry  
Notary Public in and for the State of Texas

**For Owner 2**

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

This instrument was executed before me on \_\_\_\_\_, 2021, by \_\_\_\_\_,  
DATE NAME  
\_\_\_\_\_ of \_\_\_\_\_, a State of \_\_\_\_\_,  
TITLE ORGANIZATION NAME STATE ORGANIZATION TYPE  
on behalf of said organization.

[SEAL]

\_\_\_\_\_  
Notary Public in and for the State of Texas

## SIGNATURES

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement effective as of the date first set forth above.

**FOR: THE CITY**

**FOR: OWNER 1**

\_\_\_\_\_  
Austin Bleess, City Manager

\_\_\_\_\_  
Name [Signature]

**Attest:**

\_\_\_\_\_  
Name [Printed]

\_\_\_\_\_  
Lorri Coody, City Secretary

\_\_\_\_\_  
Title

**FOR: OWNER 2**

\_\_\_\_\_  
Name [Signature]

\_\_\_\_\_  
Name [Printed]

\_\_\_\_\_  
Title

**NOTARIZATION****For City**

State of Texas §  
 County of Harris §

This instrument was executed before me on \_\_\_\_\_ 2021, by \_\_\_\_\_,

DATE

NAME

\_\_\_\_\_ of the City of Jersey Village, a Texas municipal corporation, on behalf of  
 said corporation.

TITLE

[SEAL]

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**For Owner 1**

State of \_\_\_\_\_ §  
 County of \_\_\_\_\_ §

This instrument was executed before me on \_\_\_\_\_ 2021, by \_\_\_\_\_,

DATE

NAME

\_\_\_\_\_ of \_\_\_\_\_, a State of \_\_\_\_\_,  
 on behalf of said organization.

TITLE

ORGANIZATION NAME

STATE

ORGANIZATION TYPE

[SEAL]

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**For Owner 2**

State of TEXAS §  
 County of HARRIS §

This instrument was executed before me on 1/28/21 2021, by RONALD DOAN,

DATE

NAME

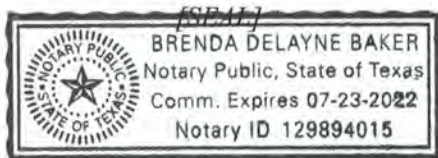
OWNER 2 of \_\_\_\_\_, a State of \_\_\_\_\_,  
 on behalf of said organization.

TITLE

ORGANIZATION NAME

STATE

ORGANIZATION TYPE



Brenda Delayne Baker  
 Notary Public in and for the State of Texas

**EXHIBIT A – Depiction & Description of the Property**  
**2.935 ACRE TRACT**

Being a tract of land containing 2.935 acres (127,863 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 2.935 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being all of Tract 1, a called 0.4587 acre tract recorded in the name of Sezka Limited partnership, in Harris County Clerk's File (H.C.C.F.) No. 20150047903 and Tract 2, a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20130561114, said 2.935 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

**BEGINNING** at a 5/8-inch iron rod with a cap stamped "R.P.L.S. #4925" found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of said Tract 2, and the herein described tract;

THENCE, along the said R.O.W. transition line, North 47 degrees 37 minutes 24 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey Group" (MSG) set at the northwesterly end of said R.O.W. transition line, marking the most westerly southwest corner of said Tract 2, and the herein described tract;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road, North 02 degrees 29 minutes 25 seconds West, a distance of 65.88 feet to a 5/8-inch iron rod with a cap stamped "MSG" set marking the beginning of a curve to the left;

THENCE, continuing with the west line of said Tract 2 and the easterly R.O.W. line of said Jones Road, 416.79 feet along the arc of said curve to the left, having a radius of 2,050 feet, a central angle of 11 degrees 38 minutes 56 seconds and a chord that bears North 08 degrees 18 minutes 53 seconds West, a distance of 416.07 feet to a 5/8-inch iron rod with a cap stamped "MSG" set for a point of tangency;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road North 14 degrees 08 minutes 21 seconds West, a distance of 121.41 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northwest corner of said Tract 2 and the herein described tract in the south line of the residue of a called 0.1492 acre tract recorded in the name of the City of Houston, Tract KY1-116, waterline easement in H.C.C.F. No. X502453;

THENCE, along the line common to the northerly line of said Tract 2, and the south line of said City of Houston tract, North 87 degrees 23 minutes 41 seconds East, a distance of 318.77 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northeast corner of said Tract 2, also being in the west line of a portion of Lot 51 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503 and being the northeast corner of the herein described tract, from which a 1/2-inch iron rod found bears North 02 degrees 21 minutes 54 seconds West, a distance of 20.00 feet;

THENCE, along the line common to the easterly line of said Tract 2, and the westerly line of said Lot 51 South 02 degrees 21 minutes 54 seconds East, a distance of 212.94 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the most northerly southeast corner of said Tract 2, on the line common to said Lot



51, being the northeast corner of a called 1.00 acre tract, recorded in the name of Ronald B. Doan, Jr., in H.C.C.F. No. N592090, and the most northerly southeast corner of the herein described tract;

THENCE, along the line common to said Tract 2 and the northerly line of a said 1.00 acre tract South 87 degrees 38 minutes 06 seconds West, a distance of 100.85 feet to a 3/4-inch pinched-top pipe found at an interior corner of said Tract 2, being the northwest corner of a said 1.00 acre tract, and marking the interior corner of the herein described tract;

THENCE, along the line common to the easterly line of said Tract 2 and the westerly line of a said 1.00 acre tract South 02 degrees 21 minutes 54 seconds East, a distance of 415.71 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the southeast corner of said Tract 2, being the southwest corner of a said 1.00 acre tract, the southeast corner of said Tract 1, and the herein described tract;

THENCE, along the line common to the southerly line of said Tract 1, the southerly line of said Tract 2, and the northerly R.O.W. line of said F.M. 529 South 87 degrees 18 minutes 12 seconds West, a distance of 120.16 feet to the **POINT OF BEGINNING** and containing 2.935 acres (127,863 square feet) of land.

This description was prepared in conjunction with and accompanies an ALTA/NSPS Land Title Survey prepared by Miller Survey Group.

**EXHIBIT A-1 – Depiction & Description of the Property**  
**0.962 ACRE TRACT**

Being a tract of land containing 0.962 acre (41,897 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 0.962 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being a called 1.00 acre tract recorded in the name of Ronald B. Doan, in H.C.C.F. No. N592090, said 0.962 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

**COMMENCING** at a 5/8-inch iron rod with a cap stamped “R.P.L.S. #4925” found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. 20130561114;

THENCE, along the line common to the north R.O.W. line of F.M. 529, the southerly line of said 2.482 acre tract, and the southerly line of a called 0.4587 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20150047903, North 87 degrees 18 minutes 12 seconds East, a distance of 120.16 feet to a 5/8-inch iron rod with a cap stamped “Miller Survey Group” (MSG) set at the southeast corner of said 0.4587 acre tract, said 1.00 acre tract and marking the **POINT OF BEGINNING** of the herein described tract;

THENCE, along the line common to the easterly line of said 0.4587 acre tract and the westerly line of said 1.00 acre tract, North 02 degrees 21 minutes 54 seconds West, a distance of 415.71 feet to a 3/4-inch pinched-top pipe found marking an interior corner of said 2.482 acre tract, and the northwest corner of the herein described tract;


THENCE, along the line common to the south line of said 2.482 acre tract and the north line of said 1.00 acre tract, North 87 degrees 38 minutes 06 seconds East, a distance of 100.85 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the most northerly southeast corner of said 2.482 acre tract, on the west line of a portion of Lot 51 of Fairview Gardens, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503, the northeast corner of said 1.00 acre tract, and the herein described tract;

THENCE, along the line common to the easterly line of said 1.00 acre tract, and the westerly line of said portion of Lot 51, South 02 degrees 21 minutes 54 seconds East, a distance of 415.13 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the southwest corner of said portion of Lot 51, the southeast corner of said 1.00 acre tract and the herein described tract;

THENCE, along the line common to the southerly line of said 1.00 acre tract, and the northerly R.O.W. line of said F.M. 529 South 87 degrees 18 minutes 12 seconds West, a distance of 100.86 feet to the **POINT OF BEGINNING** and containing 0.962 acre (41,897 square feet) of land.

This description was prepared in conjunction with and accompanies an ALTA/NSPS Land Title Survey prepared by Miller Survey Group.

LAND USE MAP  
OF THE CITY OF  
JERSEY VILLAGE, TEXAS



city of  
Jersey  
Village

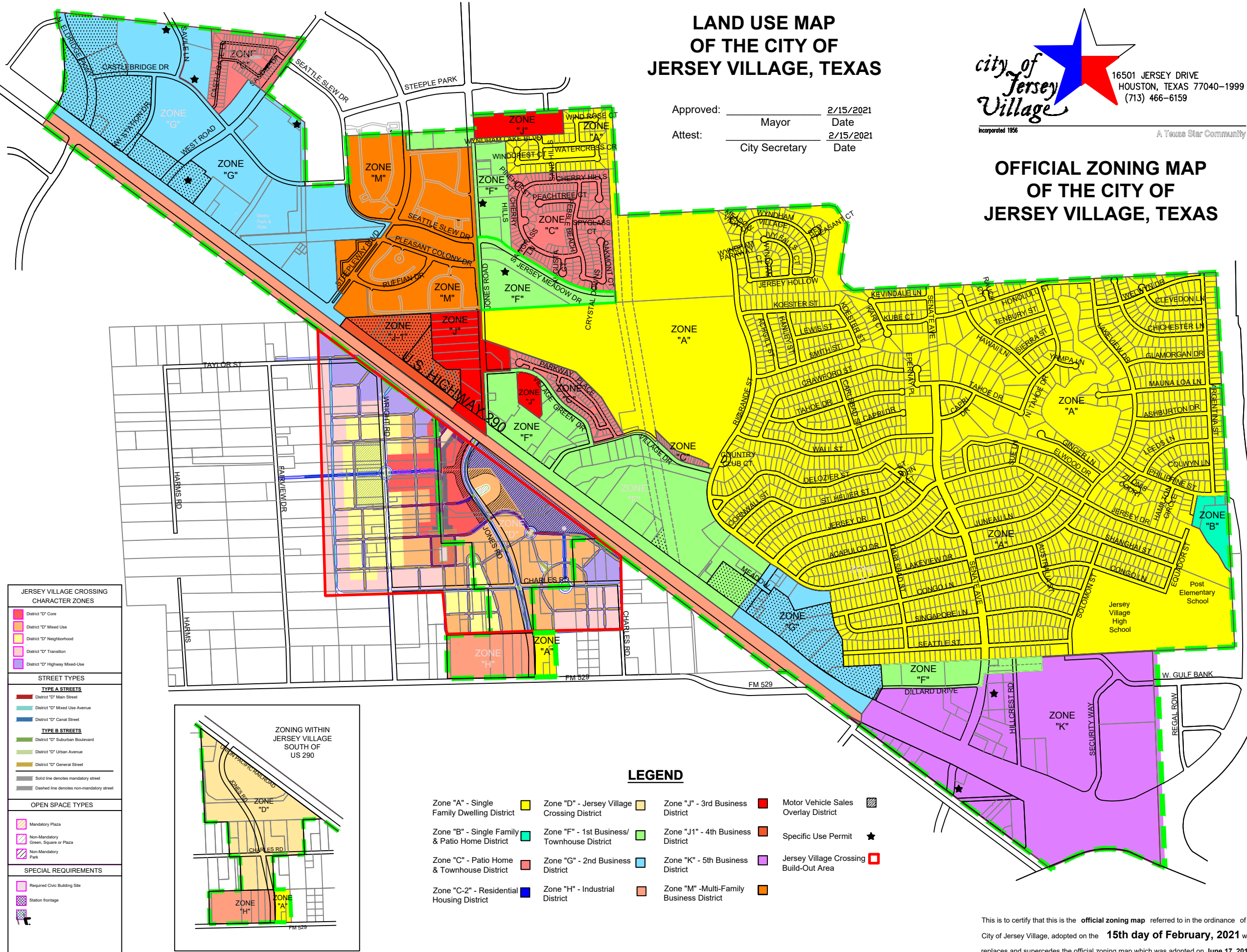
incorporated 1956

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

A Texas Star Community

Approved: \_\_\_\_\_ 2/15/2021  
Mayor Date  
Attest: \_\_\_\_\_ 2/15/2021  
City Secretary Date

OFFICIAL ZONING MAP  
OF THE CITY OF  
JERSEY VILLAGE, TEXAS



**JERSEY VILLAGE CROSSING CHARACTER ZONES**

- District "D" Core
- District "D" Mixed Use
- District "D" Neighborhood
- District "D" Transition
- District "D" Highway Mixed-Use

**STREET TYPES**

**TYPE A STREETS**

- District "D" Main Street
- District "D" Mixed Use Avenue
- District "D" Canal Street

**TYPE B STREETS**

- District "D" Suburban Boulevard
- District "D" Urban Avenue
- District "D" General Street

Solid line denotes mandatory street  
Dashed line denotes non-mandatory street

**OPEN SPACE TYPES**

- Mandatory Plaza
- Non-Mandatory Green, Square or Plaza
- Non-Mandatory Park

**SPECIAL REQUIREMENTS**

- Required Civic Building Site
- Station frontage

**LEGEND**

Zone "A" - Single Family Dwelling District	Zone "D" - Jersey Village Crossing District	Zone "J" - 3rd Business District	Motor Vehicle Sales Overlay District
Zone "B" - Single Family & Patio Home District	Zone "F" - 1st Business/ Townhouse District	Zone "J1" - 4th Business District	Specific Use Permit
Zone "C" - Patio Home & Townhouse District	Zone "G" - 2nd Business District	Zone "K" - 5th Business District	Jersey Village Crossing Build-Out Area
Zone "C-2" - Residential Housing District	Zone "H" - Industrial District	Zone "M" - Multi-Family Business District	

This is to certify that this is the **official zoning map** referred to in the ordinance of the City of Jersey Village, adopted on the **15th day of February, 2021** which replaces and supercedes the official zoning map, which was adopted on **June 17, 2019**.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## CITY COUNCIL - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G5

**AGENDA SUBJECT:** Consider Resolution No. 2021-11, receiving petitions from the Property Owners representing more than fifty percent (50%) of the appraised value of an area of the City of Jersey Village requesting the creation of a Tax Increment Reinvestment Zone be created for the area, and calling a public hearing on the creation of said Tax Increment Reinvestment Zone.

**Department/Prepared By:** Austin Bleess, CM **Date Submitted:** January 29, 2020

**EXHIBITS:** [Resolution No. 2021-11](#)  
[EX A](#) – The Zone  
[EX B](#) – TIRZ3 Petition  
[EX C](#) – PH Notice  
[EX D](#) – PH Letter to Property Owners

**CITY MANAGER APPROVAL:** AB

### **BACKGROUND INFORMATION:**

In September 2020 the City Council discussed a possible TIRZ #3 along Jersey Drive from Equador to Lakeview to aid in flood mitigation efforts, namely to create more opportunities for the tearing down of existing homes and building new ones above the flood plain.

Since that time the residents of that area have submitted petitions to create a TIRZ for their block. The block of homes is 15301 – 15526 Jersey Drive, a map of which is included as an Exhibit to this. This block contains 32 homes.

Section 311.005 (a)(4) of the Texas Tax Code allows for a TIRZ to be created if the “area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the municipality or county by the owners of property constituting at least 50 percent of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.”

The most recent certified appraisal roll for these addresses is a value of \$7,325,140. As of the writing of this memo we have received petitions from 18 homes, which have a value of \$4,190,717 or 57% of the total value of the area.

At this point the City Council needs to formally receive the petitions from the property owners, and call a Public Hearing on the topic of the creation of a TIRZ, which would be Tax Increment Reinvestment Zone #3.

If Council approves the resolution for this item a public hearing would be advertised, the required notifications would go out, and staff would prepare a preliminary reinvestment zone financing plan. The public hearing would be held at our March meeting. After that public hearing the Council could act on an Ordinance that would create the district and appoint a Board of Directors for it.

### **RECOMMENDED ACTION:**

**MOTION:** To Approve Resolution No. 2021-11, receiving petitions from the Property Owners representing more than fifty percent (50%) of the appraised value of an area of the City of Jersey Village requesting the creation of a Tax Increment Reinvestment Zone be created for the area, and calling a public hearing on the creation of said Tax Increment Reinvestment Zone.

**RESOLUTION NO. 2021-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING PETITIONS FROM THE PROPERTY OWNERS REPRESENTING MORE THAN FIFTY PERCENT (50%) OF THE APPRAISED VALUE OF AN AREA OF THE CITY OF JERSEY VILLAGE REQUESTING THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE BE CREATED FOR THE AREA, AND CALLING A PUBLIC HEARING ON THE CREATION OF SAID TAX INCREMENT REINVESTMENT ZONE.**

**WHEREAS**, Texas Tax Code Chapter 311 (the “Code”) allows for a tax increment reinvestment zone to be created by a municipality on its own initiative or upon the receipt of a petition of property owners within a proposed tax increment reinvestment zone; and

**WHEREAS**, the property owners (the “Petitioners”), constituting more than fifty percent (50%) of the appraised value of the property of a certain area (the “Area”) of the City of Jersey Village, Texas (the “City”), according to the most recent certified appraisal roll for the county in which the Area is located, have submitted a petition for the creation of a Tax Increment Reinvestment Zone for the Area (the “Zone”), with the Zone more specifically described in Exhibit “A” attached to and made a part of this Resolution; and

**WHEREAS**, the City Council of the City (the “Council”) desires to promote the redevelopment of the Zone, and is considering creating the Zone upon the receipt of the petition from the Petitioners; and

**WHEREAS**, prior to the creation of the Zone, the Council must hold a public hearing on the creation of the Zone and its benefits to the City and Area, and must prepare a preliminary financing plan for the Zone; and

**WHEREAS**, the City so desires to schedule a public hearing regarding the creation of the Zone to allow all interested persons to speak for or against the creation of the Zone, its boundaries, or the concept of tax increment financing, and to allow owners of real property in the Zone to protest the inclusion of their property in the Zone, as required by the Code; and

**WHEREAS**, the City so desires to cause the creation of a preliminary financing plan to be prepared for the Zone; and

**WHEREAS**, prior to holding a public hearing, the City shall provide written notice of the public hearing to the property owners located within the proposed boundaries of the TIRZ to provide a reasonable opportunity for the owners of property to protest the inclusion of the property in the proposed reinvestment zone, and the City shall also publish notice of the public hearing in a newspaper having general circulation in the city not later than the seventh day before the date of the hearing; and **NOW THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:**

**SECTION 1. THAT** the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

**SECTION 2. THAT** the City Council (the “Council”) of the City of Jersey Village, Texas (the “City”) hereby formally receives the signed petitions (the “Petitions”) calling for the creation of a tax increment reinvestment zone (the “Zone”), with the Zone being described in the attached Exhibit “A”, and the Petitions being attached to this Resolution as Exhibit “B”.

**SECTION 3. THAT** the Council hereby calls a public hearing for seven o’clock (7:00) p.m. on March 15, 2021 to consider the creation of the Zone (the “Hearing”). Notice of the Hearing shall be published in a newspaper having general circulation in the city at least seven (7) days before the date of the Hearing. All residents and property owners within the Zone, and all other persons, are hereby invited to appear in person to speak for or against the creation of the zone, its boundaries, the concept of tax increment financing in general, and to allow owners of real property in the Zone to protest the inclusion of their property in the Zone. At, or on the adjournment of, the Hearing, the City may create the Zone.

**SECTION 4. THAT** the notice of the Hearing, in a form substantially similar to the notice attached to this Resolution as Exhibit “C” and with such changes as may be approved by the City’s legal counsel, shall be published in a newspaper of general circulation in the City before the seventh (7<sup>th</sup>) day prior to the Hearing.

**SECTION 5. THAT** the notice of the Hearing, in a form substantially similar to the notice attached to this Resolution as Exhibit “D” and with such changes as may be approved by the City’s legal counsel, shall be shall be mailed to the property owners located within the Zone.

**SECTION 6. THAT** the Council hereby orders that a preliminary financing plan be prepared for the Zone, and that the preliminary financing plan be available during the Hearing.

**SECTION 7. THAT** this Resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

**PASSED AND APPROVED THIS THE 22nd DAY OF FEBRUARY, 2021.**

**ANDREW MITCHAM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



## **EXHIBIT A: Description of the Proposed Zone**



## **EXHIBIT B: Petitions Calling for the Creation of the Proposed Zone**

**EXHIBIT C: Public Hearing Notice – Newspaper**

**EXHIBIT D: Public Hearing Notice – Property Owner**


**EXHIBIT A: Description of the Proposed Zone**





**TIRZ #3 - Proposed**  
Proposed Boundaries and Properties for TIRZ #3

**Legend**

 TIRZ 3 Boundaries

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



**EXHIBIT B: Petitions Calling for the Creation of the Proposed Zone**

## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15301 JERSEY DR

HCAD Number: 821040000020

Legal Description: LT 20 BLK 26, JERSEY VILLAGE,

Jessica Medrano  
Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

J Medrano  
Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

1.13.21  
Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15302 JERSEY DR

HCAD Number: 821160000015

Legal Description: LT 15 BLK 38, JERSEY VILLAGE,

CHRISTOPHER KENDRICK

Owner Name Printed



Owner Name Signature

11-23-20

Date

GAYE KENDRICK

Owner Name Printed



Owner Name Signature

11-23-20

Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15305 JERSEY DR

HCAD Number: 821040000019

Legal Description: LT 19 & E 1/2 OF LT 18 BLK 26, JERSEY VILLAGE,

James Cone  
Owner Name Printed

Rebecca O'Neil  
Owner Name Printed

[Signature]  
Owner Name Signature

[Signature]  
Owner Name Signature

1/10/21  
Date

1/10/21  
Date



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15317 JERSEY DR

HCAD Number: 821040000016

Legal Description: LT 16 BLK 26, JERSEY VILLAGE,

Frank Bullington

Owner Name Printed

*Frank Bullington*

Owner Name Signature

1/15/20

Date

Owner Name Printed

Owner Name Signature

Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15321 JERSEY DR

HCAD Number: 821040000015

Legal Description: LT 15 & E 1/2 OF LT 14 BLK 26, JERSEY VILLAGE,

MARGARET S. CRADY

Owner Name Printed

CHARLES C. CRADY IV

Owner Name Printed

Margaret S. Crady

Owner Name Signature

Charles C. Crady IV

Owner Name Signature

11-17-2020

Date

11-17-2020

Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15325 JERSEY DR

HCAD Number: 821040000013

Legal Description: E 47 FT OF LT 13 & W 1/2 OF, LT 14 BLK 26, JERSEY VILLAGE

Naomi Martinez  
Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

Naomi Martinez  
Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

01/15/21  
Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15402 JERSEY DR

HCAD Number: 821160000010

Legal Description: LT 10 BLK 38, JERSEY VILLAGE,

William C. Rackley  
Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

William C. Rackley  
Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

11/17/2020  
Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15405 JERSEY DR

HCAD Number: 821040000011

Legal Description: E 66 FT OF LT 11 & W 19 FT OF, LT 12 BLK 26, JERSEY VILLAGE

Alan Magnuson  
Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

Alan Magnuson  
Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

1/15/2021  
Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15417 JERSEY DR

HCAD Number: 821040000009

Legal Description: LT 9 BLK 26, JERSEY VILLAGE,

Susan M. Gilbert

Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

Susan M. Gilbert

Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

11-17-20

Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15418 JERSEY DR

HCAD Number: 821160000007

Legal Description: LT 7 BLK 38, JERSEY VILLAGE,

Ronald Moore

Owner Name Printed

Katharine Moore

Owner Name Printed

R. Moore

Owner Name Signature

Katharine Moore

Owner Name Signature

11-17-2020  
Date

11-17-2020  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15421 JERSEY DR

HCAD Number: 821040000008

Legal Description: LT 8 & E 25 FT OF LT 7 BLK 26, JERSEY VILLAGE,

Visente Lopez

Owner Name Printed

Owner Name Printed

Visente Lopez

Owner Name Signature

Owner Name Signature

11/17/2020

Date

Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15509 JERSEY DR

HCAD Number: 821040000005

Legal Description: E 58 FT OF LT 5 & W 31 FT OF, LT 6 BLK 26, JERSEY VILLAGE

Steven Grant

Owner Name Printed

Owner Name Printed

[Signature]

Owner Name Signature

Owner Name Signature

11/17/2020

Date

Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15513 JERSEY DR

HCAD Number: 821040000004

Legal Description: LT 4 & W 20 FT OF LT 5 BLK 26, JERSEY VILLAGE,

Roberto A. Fuentes  
Owner Name Printed

Jose Reyes  
Owner Name Printed

[Signature]  
Owner Name Signature

Jose Reyes  
Owner Name Signature

11-17-2020  
Date

11-17-2020  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15517 JERSEY DR

HCAD Number: 821040000003

Legal Description: LT 3 BLK 26, JERSEY VILLAGE,

Chris Perry  
Owner Name Printed

Sylvia Perry  
Owner Name Printed

[Signature]  
Owner Name Signature

[Signature]  
Owner Name Signature

11/17/2020  
Date

11/17/2020  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15518 JERSEY DR

HCAD Number: 821160000003

Legal Description: LT 3 BLK 38, JERSEY VILLAGE,

Mario Fabry  
Owner Name Printed

Karen Fabry  
Owner Name Printed

[Signature]  
Owner Name Signature

[Signature]  
Owner Name Signature

Nov 17, 2020  
Date

Nov 17, 2020  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15521 JERSEY DR

HCAD Number: 821040000002

Legal Description: LT 2 BLK 26, JERSEY VILLAGE,

RON D'AMICO

Owner Name Printed

\_\_\_\_\_  
Owner Name Printed

Ron D'Amico

Owner Name Signature

\_\_\_\_\_  
Owner Name Signature

11/17/2020

Date

\_\_\_\_\_  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15522 JERSEY DR

HCAD Number: 821160000002

Legal Description: LT 2 BLK 38, JERSEY VILLAGE,

Sandra Sanchez  
Owner Name Printed

Rodrigo T. Sanchez  
Owner Name Printed

[Signature]  
Owner Name Signature

[Signature]  
Owner Name Signature

1/13/21  
Date

1/13/21  
Date





## Petition to create a Tax Increment Reinvestment Zone (TIRZ)

I/We, the property owners of the property described below, join with our neighbors who also live in the proposed TIRZ as shown below, to request the City Council create the TIRZ #3 with the boundaries as depicted on the map below.

Address: 15525 JERSEY DR

HCAD Number: 821040000001

Legal Description: LT 1 BLK 26, JERSEY VILLAGE,

Gilbert Escobedo  
Owner Name Printed

Monica Escobedo  
Owner Name Printed

[Signature]  
Owner Name Signature

[Signature]  
Owner Name Signature

1.13.21  
Date

1.13.21  
Date





**EXHIBIT C: Public Hearing Notice – Newspaper**

## NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council will conduct a public hearing at 7:00 p.m., Monday, March 15, 2021, via videoconferencing.

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at these public hearings, but the hearings will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the public hearing via telephone, please use the following toll-free number:

346-248-7799 along with Webinar ID: XXXXXXXXXXXXXXXX.

If you do not wish to participate via telephone, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.

Any person interested in speaking during the public hearing item on the agenda must submit his/her request via email to the City Secretary at [lcoody@jerseyvillagetx.com](mailto:lcoody@jerseyvillagetx.com). The request must include the speaker's name, address, and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on March 15, 2021.

The purpose of the public hear is to give all interested parties the right to appear and be heard on the creation of a Tax Increment Reinvestment Zone ("TIRZ"), as described below:

### The Zone – Listing of Properties:

Address	Legal Description
15301 JERSEY DR	LT 20 BLK 26, JERSEY VILLAGE
15302 JERSEY DR	LT 15 BLK 38, JERSEY VILLAGE
15305 JERSEY DR	LT 19 & E 1/2 OF LT 18 BLK 26, JERSEY VILLAGE
15306 JERSEY DR	LT 14 BLK 38, JERSEY VILLAGE
15310 JERSEY DR	LT 13 BLK 38, JERSEY VILLAGE
15311 JERSEY DR	LT 17 & W 1/2 OF LT 18 BLK 26, JERSEY VILLAGE
15317 JERSEY DR	LT 16 BLK 26, JERSEY VILLAGE
15318 JERSEY DR	LT 12 BLK 38, JERSEY VILLAGE
15321 JERSEY DR	LT 15 & E 1/2 OF LT 14 BLK 26, JERSEY VILLAGE
15325 JERSEY DR	E 47 FT OF LT 13 & W 1/2 OF LT 14 BLK 26, JERSEY VILLAGE
15326 JERSEY DR	LT 11 BLK 38, JERSEY VILLAGE
15401 JERSEY DR	E 56 FT OF LT 12 & W 28 FT OF LT 13 BLK 26, JERSEY VILLAGE
15402 JERSEY DR	LT 10 BLK 38, JERSEY VILLAGE

15405 JERSEY DR	E 66 FT OF LT 11 & W 19 FT OF LT 12 BLK 26, JERSEY VILLAGE
15406 JERSEY DR	LT 9 BLK 38, JERSEY VILLAGE
15410 JERSEY DR	LT 8 BLK 38, JERSEY VILLAGE
15413 JERSEY DR	LT 10 & W 9 FT OF LT 11 BLK 26, JERSEY VILLAGE
15417 JERSEY DR	LT 9 BLK 26, JERSEY VILLAGE
15418 JERSEY DR	LT 7 BLK 38, JERSEY VILLAGE
15421 JERSEY DR	LT 8 & E 25 FT OF LT 7 BLK 26, JERSEY VILLAGE
15422 JERSEY DR	LT 6 BLK 38, JERSEY VILLAGE
15501 JERSEY DR	E 44 FT OF LT 6 & W 49 FT OF LT 7 BLK 26, JERSEY VILLAGE
15502 JERSEY DR	LT 5 & E 10 FT OF LT 4 BLK 38, JERSEY VILLAGE
15509 JERSEY DR	E 58 FT OF LT 5 & W 31 FT OF LT 6 BLK 26, JERSEY VILLAGE
15510 JERSEY DR	LT 4 LESS 10 FT BLK 38, JERSEY VILLAGE
15513 JERSEY DR	LT 4 & W 20 FT OF LT 5 BLK 26, JERSEY VILLAGE
15517 JERSEY DR	LT 3 BLK 26, JERSEY VILLAGE
15518 JERSEY DR	LT 3 BLK 38, JERSEY VILLAGE
15521 JERSEY DR	LT 2 BLK 26, JERSEY VILLAGE
15522 JERSEY DR	LT 2 BLK 38, JERSEY VILLAGE
15525 JERSEY DR	LT 1 BLK 26, JERSEY VILLAGE
15526 JERSEY DR	TR 1 BLK 38, JERSEY VILLAGE

A copy of the proposed Tax Increment Reinvestment Zone may be examined online at <http://www.jerseyvillagetx.com/>.

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary  
City of Jersey Village, Texas

Posted:  
Time:

**EXHIBIT D: Public Hearing Notice – Property Owner**





## CITY OF JERSEY VILLAGE, TEXAS

16501 Jersey Drive, Jersey Village, TX 77040

713-466-2100 (office) 713-466-2177 (fax)

February 15, 2021

Property Owner  
Address  
Address

**Re: NOTICE OF PUBLIC HEARING ON CREATION OF TAX INCREMENT  
REINVESTMENT ZONE**

Dear Property Owner:

A public hearing will be held before the City Council of the City of Jersey Village on **March 15, 2021, at 7:00 p.m.** via videoconference to hear any person desiring to be heard regarding the creation of a Tax Increment Reinvestment Zone ("TIRZ").

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at these public hearings, but the hearings will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the public hearing via telephone, please use the following toll-free number:

346-248-7799 along with Webinar ID: XXXXXXXXXXXXXXXX.

If you do not wish to participate via telephone, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.

Any person interested in speaking during the public hearing item on the agenda must submit his/her request via email to the City Secretary at [lcoody@jerseyvillagetx.com](mailto:lcoody@jerseyvillagetx.com). The request must include the speaker's name, address, and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on March 15, 2021.

You are receiving this notice as you are an owner of property in this TIRZ. At this public hearing any interested person may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing. As a property owner you may protest the inclusion of your property in this TIRZ during this public hearing.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

More information about the proposed TIRZ is available on our website at [www.jerseyvillagetx.com](http://www.jerseyvillagetx.com)

Should you have any questions regarding this notice, you may call Austin Bleess, City Manager at 713-466-2109 or contact via email at [ableess@jerseyvillagetx.com](mailto:ableess@jerseyvillagetx.com).

Sincerely,

Lorri Coody, City Secretary

## CITY COUNCIL - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G6

**AGENDA SUBJECT:** Consider Ordinance 2021-08, providing COVID Leave for City employees, providing for severability; and, providing an effective date.

**Department/Prepared By:** Austin Bleess, City Manager **Date Submitted:** February 4, 2021

**EXHIBITS:** [Ordinance No. 2021-08](#)

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

### **BACKGROUND INFORMATION:**

Back in April, the City began to offer emergency COVID Leave to employees, as required under the Families First Coronavirus Response Act (FFCRA). That leave expired on December 31, 2020 and the requirement to provide it was not extended by Congress.

Since January 1, 2021 we have had at least three employees test positive for COVID-19. Some of these employees are new and have little if any available sick or vacation leave that they could utilize for while they are required to be out.

As the vaccination is not yet widely available and COVID-19 is still a major issue we must contend with, I am asking the Council to consider providing up to 80 hours of paid COVID Leave for those that test positive for COVID-19. For those that have been exposed, we would require them to use their available banked time (ie: sick or vacation). If they test positive, then we would charge all of the time away from work (up to 80 hours) to the COVID Leave, and credit back their time used. If they test negative, after the appropriate waiting period, then they would use their banked time and report back to work as normal.

We would stipulate that this leave is only available for those who have not already utilized their full 80 hours of COVID Leave. Under the FFCRA, we were required to provide COVID Leave to those that were exposed. There are some cases where people have used some of their COVID Leave due to exposure, but tested negative and did not use all 80 hours.

I am proposing for this leave to run retroactively from January 1, 2021 through May 31, 2021. Hopefully at that point in time the vaccine will have been distributed and the challenges we face with COVID-19 will have decreased.

I have reached out to other cities to see what they are doing. Seabrook, Pearland, Baytown, and Galveston have all extended their leave in some form. There are several school districts in the area that have also done similar.

### **RECOMMENDED ACTION:**

To approve Ordinance 2021-08, providing COVID Leave for City employees, providing for severability; and, providing an effective date.

### **RECOMMENDED MOTION:**

To approve Ordinance 2021-08, providing COVID Leave for City employees, providing for severability; and, providing an effective date.

**ORDINANCE NO. 2021-08**

**WHEREAS**, in December 2019, a novel respiratory disease named “SARS-CoV-2” that causes what is now named "coronavirus disease 2019" (“COVID-19”) was detected in Wuhan City, Hubei Province, China; and

**WHEREAS**, symptoms of COVID-19 include fever, cough, and shortness of breath that may result in mild to severe illness, and in some cases death; and

**WHEREAS**, on January 30, 2020, the World Health Organization Director General declared the outbreak of COVID-19 as a Public Health Emergency of International Concern and advised countries to prepare for the containment of COVID-19, with such containment including active surveillance, early detection, isolation management, case management, contact tracing, and prevention of onward spread of COVID-19; and

**WHEREAS**, on January 31, 2020, the U.S. Health and Human Services Secretary declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19; and

**WHEREAS**, according to the Center for Disease Control (the “CDC”), it is likely that, at some point, widespread transmission of COVID-19 in the United States will occur; and

**WHEREAS**, the CDC warns that widespread transmission of COVID-19 would translate into large numbers of people needing medical care at the same time; and

**WHEREAS**, given the CDC's guidance, among other things, there is an ongoing risk and likelihood of City of Jersey Village employees being tested as COVID-19-positive; and

**WHEREAS**, on March 17, 2020, the Mayor of the City of Jersey Village provided a Declaration of Local Disaster Due to Public Health Emergency for the City of Jersey Village and the City Council has extended the Declaration of Local Disaster Due to Public Health Emergency through March 16, 2021; and

**WHEREAS**, Congress has previously required 80 hours of COVID Leave for all employees by passage of the Families First Coronavirus Response Act (FFCRA); and

**WHEREAS**, the City Council of the City of Jersey Village, through this Ordinance, desires to protect the health and wellbeing of all city employees;

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

**Section 1.** The City Council hereby extends the maximum of 80 hours of COVID Leave to be used by any City Employee, as originally required under the Families First Coronavirus Response Act, from January 1, 2021 through May 31, 2021.

**Section 2.** Starting January 1, 2021 COVID Leave shall only be used for those who test positive for COVID-19. COVID-19 Leave shall not be used for those who quarantine due to a



potential exposure, unless they subsequently test positive for COVID-19.

**Section 3.** 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 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 Council 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.** This Ordinance shall take effect immediately upon its approval.

**APPROVED AND ADOPTED THIS 22ND DAY OF FEBRUARY 2021.**

\_\_\_\_\_  
**ANDREW MITCHAM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



## CITY COUNCIL - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G7

**AGENDA SUBJECT:** Consider Ordinance No. 2021-09, amending the Capital Improvements Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$51,100 by reallocating, \$42,350 from the Capital Improvements Line item 10-91-7086 and \$8,750 from the Capital Improvements Line item 10-91-7054 to Capital Improvements line Item 10-91-7064 (Pool Office Remodel).

**Department/Prepared By:** Robert Basford

**Date Submitted:** February 10, 2021

**EXHIBITS:** [Ordinance No. 2021-09](#)  
[EX A](#) - Budgetary Amendment Form

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$	69,300
	Amount Budgeted:	\$	0
	Appropriation Required:	\$	69,300

### **BACKGROUND INFORMATION:**

For Fiscal Year 19/20 the Council approved a budget containing \$45,000 in funds to remodel the pool house from the general fund capital outlay line item 01-39-6515. That project was scratched due to COVID-19 but there is now potential to utilize the savings from our pool re-decking project combined with a small amount of our park improvements budget to complete both desired projects.

This project includes relocating the entrance doors to the restrooms, expanding the cashier and lifeguard room (while reducing the size of the adjacent storage facility), converting that storage area to a family changing room and adding two temporary portable AC units. The relocation of the bathroom entrance is imperative to enable staff to effectively monitor the entrance, crowd control, ticketing and child safety (ensuring they aren't near the exit adjacent to the parking lot while using the restroom). The family changing room will be an appreciated amenity from all residents and the expansion of the cashier/lifeguard room is long overdue. The current size is not large enough to house more than three people.

The project NOT TO EXCEED estimate came in at \$69,300 to be completed by Brown and Root who are members of National IPA cooperative purchasing (Contract No. R160402, NIPA 1000311-DO-04-1338). This proposal is valid for 30 days from January 28 2021. For FY 20/21 the Parks and Recreation Department budgeted \$125,000 (10-91-7086) for the pool decking refurbishment. Our final quote for the pool refurbishment project came in at \$82,650. After clarification on a few requirements from the building department, we (contractor and department) do not foresee any change orders as of now and have 98% confidence in the accuracy of this final price. This leaves \$42,350 remaining that can be allocated to this Pool house Remodel Project. There is also \$8,750 budgeted (10-91-7054) for the pool house roof repair, which was a smaller separate portion of the pool house remodel plan that this project will consume, allowing this budget amount to be allocated to this project as well. The remaining \$18,200 needed for this project will be taken from 10-91-7105 General Park Improvements and allocated to this project, if approved. Our desired completion date for this project is May 10, 2021: The project duration is 60 days beyond notice to proceed.

City Staff is respectfully requesting to approve Ordinance No. 2021-09, amending the Capital Improvements Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$51,100 by reallocating, \$42,350 from the Capital Improvements Line item 10-91-7086 and \$8,750 from the Capital Improvements Line item 10-91-7054 to Capital Improvements line Item 10-91-7064 Pool office Remodel in order to complete a project scratched last fiscal year due to COVID-19.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**RECOMMENDED ACTION:**

**MOTION:** To approve Ordinance No. 2021-09, amending the Capital Improvements Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$51,100 by reallocating, \$42,350 from the Capital Improvements Line item 10-91-7086 and \$8,750 from the Capital Improvements Line item 10-91-7054 to Capital Improvements line Item 10-91-7064 (Pool Office Remodel).

**ORDINANCE NO. 2021-09**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 IN THE AMOUNT NOT TO EXCEED \$51,100, BY REALLOCATING \$42,350 FROM THE CAPITAL IMPROVEMENTS LINE ITEM 10-91-7086 AND \$8,750 FROM THE CAPITAL IMPROVEMENTS LINE ITEM 10-91-7054 TO CAPITAL IMPROVEMENTS LINE ITEM 10-91-7064 (POOL OFFICE REMODEL).**

**WHEREAS**, subsequent to the adoption of the annual budget for the City of Jersey Village for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the City has expenditure changes; and

**WHEREAS**, the City Manager has recommended that such budget be amended to reflect such revenues and expenditures in accordance with Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the City Council finds and determines that the budget should be amended as recommended by the City Manager; **NOW THEREFORE**,

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

**Section 1.** The recitals contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted.

**Section 2.** The annual budget of the City of Jersey Village, Texas for the fiscal year beginning October 1, 2020, and ending September 30, 2021, is hereby amended by increasing the appropriations to the accounts contained therein as provided in the attached:

- Exhibit A – Budget Amendment from Capital Improvements Fund balance by reallocating \$42,350 from the Capital Improvements Line item 10-91-7086 and \$8,750 from the Capital Improvements Line item 10-91-7054 to Capital Improvements line Item 10-91-7064 (Pool office Remodel).

**Section 3.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent 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 of this declared to be invalid or unconstitutional, or whether there be one or more parts.

**PASSED AND APPROVED** this 22nd day of February, 2021

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary







# CITY OF JERSEY VILLAGE, TEXAS

16501 Jersey Drive, Jersey Village, TX 77040

## BUDGET TRANSFER / AMENDMENT REQUEST FORM

☒ I request the following budget transfer between line item within the same division

From Line Item	To Line Item	Amount
10-91-7086	10-91-7064	\$42,350
10-91-7054	10-91-7064	\$8,750

☐ I request the following amendment to the current budget to increase the overall budget by the amount designated below: **Only one item per form.**

From the fund balance of:

- ☐ General Fund  
☐ Utility Fund  
☐ Capital Improvements Fund  
☐ Other \_\_\_\_\_

To Line Item

Amount

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Justification

Budget transfers in the amount of \$51,100 for the Pool Office Remodel. The total cost of the project will \$69,300. The difference of \$18,200 will be fund by the Park Improvements line item 10-91-7105

Requested by: Robert Basford

Signed: Robert Basford Date 02-09-2021

<b>Finance:</b> Sufficient Funds <input checked="" type="checkbox"/> Exist <input type="checkbox"/> Do Not Exist  Signed: <u>Isabel Kato</u> <small>Digitally signed by Isabel Kato Date: 2021.02.09 16:44:51 -06'00'</small>  Date: <u>02-09-2021</u>	<b>City Manager:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved  Signed: <u>Austin Bless</u> <small>Digitally signed by Austin Bless Date: 2021.02.09 20:33:10 -06'00'</small>  Date: <u>02-09-2021</u>
--	---

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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G8

**AGENDA SUBJECT:** Consider Resolution No. 2021-12, awarding the bid and authorizing the City Manager to execute a contract with SER Construction Partners LLC for the City of Jersey Village Wall Street Neighborhood Drainage Project.

**Department/Prepared By:** Austin Bleess, City Manager **Date Submitted:** February 10, 2021

**EXHIBITS:** [Resolution No. 2021-12](#)

[EX A](#) – Brooks & Sparks Letter of Recommendation and RFP Grading Sheet

[EX B](#) – SER Construction Partners LLC

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$ \$5,699,739.30
	Amount Budgeted:	\$ \$5,699,739.30
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:** AB

**BACKGROUND INFORMATION:**

On February 2, 2021, the City of Jersey Village Engineer, Brooks & Sparks Inc., along with City staff received bid documents related to the Wall Street Neighborhood Drainage Project. The City received bids from 7 companies for the project. Each bid was ranked against the following matrix:

Related Experience – 20 points max

Capacity to Perform

<u>Factors</u>	<u>Max. Pts.</u>
Qualifications/Experience of Key Personnel Staff	4
Present and Projected Workloads	4
Quality of Proposal/Work Plan	4
Financial Capacity is appropriate to the size and scope of the project	4
Demonstrated understanding of scope of Work	4
<b>Subtotal, Capacity to Perform</b>	<b>20</b>

Proposed Cost – Max Points 40

Total Points - 80

The City and engineer worked with the GLO and FEMA to ensure the bids were done in compliance with all applicable federal, state, and local standards.

This project will be funded by four different sources of funding. FEMA has awarded the City with \$3,685,400.25. The Texas Infrastructure Resiliency Fund will provide funding in the amount of \$921,350.06. The Texas Government Land Office (GLO) has awarded the City \$1,792,344. These amounts total \$6,399,094.31. The recommended bids for the Wall Street Project has a bid price of \$5,699,739.30 and the Berm Project has a bid price of \$1,298,445.35. This means the City is responsible for \$599,090. The City has set aside funds for this project already. There will be some other projects related to the berm, like the fence, irrigation, and

restroom project that cannot be paid for using grant funds. Staff will work with contracts for those and bring those projects to Council at a later time.

SER Construction Partners LLC was the responsive, qualified bidder, submitting a bid of \$5,699,739.30 and had a point total of 78 out of 80. City Staff and City Engineer Brooks & Sparks Inc. has reviewed the bid proposal, and it is the recommendation of Frank Brooks that the City select SER Construction Partners LLC as the contactors for the project.

**RECOMMENDED ACTION:**

**Motion:** To approve Resolution No. 2021-12, awarding the bid and authorizing the City Manager to execute a contract with SER Construction Partners LLC for the City of Jersey Village Wall Street Neighborhood Drainage Project.

**RESOLUTION NO. 2021-12****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SER CONSTRUCTION PARTNERS LLC FOR THE WALL STREET NEIGHBORHOOD DRAINAGE IMPROVEMENT PROEJCT**

**WHEREAS**, FEMA has awarded the City of Jersey Village Hazard Mitigation Grant Program (HMGP) funds for the Golf Course Berm and Wall Street Neighborhood Drainage Improvement Project (the “Project”); and

**WHEREAS**, the Texas Government Land Office has awarded the City of Jersey Village Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for the Project; and

**WHEREAS** the City Council of the City of Jersey Village approved funds for the Project; and

**WHEREAS**, the City received a bid from SER Construction Partners LLC for construction in connection with the Wall Street Neighborhood Drainage Improvement Project in the amount of \$5,699,739.30; and

**WHEREAS**, the City Engineer Brooks and Sparks has reviewed the bid documents and recommends awarding the contract to SER Construction Partners LLC; **NOW THEREFORE**,

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

**Section 1:** The contract for construction in connection with the Wall Street Drainage Neighborhood Improvement Project shall be awarded to the responsive, qualified bidder, SER Construction Partners LLC; and

**Section 2:** The City Manager is authorized to execute on behalf of the City of Jersey Village all necessary contract documents with SER Construction Partners LLC based upon the recommendation of the City Engineer, Brooks & Sparks attached hereto as Exhibit “A,” and SER Construction Partners LLC bid document as attached hereto as Exhibit “B”.

**PASSED AND APPROVED** this the 22nd day of **February** A.D., **2021**.

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary





February 9, 2021

Mr. Austin Bleess, City Manager  
City of Jersey Village  
16501 Jersey Drive  
Jersey Village, Texas 77040-1999

RE: COJV Bid 2021-02  
Wall Street Subdivision Drainage Improvements

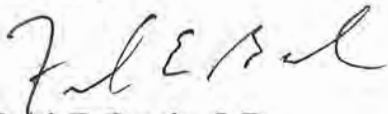
Mr. Bleess:

The City of Jersey Village received bids for the above referenced project on Tuesday, February 2, 2021. Seven (7) bids were received and the figures are detailed in the attached bid tabulation. The low bidder was SER Construction Partners, LLC with a bid of \$5,699,739.30.

Based on evaluations of the low bidder's qualifications and SER Construction Partners, LLC's previous experience, we recommend award of the contract to SER Construction Partners, LLC in the amount of \$5,699,739.30.

I trust this information will be helpful. If you have any questions or require additional information, please call me.

Sincerely,



Frank E. Brooks, P.E.  
Principal

Enclosure

CC: Mr. Harry Ward, P.E. – Director of Public Works

file: 537-0095 w/d

ATTACHMENT "A"  
CITY OF JERSEY VILLAGE, TEXAS  
PAVING & STORM SEWER IMPROVEMENTS - WALL STREET

BASE BID ITEMS - WALL STREET				SER CON. PART., LLC		TRIPLE B SVCS. LLP		WADECON, LLC		MC2 MAIN LANE		PERSONS SERV. CORP		CONRAD CONST., LTD		TLC CONSTRUCTION	
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE
1	Mobilization	LS	1	\$260,000.00	\$ 260,000.00	\$80,000.00	\$80,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$355,750.00	\$355,750.00	\$280,000.00	\$280,000.00	\$338,188.00	\$338,188.00
2	Traffic Control and Regulation, Complete in Place	LS	1	\$33,900.00	\$ 33,900.00	\$6,175.00	\$6,175.00	\$25,000.00	\$25,000.00	\$150,000.00	\$150,000.00	\$30,000.00	\$30,000.00	\$150,000.00	\$150,000.00	\$95,000.00	\$95,000.00
3	Storm Water Pollution Prevention, Complete in Place	LS	1	\$6,000.00	\$ 6,000.00	\$7,000.00	\$7,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$17,500.00	\$17,500.00	\$10,826.00	\$10,826.00
4	Trench Safety, Complete in Place	LF	9,100	\$0.10	\$ 910.00	\$0.01	\$91.00	\$1.00	\$9,100.00	\$1.00	\$9,100.00	\$1.20	\$10,920.00	\$2.00	\$18,200.00	\$1.00	\$9,100.00
5	Project Sign, Complete in Place	EA	2	\$800.00	\$ 1,600.00	\$1,110.00	\$2,220.00	\$1,000.00	\$2,000.00	\$800.00	\$1,600.00	\$970.00	\$1,940.00	\$1,250.00	\$2,500.00	\$850.00	\$1,700.00
6	Remove Existing Concrete Roadway Pavement and Curb, Complete in Place	SY	24,147	\$7.70	\$ 185,931.90	\$3.00	\$72,441.00	\$5.00	\$120,735.00	\$4.00	\$96,588.00	\$15.00	\$362,205.00	\$5.00	\$120,735.00	\$5.00	\$120,735.00
7	Remove Existing Concrete Driveway, Complete in Place	SY	2,550	\$10.30	\$ 26,265.00	\$3.70	\$9,435.00	\$5.00	\$12,750.00	\$5.00	\$12,750.00	\$28.00	\$71,400.00	\$7.50	\$19,125.00	\$39.00	\$99,450.00
8	Remove Existing 4-ft chain link fence, Complete in Place	LF	120	\$5.70	\$ 684.00	\$2.55	\$306.00	\$10.00	\$1,200.00	\$2.70	\$324.00	\$7.00	\$840.00	\$20.00	\$2,400.00	\$7.00	\$840.00
9	Remove Existing 10-ft chain link and wood fence, Complete in Place	LF	650	\$8.50	\$ 5,525.00	\$1.90	\$1,235.00	\$5.00	\$3,250.00	\$1.50	\$975.00	\$15.00	\$9,750.00	\$7.50	\$4,875.00	\$13.00	\$8,450.00
9	Remove Existing Concrete Sidewalk, Complete in Place	SF	9,480	\$1.90	\$ 18,012.00	\$0.50	\$4,740.00	\$1.00	\$9,480.00	\$0.40	\$3,792.00	\$17.75	\$168,270.00	\$0.60	\$5,688.00	\$2.00	\$18,960.00
10	Replace pavement marking and buttons Complete in Place	LS	1	\$3,500.00	\$ 3,500.00	\$3,135.00	\$3,135.00	\$50,000.00	\$50,000.00	\$1,000.00	\$1,000.00	\$9,000.00	\$9,000.00	\$5,000.00	\$5,000.00	\$1,174.00	\$1,174.00
11	6-inch Reinforced Concrete Paving, Complete in Place	SY	24,150	\$41.80	\$1,009,470.00	\$43.50	\$1,050,525.00	\$60.00	\$1,449,000.00	\$50.00	\$1,207,500.00	\$63.00	\$1,521,450.00	\$59.00	\$1,424,850.00	\$51.00	\$1,231,650.00
12	7-inch Reinforced Concrete Paving, Complete in Place	SY	1,600	\$46.50	\$ 74,400.00	\$48.75	\$78,000.00	\$65.00	\$104,000.00	\$60.00	\$96,000.00	\$73.00	\$116,800.00	\$75.00	\$120,000.00	\$59.00	\$94,400.00
13	Lime for Stabilized Subgrade, Complete in Place	TON	300	\$197.80	\$ 59,340.00	\$195.00	\$58,500.00	\$190.00	\$57,000.00	\$225.00	\$67,500.00	\$207.00	\$62,100.00	\$200.00	\$60,000.00	\$561.00	\$168,300.00
14	6-inch Lime Stabilized Subgrade, Complete in Place	SY	26,710	\$4.60	\$ 122,866.00	\$3.50	\$93,485.00	\$3.00	\$80,130.00	\$3.80	\$101,498.00	\$7.50	\$200,325.00	\$4.00	\$106,840.00	\$5.00	\$133,550.00

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15	6-inch Reinforced Concrete Pavement for Driveways, Complete in Place	SY	2,550	\$98.30	\$ 250,665.00	\$95.00	\$242,250.00	\$65.00	\$165,750.00	\$74.00	\$188,700.00	\$80.50	\$205,275.00	\$77.50	\$197,625.00	\$103.00	\$262,650.00
16	6-inch Concrete Curb, Complete in Place	LF	11,545	\$3.10	\$ 35,789.50	\$4.15	\$47,911.75	\$3.00	\$34,635.00	\$4.00	\$46,180.00	\$4.15	\$47,911.75	\$4.00	\$46,180.00	\$5.00	\$57,725.00
17	4 1/2-inch Concrete Sidewalk, Complete in Place	SF	9,480	\$11.80	\$ 111,864.00	\$8.00	\$75,840.00	\$6.00	\$56,880.00	\$6.00	\$56,880.00	\$7.40	\$70,152.00	\$8.00	\$75,840.00	\$8.00	\$75,840.00
18	Concrete Wheelchair Ramp Type 12, Complete in Place	EA	13	\$2,700.00	\$ 35,100.00	\$1,675.00	\$21,775.00	\$1,000.00	\$13,000.00	\$1,900.00	\$24,700.00	\$1,500.00	\$19,500.00	\$2,750.00	\$35,750.00	\$4,181.00	\$54,353.00
19	Concrete Wheelchair Ramp Type 9, Complete in Place	EA	6	\$2,100.00	\$ 12,600.00	\$2,115.00	\$12,690.00	\$1,500.00	\$9,000.00	\$1,500.00	\$9,000.00	\$1,350.00	\$8,100.00	\$2,500.00	\$15,000.00	\$1,789.00	\$10,734.00
20	Remove Existing Sanitary Structures, Complete in Place	LS	1	\$2,100.00	\$ 2,100.00	\$125.00	\$125.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,900.00	\$1,900.00	\$1,000.00	\$1,000.00	\$8,426.00	\$8,426.00
21	Remove Existing Sanitary Sewer (All Sizes), Complete in Place	LF	136	\$21.00	\$ 2,856.00	\$15.00	\$2,040.00	\$20.00	\$2,720.00	\$25.00	\$3,400.00	\$12.50	\$1,700.00	\$25.00	\$3,400.00	\$35.00	\$4,760.00
22	Sanitary Sewer Manhole, Complete in Place	EA	1	\$3,800.00	\$ 3,800.00	\$4,790.00	\$4,790.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$3,250.00	\$3,250.00	\$5,000.00	\$5,000.00	\$6,227.00	\$6,227.00
23	8-inch Sanitary Sewer, Complete in Place	LF	12	\$209.00	\$ 2,508.00	\$105.00	\$1,260.00	\$100.00	\$1,200.00	\$120.00	\$1,440.00	\$111.50	\$1,338.00	\$250.00	\$3,000.00	\$328.00	\$3,936.00
24	10-inch Sanitary Sewer, Complete in Place	LF	46	\$96.50	\$ 4,439.00	\$115.00	\$5,290.00	\$90.00	\$4,140.00	\$90.00	\$4,140.00	\$114.75	\$5,278.50	\$220.00	\$10,120.00	\$127.00	\$5,842.00
25	10-inch DIP Sanitary Sewer, Complete in Place	LF	68	\$146.50	\$ 9,962.00	\$160.00	\$10,880.00	\$110.00	\$7,480.00	\$150.00	\$10,200.00	\$95.00	\$6,460.00	\$285.00	\$19,380.00	\$248.00	\$16,864.00
26	12-inch DIP Sanitary Sewer Casing, Complete in Place	LF	10	\$247.20	\$ 2,472.00	\$410.00	\$4,100.00	\$200.00	\$2,000.00	\$80.00	\$800.00	\$195.00	\$1,950.00	\$350.00	\$3,500.00	\$472.00	\$4,720.00
27	Remove Existing Water Line (All Sizes), Complete in Place	LF	325	\$12.50	\$ 4,062.50	\$17.00	\$5,525.00	\$10.00	\$3,250.00	\$10.00	\$3,250.00	\$36.50	\$11,862.50	\$20.00	\$6,500.00	\$25.00	\$8,125.00
28	8-inch PVC C-900 Water Line, Complete in Place	LF	33	\$113.30	\$ 3,738.90	\$115.00	\$3,795.00	\$80.00	\$2,640.00	\$65.00	\$2,145.00	\$75.00	\$2,475.00	\$195.00	\$6,435.00	\$133.00	\$4,389.00
29	6-inch PVC C-900 Water Line with restrained joints, Complete in Place	LF	154	\$139.30	\$ 21,452.20	\$92.50	\$14,245.00	\$75.00	\$11,550.00	\$80.00	\$12,320.00	\$32.50	\$5,005.00	\$210.00	\$32,340.00	\$102.00	\$15,708.00
30	8-inch PVC C-900 Water Line with restrained joints, Complete in Place	LF	140	\$168.30	\$ 23,562.00	\$125.00	\$17,500.00	\$85.00	\$11,900.00	\$120.00	\$16,800.00	\$100.00	\$14,000.00	\$250.00	\$35,000.00	\$194.00	\$27,160.00

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31	Remove Existing Storm Sewer Structures, Complete in Place	EA	27	\$994.40	\$ 26,848.80	\$800.00	\$21,600.00	\$500.00	\$13,500.00	\$700.00	\$18,900.00	\$135.00	\$3,645.00	\$750.00	\$20,250.00	\$1,409.00	\$38,043.00
32	Remove Existing Storm Sewer (All Sizes), Complete in Place	LF	970	\$19.50	\$ 18,915.00	\$20.00	\$19,400.00	\$20.00	\$19,400.00	\$30.00	\$29,100.00	\$15.00	\$14,550.00	\$20.00	\$19,400.00	\$48.00	\$46,560.00
33	Storm Sewer Manhole, including Manhole on Exist. Sewer, Complete in Place	EA	50	\$3,800.00	\$ 190,000.00	\$4,700.00	\$235,000.00	\$500.00	\$25,000.00	\$5,000.00	\$250,000.00	\$5,000.00	\$250,000.00	\$4,700.00	\$235,000.00	\$4,909.00	\$245,450.00
34	Type 'B-B' Storm Sewer Inlet, Complete in Place	EA	44	\$2,800.00	\$ 123,200.00	\$3,695.00	\$162,580.00	\$3,500.00	\$154,000.00	\$3,300.00	\$145,200.00	\$3,600.00	\$158,400.00	\$3,900.00	\$171,600.00	\$3,791.00	\$166,804.00
35	Type 'C-2' Storm Sewer Inlet, Complete in Place	EA	12	\$4,000.00	\$ 48,000.00	\$5,100.00	\$61,200.00	\$5,000.00	\$60,000.00	\$5,000.00	\$60,000.00	\$5,100.00	\$61,200.00	\$5,000.00	\$60,000.00	\$4,863.00	\$58,356.00
36	Storm Sewer Junction Box (12' x 8'), Complete in Place	EA	1	\$15,800.00	\$ 15,800.00	\$11,100.00	\$11,100.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$19,000.00	\$19,000.00	\$25,000.00	\$25,000.00	\$26,520.00	\$26,520.00
37	Storm Sewer Junction Box (8' x 5'), Complete in Place	EA	4	\$9,100.00	\$ 36,400.00	\$11,000.00	\$44,000.00	\$12,000.00	\$48,000.00	\$11,000.00	\$44,000.00	\$11,500.00	\$46,000.00	\$13,000.00	\$52,000.00	\$9,828.00	\$39,312.00
38	Storm Sewer Junction Box (6' x 5'), Complete in Place	EA	6	\$6,500.00	\$ 39,000.00	\$9,800.00	\$58,800.00	\$10,000.00	\$60,000.00	\$7,000.00	\$42,000.00	\$9,000.00	\$54,000.00	\$10,100.00	\$60,600.00	\$7,541.00	\$45,246.00
39	Storm Sewer (Conflict) Junction Box (6' x 8'), Complete in Place	EA	1	\$8,200.00	\$ 8,200.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$13,000.00	\$13,000.00	\$11,000.00	\$11,000.00	\$12,750.00	\$12,750.00	\$11,105.00	\$11,105.00
40	Adjust 'Type 'B-B' Storm Sewer Inlet, Complete in Place	EA	2	\$720.00	\$ 1,440.00	\$1,700.00	\$3,400.00	\$1,000.00	\$2,000.00	\$300.00	\$600.00	\$550.00	\$1,100.00	\$1,250.00	\$2,500.00	\$805.00	\$1,610.00
41	24-inch RCP Storm Sewer, Complete in Place	LF	10	\$172.50	\$ 1,725.00	\$90.00	\$900.00	\$200.00	\$2,000.00	\$100.00	\$1,000.00	\$131.50	\$1,315.00	\$250.00	\$2,500.00	\$186.00	\$1,860.00
42	24-inch HDPE Storm Sewer, Complete in Place	LF	1,376	\$100.80	\$ 138,700.80	\$73.50	\$101,136.00	\$62.00	\$85,312.00	\$100.00	\$137,600.00	\$79.00	\$108,704.00	\$117.00	\$160,992.00	\$101.00	\$138,976.00
43	30-inch HDPE Storm Sewer, Complete in Place	LF	2,423	\$100.30	\$ 243,026.90	\$62.50	\$151,437.50	\$90.00	\$218,070.00	\$110.00	\$266,530.00	\$83.00	\$201,109.00	\$133.00	\$322,259.00	\$113.00	\$273,799.00
44	36-inch HDPE Storm Sewer, Complete in Place	LF	650	\$125.00	\$ 81,250.00	\$100.00	\$65,000.00	\$110.00	\$71,500.00	\$120.00	\$78,000.00	\$116.00	\$75,400.00	\$165.00	\$107,250.00	\$153.00	\$99,450.00
45	42-inch HDPE Storm Sewer, Complete in Place	LF	3,096	\$151.00	\$ 467,496.00	\$140.00	\$433,440.00	\$130.00	\$402,480.00	\$140.00	\$433,440.00	\$130.00	\$402,480.00	\$190.00	\$588,240.00	\$185.00	\$572,760.00

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46	4'x3' Reinforced Concrete Box Storm Sewer, Complete in Place	LF	350	\$245.00	\$ 85,750.00	\$250.00	\$87,500.00	\$260.00	\$91,000.00	\$280.00	\$98,000.00	\$245.00	\$85,750.00	\$375.00	\$131,250.00	\$334.00	\$116,900.00
47	6'x3' Reinforced Concrete Box Storm Sewer, Complete in Place	LF	977	\$348.40	\$ 340,386.80	\$365.00	\$356,605.00	\$365.00	\$356,605.00	\$410.00	\$400,570.00	\$360.00	\$351,720.00	\$515.00	\$503,155.00	\$453.00	\$442,581.00
48	Storm Sewer Flap Gate on 36" Storm Sewer Pipe, Complete in Place	EA	3	\$20,000.00	\$ 60,000.00	\$7,475.00	\$22,425.00	\$10,000.00	\$30,000.00	\$6,000.00	\$18,000.00	\$17,650.00	\$52,950.00	\$8,500.00	\$25,500.00	\$10,018.00	\$30,054.00
49	Storm Sewer Pump Station Including Well Structure, Pumps, Controls and 8' Conc. Pad, Lighting, Power, and Gas Connection, Complete in Place	EA	1	\$740,000.00	\$ 740,000.00	\$1,152,500.00	\$1,152,500.00	\$950,000.00	\$950,000.00	\$1,050,000.00	\$1,050,000.00	\$1,275,000.00	\$1,275,000.00	\$1,315,000.00	\$1,315,000.00	\$1,437,126.00	\$1,437,126.00
50	Electrical System Installation Complete in Place	LS	1	\$430,000.00	\$ 430,000.00	\$525,000.00	\$525,000.00	\$350,000.00	\$350,000.00	\$500,000.00	\$500,000.00	\$371,272.22	\$371,272.22	\$400,000.00	\$400,000.00	\$431,138.00	\$431,138.00
51	Natural Gas Generator Installation Complete in Place	LS	1	\$119,000.00	\$ 119,000.00	\$185,000.00	\$185,000.00	\$150,000.00	\$150,000.00	\$170,000.00	\$170,000.00	\$218,743.19	\$218,743.19	\$180,000.00	\$180,000.00	\$191,617.00	\$191,617.00
52	Natural Gas Service Complete in Place	LS	1	\$10,000.00	\$ 10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
53	Controller Programming and SCADA Commissioning Complete in Place	LS	1	\$45,200.00	\$ 45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00	\$45,200.00
54	Electrical Service Complete in Place	LS	1	\$10,000.00	\$ 10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
55	Full Sod St. Augustine Grass, Complete in Place	SY	7,700	\$5.00	\$ 38,500.00	\$4.50	\$34,650.00	\$5.00	\$38,500.00	\$3.50	\$26,950.00	\$4.80	\$36,960.00	\$5.00	\$38,500.00	\$7.00	\$53,900.00
56	Tree Protection Complete in Place	LS	1	\$6,000.00	\$ 6,000.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$5,439.02	\$5,439.02	\$12,500.00	\$12,500.00	\$7,186.00	\$7,186.00
57	6-foot Chain Link Fence including green slats, Complete in Place	LF	850	\$36.50	\$ 31,025.00	\$47.00	\$39,950.00	\$30.00	\$25,500.00	\$40.00	\$34,000.00	\$36.00	\$30,600.00	\$50.00	\$42,500.00	\$46.00	\$39,100.00
58	Double Swing Gate, including green slats Complete in Place	EA	1	\$4,000.00	\$ 4,000.00	\$4,075.00	\$4,075.00	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$1,550.00	\$1,550.00	\$4,000.00	\$4,000.00	\$3,952.00	\$3,952.00
59	Sliding Gate, including green slats Complete in Place	EA	1	\$4,500.00	\$ 4,500.00	\$4,075.00	\$4,075.00	\$5,000.00	\$5,000.00	\$3,200.00	\$3,200.00	\$9,000.00	\$9,000.00	\$4,000.00	\$4,000.00	\$3,952.00	\$3,952.00
				\$5,699,739.30		\$5,818,278.25			\$5,877,857.00	\$6,421,872.00		\$7,253,995.18		\$7,395,729.00		\$7,488,339.00	
				SER CON. PART., LLC		TRIPLE B SVCS. LLP		WADECON, LLC		MC2 MAIN LANE		PERSONS SERV. CORP		CONRAD CONST., LTD		TLC CONSTRUCTION	


MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021




CITY OF JERSEY VILLAGE, TEXAS  
PAVING & STORM SEWER IMPROVEMENTS - WALLSTREET

Per City of Jersey Village RFP Grading Sheet

		SER CON. PART., LLC	TRIPLE B SVCS. LLP	WADECON, LLC	MC2 MAIN LANE	PERSONS SERV. CORP	CONRAD CONST., LTD	TLC CONSTRUCTION
Scoring								
Experience	20 max	18	18	16	18	18	18	12
Capacity - Staff	4 max	4	4	3	4	4	4	3
Capacity - Workloads	4 max	4	4	4	4	4	4	4
Capacity - Plan	4 max	4	4	4	4	4	4	4
Capacity - Financial Capacity	4 max	4	4	4	4	4	4	4
Capacity - Understanding	4 max	4	4	4	4	4	4	4
Cost	40 max	40	38	36	32	28	24	20
Summary - Total Score		78	76	71	70	66	62	51

  
Submitted By: James R. Cartwright, PE

  
Submitted By: Frank E. Brooks, PE

**BID FORM WITH UNIT PRICING**

**Wall Street Subdivision Drainage Improvements for  
The City of Jersey Village, Texas  
Bid No. 2021-02**

GENTLEMEN:

THE UNDERSIGNED BIDDER, having examined the plans, specifications, general and special conditions, other contract documents and all addenda thereto; and being acquainted with and fully understanding (a) the extent and character of the Work covered by this Bid; (b) the locations, arrangements with the City of Jersey Village, and specified requirements for the proposed Work; (c) the difficulties and hazards to the Work which might be caused by storms and/or flood water; (d) local conditions relative to labor transportation and hauling of materials and equipment; and (e) all other factors and conditions affecting or which may be affected by the Work.

HEREBY PROPOSES to furnish all required materials, supplies, tools and equipment to perform all necessary labor and supervision; and to construct, install, erect, equip and complete all work stipulated in, required by, and in accordance with the contract documents and the plans, specifications, and other documents referred to therein (as altered, amended, or modified by all addenda thereto) for and in consideration of the Total Bid Price of:

Print or Type in Words the Bidder's Total Bid

Five Million Six Hundred Ninety Nine Thousand Seven Hundred Thirty Nine Dollars Thirty Cents

(Total of Base Bid and Cash Allowances and Alternate Bids (if any) from Attachment 'A'- Bidder's Proposal)

**Contract Price:** The Total Bid Price, including Cash Allowances and Alternate Bids, if any, is tabulated in: Attachment "A" - Bidder's Proposal.

It is understood that the Bidder has examined the site of the Work and makes this Bid with full knowledge of same.

It is agreed that the contract price may be increased or decreased to cover work added or deleted by order of the Engineer, in accordance with the provisions of the general conditions of the Agreement.

It is understood and agreed that the Work shall be completed in full within three hundred (300) calendar days after receipt of written Notice to Proceed.

Owner and Contractor recognize that time is of the essence and that Owner will suffer financial loss if the work contemplated in this Project is not completed within the time specified plus any extensions allowed in change orders granted pursuant to the General Conditions. Owner and Contractor recognize the delays, expenses and difficulties involved in proving the actual loss suffered by Owner if the work to be completed in the Project is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty),



Contractor shall pay Owner Four Hundred Dollars (\$400.00) per calendar day for each day that expires after the time specified herein for completion of the work.

Enclosed with this proposal is a cashier's or certified check for \_\_\_\_\_ (\$ \_\_\_\_\_) Dollars,  
or a bid bond in the sum of Ten Percent of Greatest Amount Bid (\$ 10%) Dollars, which it is agreed shall be collected and retained by the Owner as liquidated damages in the event this proposal is accepted by the Owner within thirty (30) days after the date advertised for the reception of bids and the undersigned fails to execute the contract and the required bond with the Owner, under the conditions hereof, within fifteen (15) days after the said proposal is accepted, otherwise, said check or bond shall be returned to the undersigned upon demand.

It is understood that the Owner reserves the right to reject any and all bids.

Each bidder agrees to waive any claim it has or may have against the Owner, the Engineer, and their employees, arising out of or in connection with the administration, evaluation, or recommendation of any bid.

In the event of Award of the Contract to the undersigned, the undersigned agrees to furnish Performance, Payment and Maintenance Bonds as provided in the Specifications.

The undersigned certifies that the prices contained in this Bid have been carefully checked and are submitted as correct and final.

Date: 02 / 02 / 2021

Signed: \_\_\_\_\_

(Company)

SER Construction Partners, LLC

By: \_\_\_\_\_

Rosbel E. Ramos, President

(Title)

3636 Pasadena Blvd. Pasadena, TX 77503

(Address)

Witness: \_\_\_\_\_

Sandra Trevino

Seal (If Bidder is a Corporation)

Acknowledge Receipt of Addenda Below:

Addendum                      1.            2.            3.            4.

Date Received:            1/23/21 1/29/21 \_\_\_\_\_



**ATTACHMENT "A"**  
**CITY OF JERSEY VILLAGE, TEXAS**  
**PAVING & STORM SEWER IMPROVEMENTS WALL STREET**

<b>BASE BID ITEMS - WALL STREET</b>						<b>JAN. 2021</b>	
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUAN.</b>	<b>UNIT PRICE (WRITTEN)</b>	<b>UNIT PRICE (\$)</b>	<b>TOTAL PRICE</b>	
1	Mobilization	LS	1	Two Hundred Sixty Thousand Dollars No Cents	\$260,000.00	\$260,000.00	
2	Traffic Control and Regulation, Complete in Place	LS	1	Thirty Three Thousand Nine Hundred Dollars No Cents	\$33,900.00	\$33,900.00	
3	Storm Water Pollution Prevention, Complete in Place	LS	1	Six Thousand Dollars No Cents	\$6,000.00	\$6,000.00	
4	Trench Safety, Complete in Place	LF	9,100	Ten Cents	\$0.10	\$910.00	
5	Project Sign, Complete in Place	EA	2	Eight Hundred Dollars No Cents	\$800.00	\$800.00	
6	Remove Existing Concrete Roadway Pavement and Curb, Complete in Place	SY	24,147	Seven Dollars Seventy Cents	\$7.70	\$185,931.90	
7	Remove Existing Concrete Driveway, Complete in Place	SY	2,550	Ten Dollars Thirty Cents	\$10.30	\$26,265.00	

BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
8	Remove Existing 4-ft chain link fence, Complete in Place	LF	120	Five Dollars Seventy Cents	\$5.70	\$684.00	
9	Remove Existing 10-ft chain link and wood fence, Complete in Place	LF	650	Eight Dollars Fifty Cents	\$8.50	\$5,525.00	
9	Remove Existing Concrete Sidewalk, Complete in Place	SF	9,480	One Dollar Ninety Cents	\$1.90	\$18,012.00	
10	Replace pavement marking and buttons Complete in Place	LS	1	Three Thousand Five Hundred No Cents	\$3,500.00	\$3,500.00	
11	6-inch Reinforced Concrete Paving, Complete in Place	SY	24,150	Forty One Dollars Eighty Cents	\$41.80	\$1,009,470.00	
12	7-inch Reinforced Concrete Paving, Complete in Place	SY	1,600	Forty Six Dollars Fifty Cents	\$46.50	\$74,400.00	
13	Lime for Stabilized Subgrade, Complete in Place	TON	300	One Hundred Ninety Seven Dollars Eighty Cents	\$197.80	\$59,340.00	
14	6-inch Lime Stabilized Subgrade, Complete in Place	SY	26,710	Four Dollars Sixty Cents	\$4.60	\$122,866.00	

BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
15	6-inch Reinforced Concrete Pavement for Driveways, Complete in Place	SY	2,550	Ninety Eight Dollars Thirty Cents	\$98.30	\$250,665.00	
16	6-inch Concrete Curb, Complete in Place	LF	11,545	Three Dollars Ten Cents	\$3.10	\$35,789.50	
17	4 1/2-inch Concrete Sidewalk, Complete in Place	SF	9,480	Eleven Dollars Eighty Cents	\$11.80	\$111,864.00	
18	Concrete Wheelchair Ramp Type 12, Complete in Place	EA	13	Two Thousand Seven Hundred Dollars No Cents	\$2,700.00	\$35,100.00	
19	Concrete Wheelchair Ramp Type 9, Complete in Place	EA	6	Two Thousand One Hundred Dollars No Cents	\$2,100.00	\$12,600.00	
20	Remove Existing Sanitary Structures, Complete in Place	LS	1	Two Thousand One Hundred Dollars No Cents	\$2,100.00	\$2,100.00	
21	Remove Existing Sanitary Sewer (All Sizes), Complete in Place	LF	136	Twenty One Dollars No Cents	\$21.00	\$2,856.00	
22	Sanitary Sewer Manhole, Complete in Place	EA	1	Three Thousand Eight Hundred Dollars No Cents	\$3,800.00	\$3,800.00	

Exhibit B

687



BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
23	8-inch Sanitary Sewer, Complete in Place	LF	12	Two Hundred Nine Dollars No Cents	\$209.00	\$2,508.00	
24	10-inch Sanitary Sewer, Complete in Place	LF	46	Ninety Six Dollars Fifty Cents	\$96.50	\$4,439.00	
25	10-inch DIP Sanitary Sewer, Complete in Place	LF	68	One hundred Forty Six Dollars Fifty Cents	\$146.50	\$9,962.00	
26	12-inch DIP Sanitary Sewer Casing, Complete in Place	LF	10	Two Hundred Forty Seven Dollars Twenty Cents	\$247.20	\$2,472.00	
27	Remove Existing Water Line (All Sizes), Complete in Place	LF	325	Twelve Dollars Fifty Cents	\$12.50	\$4,062.50	
28	8-inch PVC C-900 Water Line, Complete in Place	LF	33	One Hundred Thirteen Dollars Thirty Cents	\$113.30	\$3,738.90	
29	6-inch PVC C-900 Water Line with restrained joints, Complete in Place	LF	154	One Hundred Thirty Nine Dollars Thirty Cents	\$139.30	\$21,452.20	
30	8-inch PVC C-900 Water Line with restrained joints, Complete in Place	LF	140	One Hundred Sixty Eight Dollars Thirty Cents	\$168.30	\$23,562.00	



BASE BID ITEMS - WALL STREET						JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE
31	Remove Existing Storm Sewer Structures, Complete in Place	EA	27	Nine Hundred Ninety Four Dollars Forty Cents	\$994.40	\$26,848.80
32	Remove Existing Storm Sewer (All Sizes), Complete in Place	LF	970	Nineteen Dollars Fifty Cents	\$19.50	\$18,915.00
33	Storm Sewer Manhole, including Manhole on Exist. Sewer, Complete in Place	EA	50	Three Thousand Eight Hundred Dollars No Cents	\$3,800.00	\$190,000.00
34	Type 'B-B' Storm Sewer Inlet, Complete in Place	EA	44	Two Thousand Eight Hundred Dollars No Cents	\$2,800.00	\$123,200.00
35	Type 'C-2' Storm Sewer Inlet, Complete in Place	EA	12	Four Thousand Dollars No Cents	\$4,000.00	\$48,000.00
36	Storm Sewer Junction Box (12' x 8'), Complete in Place	EA	1	Fifteen Thousand Eight Hundred Dollars No Cents	\$15,800.00	\$15,800.00
37	Storm Sewer Junction Box (8' x 5'), Complete in Place	EA	4	Nine Thousand One Hundred Dollars No Cents	\$9,100.00	\$36,400.00

Exhibit B

689

BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
38	Storm Sewer Junction Box (6' x 5'), Complete in Place	EA	6	Six Thousand Five Hundred Dollars No Cents	\$6,500.00	\$39,000.00	
39	Storm Sewer (Conflict) Junction Box (6' x 8'), Complete in Place	EA	1	Eight Thousand Two Hundred Dollars No Cents	\$8,200.00	\$8,200.00	
40	Adjust 'Type 'B-B' Storm Sewer Inlet, Complete in Place	EA	2	Seven Hundred Twenty Dollars No Cents	\$720.00	\$1,440.00	
41	24-inch RCP Storm Sewer, Complete in Place	LF	10	One Hundred Seventy Two Dollars Fifty Cents	\$172.50	\$1,725.00	
42	24-inch HDPE Storm Sewer, Complete in Place	LF	1,376	One Hundred Dollars Eighty Cents	\$100.80	\$138,700.80	
43	30-inch HDPE Storm Sewer, Complete in Place	LF	2,423	One Hundred Dollars Thirty Cents	\$100.30	\$243,026.90	
44	36-inch HDPE Storm Sewer, Complete in Place	LF	650	One Hundred Twenty Five Dollars No Cents	\$125.00	\$81,250.00	

BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
45	42-inch HDPE Storm Sewer, Complete in Place	LF	3,096	One Hundred Fifty Dollars No Cents	\$151.00	\$467,496.00	
46	4'x3' Reinforced Concrete Box Storm Sewer, Complete in Place	LF	350	Two Hundred Forty Five Dollars No Cents	\$245.00	\$85,750.00	
47	6'x3' Reinforced Concrete Box Storm Sewer, Complete in Place	LF	977	Three Hundred Forty Eight Dollars Forty Cents	\$348.40	\$340,386.80	
48	Storm Sewer Flap Gate on 36" Storm Sewer Pipe, Complete in Place	EA	3	Twenty Thousand Dollars No Cents	\$20,000.00	\$60,000.00	
49	Storm Sewer Pump Station Including Well Structure, Pumps, Controls and 8' Conc. Pad, Lighting, Power, and Gas Connection, Complete in Place	EA	1	Seven Hundred Forty Thousand Dollars No Cents	\$740,000.00	\$740,000.00	
50	Electrical System Installation Complete in Place	LS	1	Four Hundred Thirty Thousand Dollars No Cents	\$430,000.00	\$430,000.00	
51	Natural Gas Generator Installation Complete in Place	LS	1	One Hundred Nineteen Thousand Dollars No Cents	\$119,000.00	\$119,000.00	



BASE BID ITEMS - WALL STREET							JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE	
52	Natural Gas Service Complete in Place	LS	1	Ten Thousand Dollars and No Cents	\$10,000.00	\$10,000.00	
53	Controller Programming and SCADA Commissioning Complete in Place	LS	1	Forty Five Thousand Two Hundred Dollars and No Cents	\$45,200.00	\$45,200.00	
54	Electrical Service Complete in Place	LS	1	Ten Thousand Dollars and No Cents	\$10,000.00	\$10,000.00	
55	Full Sod St. Augusting Grass, Complete in Place	SY	7,700	Five Dollars No Cents	\$5.00	\$38,500.00	
56	Tree Protection Complete in Place	LS	1	Six Thousand Dollars No Cents	\$6,000.00	\$6,000.00	
57	6-foot Chain Link Fence including green slats, Complete in Place	LF	850	Thirty Six Dollars Fifty Cents	\$36.50	\$31,025.00	
58	Double Swing Gate, including green slats Complete in Place	EA	1	Four Thousand Dollars No Cents	\$4,000.00	\$4,000.00	

Exhibit B

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BASE BID ITEMS - WALL STREET						JAN. 2021
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN)	UNIT PRICE (\$)	TOTAL PRICE
59	Sliding Gate, including green slats Complete in Place	EA	1	Four Thousand Five Hundred Dollars No Cents	\$4,500.00	\$4,500.00
TOTAL - Wall Street						<b>\$5,699,739.30</b>

City of Jersey Village  
Wall Street Subdivision Drainage Improvements  
Project Number 2021-02

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
CONTRACTOR'S CERTIFICATION

**CONCERNING LABOR STANDARDS AND PREVAILING WAGE REQUIREMENTS**

TO (appropriate recipient)	DATE 02 / 02 / 2021
	PROJECT NUMBER (if any)
C/O	PROJECT NAME Wallstreet Subdivision Drainage Improvements

1. The undersigned, having executed a contract with City of Jersey Village  
\_\_\_\_\_ for the construction of the above-identified project, acknowledges that:

- (a) The Labor Standards provisions are included in the aforesaid contract,
- (b) Correction of any infractions of the aforesaid conditions, including infractions by any subcontractors and any lower tier subcontractors, is Contractor's responsibility.

2. Certifies that:

- (a) Neither Contractor nor any firm, partnership or association in which it has substantial interest is designated as an ineligible contractor by the Comptroller General of the United States pursuant to Section 5.6(b) of the Regulations of the Secretary of Labor, Part 5 (29 CFR, Part 5) or pursuant to Section 3(a) of the Davis-Bacon Act, as amended.
- (b) No part of the aforementioned contract has been or will be subcontracted to any subcontractor if such subcontractor or any firm, corporation, partnership or association in which such subcontractor has a substantial interest is designated as an ineligible contractor pursuant to any of the aforementioned regulatory or statutory provisions.

3. Contractor agrees to obtain and forward to the aforementioned recipient within ten days after the execution of any subcontract, including those executed by subcontractors and any lower tier subcontractors, a Subcontractor's Certification Concerning Labor Standards and Prevailing Wage Requirements executed by the subcontractors.

4. Certifies that:

- (a) The legal name and the business address of the undersigned are:

SER Construction Partners, LLC

(b) The undersigned is (choose one):

(1) A SINGLE PROPRIETORSHIP	(3) A CORPORATION ORGANIZED IN THE STATE OF
(2) A PARTNERSHIP	(4) OTHER ORGANIZATION (Describe) Texas Limited Liability Corporation

(c) The name, title and address of the owner, partners or officers of the undersigned are:

NAME	TITLE	ADDRESS
Rosbel E. Ramos	President	13402 Hays Highlands Ln Houston, TX 77059
Ricardo Ramos	Vice President	2529 Scenic Hills Friendswood, TX 77546

City of Jersey Village  
 Wall Street Subdivision Drainage Improvements  
 Project Number 2021-02

(d) The names and addresses of all other persons having a substantial interest in the undersigned, and the nature of the interest are:

NAME	ADDRESS	NATURE OF INTEREST

(e) The names, addresses and trade classifications of all other building construction contractors in which the undersigned has a substantial interest are:

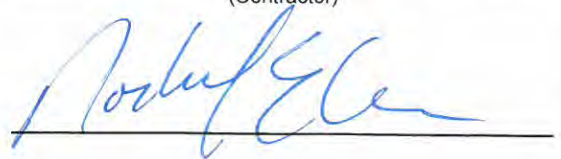
NAME	ADDRESS	TRADE CLASSIFICATION

Rosbel E Ramos, President  
 SER Construction Partners, LLC

(Contractor)

Date 02 / 02 / 2021

By



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



**CONTRACTOR'S LOCAL OPPORTUNITY PLAN**

SER Construction Partners, LCC \_\_\_\_\_ (name of company) agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the City of Jersey Village.

- A. To ascertain from the City of Jersey Village's CDBG program official the exact boundaries of the project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
- B. To attempt to recruit from within the city the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within and servicing the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or the U.S. Employment Service.
- C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- D. To insert this plan in all bid documents and to require all bidders on subcontracts to submit an affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- E. To ensure that subcontracts (greater than \$10,000), which are typically let on a negotiated rather than a bid basis in areas other than the covered project area, are also let on a negotiated basis, whenever feasible, in a covered project area.
- F. To formally contact unions, subcontractors, and trade associations to secure their cooperation in this effort.
- G. To ensure that all appropriate project area business concerns are notified of pending sub-contractual opportunities.
- H. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.
- I. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this plan.
- J. To maintain records concerning the amount and number of contracts, subcontracts, and purchases which contribute to objectives.
- K. To maintain records of all projected work force needs for all phases of the project by occupation, trade, skill level, and number of positions and to update these projections based on the extent to which hiring meets these Local Opportunity objectives.

As officers and representatives of SER Construction Partners, LLC \_\_\_\_\_ (name of company), we the undersigned have read and fully agree to this Plan, and become a party to the full implementation of the program and its provisions.

Signature

Rosbel E. Ramos

Printed Name

President

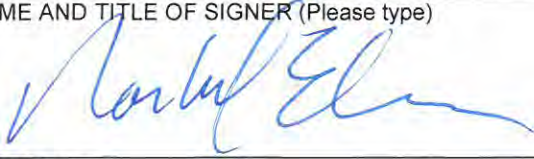
Title

02 / 02 / 2021

Date



CONTRACTOR CERTIFICATIONS

U.S. Department of Housing and Urban Development	
<b>CERTIFICATION OF BIDDER REGARDING CIVIL RIGHTS LAWS AND REGULATIONS</b>	
INSTRUCTIONS	
CERTIFICATION OF BIDDER REGARDING Executive Order 11246 and Federal Laws Requiring Federal Contractor to adopt and abide by equal employment opportunity and affirmative action in their hiring, firing, and promotion practices. This includes practices related to race, color, gender, religion, national origin, disability, and veterans' rights.	
NAME AND ADDRESS OF BIDDER (include ZIP Code) SER Construction Partners, LLC 3636 Pasadena, Blvd. Pasadena, TX 77503	
CERTIFICATION BY BIDDER	
Bidder has participated in a previous contract or subcontract subject to Civil Rights Laws and Regulations.  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
The undersigned hereby certifies that:  <input checked="" type="checkbox"/> The <u>Provision of Local Training, Employment, and Business Opportunities</u> clause (Section 3 provision) is included in the Contract. A written Section 3 plan (Local Opportunity Plan) was prepared and submitted as part of the bid proceedings (if bid equals or exceeds \$100,000).  <input checked="" type="checkbox"/> The <u>Equal Opportunity</u> clause is included in the Contract (if bid equals or exceeds \$10,000).	
Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Rosbel E. Ramos, President	
NAME AND TITLE OF SIGNER (Please type)  	
SIGNATURE	02 / 02 / 2021 DATE

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G9

**AGENDA SUBJECT:** Consider Resolution No. 2021-13, awarding the bid and authorizing the City Manager to execute a contract with Greenscapes Six LLC for the City of Jersey Village Golf Course Berm Project.

**Department/Prepared By:** Austin Bless, City Manager    **Date Submitted:** February 9, 2021

**EXHIBITS:**        [Resolution No. 2021-13](#)

[EX A](#) – Brooks & Sparks Letter of Recommendation and RFP Grading Sheet

[EX B](#) – Greenscapes Six LLC

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$ \$5,699,739.30
	Amount Budgeted:	\$ \$5,699,739.30
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:** AB

**BACKGROUND INFORMATION:**

On February 2, 2021, the City of Jersey Village Engineer, Brooks & Sparks Inc., along with City staff received bid documents related to the Golf Course Berm Project. The city received bids from nine (9) companies for the project. Each bid was ranked against the following matrix:

Related Experience with similar type projects on golf courses – Max Points 20

Capacity to Perform

<u>Factors</u>	<u>Max. Pts.</u>
Qualifications/Experience of Key Personnel Staff	4
Present and Projected Workloads	4
Quality of Proposal/Work Plan	4
Financial Capacity is appropriate to the size and scope of the project	4
Demonstrated understanding of scope of Work	4
<b>Subtotal, Capacity to Perform</b>	<b>20</b>

Proposed Cost – Max Points 40

Total Points - 80

The City and engineer worked with the GLO and FEMA to ensure the bids were done in compliance with all applicable federal, state, and local standards.

This project will be funded by four different sources of funding. FEMA has awarded the City with \$3,685,400.25. The Texas Infrastructure Resiliency Fund will provide funding in the amount of \$921,350.06. The Texas Government Land Office (GLO) has awarded the City \$1,792,344. These amounts total \$6,399,094.31. The recommended bids for the Wall Street Project has a bid price of \$5,699,739.30 and the Berm Project has a bid price of \$1,298,445.35. This means the City is responsible for \$599,090. The City has set aside funds for this project already. There will be some other projects related to the berm, like the fence, irrigation, and restroom project that cannot be paid for using grant funds. Staff will work with contracts for those and bring those projects to Council at a later time.

Greenscapes Six LLC was the responsive, qualified bidder, submitting a bid of \$5,699,739.30 and had a point total of 71 out of 80. City Staff and City Engineer Brooks & Sparks Inc. has reviewed the bid proposal, and it is the recommendation of Frank Brooks that the City select Greenscapes Six LLC as the contactors for the project.

**RECOMMENDED ACTION:**

**Motion:** To approve Resolution No. 2021-13, awarding the bid and authorizing the City Manager to execute a contract with Greenscapes Six LLC for the Golf Course Berm Project.

**RESOLUTION NO. 2021-13****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GREENSCAPES SIX LLC FOR THE GOLF COURSE BERM PROJECT**

**WHEREAS**, FEMA has awarded the City of Jersey Village Hazard Mitigation Grant Program (HMGP) funds for the Golf Course Berm and Wall Street Neighborhood Drainage Improvement Project (the "Project"); and

**WHEREAS**, the Texas Government Land Office has awarded the City of Jersey Village Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for the Project; and

**WHEREAS** the City Council of the City of Jersey Village approved funds for the Project; and

**WHEREAS**, the City received a bid from Greenscapes Six LLC for construction in connection with the Wall Street Neighborhood Drainage Improvement Project in the amount of \$1,298,441.35; and

**WHEREAS**, the City Engineer Brooks and Sparks has reviewed the bid documents and recommends awarding the contract to Greenscapes Six LLC; **NOW THEREFORE**,

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

**Section 1:** The contract for construction in connection with the Golf Course Berm Project shall be awarded to the responsive, qualified bidder, Greenscapes Six LLC; and

**Section 2:** The City Manager is authorized to execute on behalf of the City of Jersey Village all necessary contract documents with Greenscapes Six LLC based upon the recommendation of the City Engineer, Brooks & Sparks attached hereto as Exhibit "A," and Greenscapes Six LLC bid document as attached hereto as Exhibit "B".

**PASSED AND APPROVED** this the **22<sup>nd</sup>** day of **February** A.D., **2021**.

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary





February 9, 2021

Mr. Austin Bleess, City Manager  
City of Jersey Village  
16501 Jersey Drive  
Jersey Village, Texas 77040-1999

RE: COJV Bid 2021-01  
Golf Course Detention Improvements

Mr. Bleess:

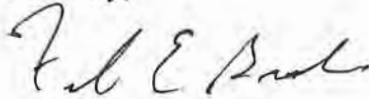
The City of Jersey Village received bids for the above referenced project on Tuesday, February 2, 2021. Nine (9) bids were received and the figures are detailed in the attached bid tabulation. The low bidder was GREENSCAPES Six, LLC with a bid of \$1,298,411.35.

Based on evaluations of the low bidder's qualifications and GREENSCAPES Six's previous experience, we recommend award of the contract to GREENSCAPES Six in the amount of \$1,298,411.35.

Three (3) bidders listed at the end of the Bid Tabulation did not provide the required qualifications for construction on golf courses.

I trust this information will be helpful. If you have any questions or require additional information, please call me.

Sincerely,



Frank E. Brooks, P.E.  
Principal

Enclosure

CC: Mr. Harry Ward, P.E. – Director of Public Works

file: 537-0094 w/d

BID TABULATION  
CITY OF JERSEY VILLAGE  
GOLF COURSE STORM WATER DETENTION

BASE BID ITEMS - GOLF COURSE				GREENSCAPES SIX, LLC		FORNEY		FOUR SEASONS		SERCO CONSTRUCTION		WADECON, LLC		JOHNSON FENCE & MASONRY, LLC		NBM DEVELOP., INC.		JBRI CONST. SERVICES, LLC		PRECISE SVCS INC.	
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE
1	Mobilization	LS	1	\$7,919.74	\$7,919.74	\$79,866.47	\$79,866.47	\$7,400.00	\$7,400.00	\$33,900.00	\$33,900.00	\$150,000.00	\$150,000.00	\$85,349.00	\$85,349.00	\$130,370.10	\$130,370.10	\$46,951.00	\$46,951.00	\$67,000.00	\$67,000.00
2	Storm Water Pollution Prevention, Complete in Place	LS	1	\$3,309.72	\$3,309.72	\$32,646.34	\$32,646.34	\$44,548.00	\$44,548.00	\$34,600.00	\$34,600.00	\$1,000.00	\$1,000.00	\$23,985.00	\$23,985.00	\$35,000.00	\$35,000.00	\$22,256.00	\$22,256.00	\$67,000.00	\$67,000.00
3	Tree Protection, Complete in Place	EA	34	\$131.92	\$4,485.28	\$280.38	\$9,532.92	\$430.00	\$14,620.00	\$415.50	\$14,127.00	\$500.00	\$17,000.00	\$100.00	\$3,400.00	\$500.00	\$17,000.00	\$175.00	\$5,950.00	\$135.00	\$4,590.00
4	Tree Removal, Complete in Place	EA	12	\$757.99	\$9,095.88	\$722.99	\$8,675.88	\$590.00	\$7,080.00	\$1,155.00	\$13,860.00	\$1,000.00	\$12,000.00	\$1,707.00	\$20,484.00	\$450.00	\$5,400.00	\$334.00	\$4,008.00	\$1,550.00	\$18,600.00
5	Trench Safety, Complete in Place	LF	1,550	\$2.14	\$3,317.00	\$3.37	\$5,223.50	\$37.00	\$57,350.00	\$8.45	\$13,097.50	\$1.00	\$1,550.00	\$13.41	\$20,785.50	\$2.50	\$3,875.00	\$2.10	\$3,255.00	\$0.15	\$232.50
6	Remove Existing Cart Path and Pavement, Complete in Place	SY	3,800	\$16.55	\$62,890.00	\$5.72	\$21,736.00	\$40.00	\$152,000.00	\$21.30	\$80,940.00	\$5.00	\$19,000.00	\$32.92	\$125,096.00	\$20.00	\$76,000.00	\$4.10	\$15,580.00	\$9.00	\$34,200.00
7	5-inch Reinforced Concrete Cart Path, Complete in Place	SY	4,920	\$58.31	\$286,885.20	\$43.21	\$212,593.20	\$57.00	\$280,440.00	\$87.30	\$429,516.00	\$60.00	\$295,200.00	\$53.77	\$264,548.40	\$32.75	\$161,130.00	\$56.60	\$278,472.00	\$67.50	\$332,100.00
8	6-inch Reinforced Concrete Cart Path, Complete in Place	SY	430	\$87.07	\$37,440.10	\$96.24	\$41,383.20	\$62.00	\$26,660.00	\$90.10	\$38,743.00	\$70.00	\$30,100.00	\$62.55	\$26,896.50	\$39.30	\$16,899.00	\$76.30	\$32,809.00	\$77.50	\$33,325.00
9	4" x 12" Reinforced Concrete Curb, Complete in Place	LF	1,990	\$35.22	\$70,087.80	\$6.29	\$12,517.10	\$2.75	\$5,472.50	\$16.60	\$33,034.00	\$10.00	\$19,900.00	\$25.00	\$49,750.00	\$3.00	\$5,970.00	\$6.00	\$11,940.00	\$4.85	\$9,651.50
10	8-inch Reinforced Concrete Curb, Complete In Place	LF	200	\$61.52	\$12,304.00	\$9.06	\$1,812.00	\$9.00	\$1,800.00	\$17.60	\$3,520.00	\$10.00	\$2,000.00	\$22.00	\$4,400.00	\$3.00	\$600.00	\$10.00	\$2,000.00	\$17.50	\$3,500.00
11	4" x 12" Saw-tooth Reinforced Concrete Curb, Complete in Place	LF	2,250	\$7.83	\$17,617.50	\$6.86	\$15,435.00	\$2.75	\$6,187.50	\$18.00	\$40,500.00	\$10.00	\$22,500.00	\$29.50	\$66,375.00	\$3.00	\$6,750.00	\$7.80	\$17,550.00	\$4.85	\$10,912.50
12	Reinforced Concrete Retaining Wall, Complete in Place	LF	180	\$107.09	\$19,276.20	\$204.15	\$36,747.00	\$118.00	\$21,240.00	\$97.10	\$17,478.00	\$200.00	\$36,000.00	\$171.00	\$30,780.00	\$50.00	\$9,000.00	\$233.00	\$41,940.00	\$91.00	\$16,380.00
13	Remove Existing Storm Sewer Structures, Complete in Place	EA	3	\$1,103.24	\$3,309.72	\$1,209.38	\$3,628.14	\$2,220.00	\$6,660.00	\$873.00	\$2,619.00	\$800.00	\$2,400.00	\$1,707.00	\$5,121.00	\$500.00	\$1,500.00	\$50.00	\$150.00	\$495.00	\$1,485.00
14	Remove Existing Storm Sewer (All Sizes), Complete in Place	LF	780	\$11.03	\$8,603.40	\$10.60	\$8,268.00	\$22.00	\$17,160.00	\$11.10	\$8,658.00	\$30.00	\$23,400.00	\$45.75	\$35,685.00	\$10.00	\$7,800.00	\$4.45	\$3,471.00	\$16.50	\$12,870.00
15	Type A Storm Sewer Inlet, Complete in Place Complete in Place	EA	4	\$2,677.20	\$10,708.80	\$2,208.68	\$8,834.72	\$3,000.00	\$12,000.00	\$3,095.00	\$12,380.00	\$5,000.00	\$20,000.00	\$4,243.00	\$16,972.00	\$4,000.00	\$16,000.00	\$715.00	\$2,860.00	\$2,040.00	\$8,160.00
16	Storm Sewer Manhole, Complete in Place	EA	4	\$4,144.27	\$16,577.08	\$4,787.19	\$19,148.76	\$6,400.00	\$25,600.00	\$8,565.00	\$34,260.00	\$5,000.00	\$20,000.00	\$6,122.00	\$24,488.00	\$5,000.00	\$20,000.00	\$2,091.00	\$8,364.00	\$4,450.00	\$17,800.00
17	5-FT X 5-FT Junction Box, Complete in Place	EA	2	\$6,673.88	\$13,347.76	\$4,939.69	\$9,879.38	\$7,300.00	\$14,600.00	\$8,265.00	\$16,530.00	\$7,500.00	\$15,000.00	\$7,072.00	\$14,144.00	\$5,250.00	\$10,500.00	\$2,832.00	\$5,664.00	\$4,950.00	\$9,900.00
18	5-FT X 7-FT Junction Box, Complete in Place	EA	1	\$12,887.92	\$12,887.92	\$10,764.66	\$10,764.66	\$9,700.00	\$9,700.00	\$16,350.00	\$16,350.00	\$7,500.00	\$7,500.00	\$11,772.00	\$11,772.00	\$12,500.00	\$12,500.00	\$3,846.00	\$3,846.00	\$6,750.00	\$6,750.00
19	36-inch Precast Safety End Treatment, including 125 SY of concrete slope paving, Complete in Place	EA	8	\$4,893.40	\$39,147.20	\$6,057.03	\$48,456.24	\$4,200.00	\$33,600.00	\$20,700.00	\$165,600.00	\$5,000.00	\$40,000.00	\$15,880.00	\$127,040.00	\$7,500.00	\$60,000.00	\$9,511.00	\$76,088.00	\$7,650.00	\$61,200.00

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

BASE BID ITEMS - GOLF COURSE				GREENSCAPES SIX, LLC		FORNEY		FOUR SEASONS		SERCO CONSTRUCTION		WADECON, LLC		JOHNSON FENCE & MASONRY, LLC		NBM DEVELOP., INC.		JBRI CONST. SERVICES, LLC		PRECISE SVCS INC.	
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE
20	12-inch Reinforced Concrete Headwall, including 3 SY of concrete slope paving, Complete in Place	EA	1	\$1,639.95	\$1,639.95	\$2,650.23	\$2,650.23	\$4,000.00	\$4,000.00	\$2,855.00	\$2,855.00	\$6,500.00	\$6,500.00	\$4,107.00	\$4,107.00	\$2,500.00	\$2,500.00	\$1,478.00	\$1,478.00	\$6,550.00	\$6,550.00
21	12-inch HDPE Storm Sewer, Complete in Place	LF	420	\$18.66	\$7,837.20	\$45.77	\$19,223.40	\$46.00	\$19,320.00	\$86.00	\$36,120.00	\$100.00	\$42,000.00	\$52.25	\$21,945.00	\$20.00	\$8,400.00	\$62.15	\$26,103.00	\$42.50	\$17,850.00
22	18-inch HDPE Storm Sewer, Complete in Place	LF	45	\$30.48	\$1,371.60	\$97.82	\$4,401.90	\$93.00	\$4,185.00	\$92.70	\$4,171.50	\$150.00	\$6,750.00	\$65.11	\$2,929.95	\$30.00	\$1,350.00	\$68.00	\$3,060.00	\$56.00	\$2,520.00
23	36-inch HDPE Storm Sewer, Complete in Place	LF	970	\$71.94	\$69,781.80	\$87.55	\$84,923.50	\$119.00	\$115,430.00	\$131.00	\$127,070.00	\$200.00	\$194,000.00	\$126.76	\$122,957.20	\$80.00	\$77,600.00	\$107.90	\$104,663.00	\$120.00	\$116,400.00
24	36-inch RCP Storm Sewer, Complete in Place	LF	45	\$175.87	\$7,914.15	\$166.44	\$7,489.80	\$230.00	\$10,350.00	\$250.50	\$11,272.50	\$250.00	\$11,250.00	\$229.22	\$10,314.90	\$108.80	\$4,896.00	\$208.00	\$9,360.00	\$151.50	\$6,817.50
25	Earthen Swale, Complete in Place	LF	1,100	\$4.02	\$4,422.00	\$19.65	\$21,615.00	\$30.00	\$33,000.00	\$3.55	\$3,905.00	\$20.00	\$22,000.00	\$12.19	\$13,409.00	\$2.50	\$2,750.00	\$4.50	\$4,950.00	\$23.50	\$25,850.00
26	Fill for Earthen Berm, Complete in Place	CY	400	\$13.41	\$5,364.00	\$14.18	\$5,672.00	\$25.00	\$10,000.00	\$10.60	\$4,240.00	\$20.00	\$8,000.00	\$32.92	\$13,168.00	\$2.50	\$1,000.00	\$7.20	\$2,880.00	\$18.00	\$7,200.00
27	Fill for Cart Path, Complete in Place	CY	6,500	\$10.06	\$65,390.00	\$12.68	\$82,420.00	\$24.50	\$159,250.00	\$8.50	\$55,250.00	\$15.00	\$97,500.00	\$31.70	\$206,050.00	\$2.50	\$16,250.00	\$7.20	\$46,800.00	\$18.00	\$117,000.00
28	Drain, de-muck, and regrade existing pond Complete in Place	EA	1	\$40,242.76	\$40,242.76	\$28,531.60	\$28,531.60	\$13,500.00	\$13,500.00	\$15,850.00	\$15,850.00	\$20,000.00	\$20,000.00	\$35,359.00	\$35,359.00	\$5,000.00	\$5,000.00	\$19,630.00	\$19,630.00	\$30,000.00	\$30,000.00
29	Detention Pond Excavation, Complete in Place	CY	10,500	\$17.79	\$186,795.00	\$5.52	\$57,960.00	\$6.00	\$63,000.00	\$2.00	\$21,000.00	\$20.00	\$210,000.00	\$23.17	\$243,285.00	\$2.50	\$26,250.00	\$5.10	\$53,550.00	\$1.25	\$13,125.00
30	Haul and dispose off-site excess excavation Complete in Place	CY	3,500	\$6.71	\$23,485.00	\$15.88	\$55,580.00	\$12.00	\$42,000.00	\$16.30	\$57,050.00	\$10.00	\$35,000.00	\$12.19	\$42,665.00	\$12.00	\$42,000.00	\$8.50	\$29,750.00	\$12.50	\$43,750.00
31	36" Flap Gate on storm sewer pipe, Complete in Place	LS	1	\$4,946.28	\$4,946.28	\$9,469.03	\$9,469.03	\$15,600.00	\$15,600.00	\$7,290.00	\$7,290.00	\$10,000.00	\$10,000.00	\$10,363.00	\$10,363.00	\$7,500.00	\$7,500.00	\$5,535.00	\$5,535.00	\$7,900.00	\$7,900.00
32	Automatic 36" x 36" Stainless Steel Sluice Gate Outflow Structure, including Limitorque MXS (1200 Ft Lb) with a bevel gear combination motor (or equal); power, status and control wiring to pump station; Complete In Place	LS	1	\$31,684.39	\$31,684.39	\$60,409.32	\$60,409.32	\$39,300.00	\$39,300.00	\$17,850.00	\$17,850.00	\$100,000.00	\$100,000.00	\$15,241.00	\$15,241.00	\$17,500.00	\$17,500.00	\$46,249.00	\$46,249.00	\$18,000.00	\$18,000.00
33	Remove restroom pavement and canopy Complete in Place	LS	1	\$11,032.41	\$11,032.41	\$4,607.98	\$4,607.98	\$11,100.00	\$11,100.00	\$9,445.00	\$9,445.00	\$5,000.00	\$5,000.00	\$20,728.00	\$20,728.00	\$2,500.00	\$2,500.00	\$1,535.00	\$1,535.00	\$6,800.00	\$6,800.00
34	Remove sanitary septic system and field Complete in Place	LS	1	\$3,309.72	\$3,309.72	\$5,330.95	\$5,330.95	\$4,000.00	\$4,000.00	\$13,400.00	\$13,400.00	\$15,000.00	\$15,000.00	\$8,230.00	\$8,230.00	\$2,500.00	\$2,500.00	\$1,380.00	\$1,380.00	\$5,650.00	\$5,650.00
35	6" PVC SDR-26 Sanitary Sewer Complete in Place	LF	70	\$70.94	\$4,965.80	\$39.40	\$2,758.00	\$36.00	\$2,520.00	\$80.80	\$5,656.00	\$100.00	\$7,000.00	\$70.53	\$4,937.10	\$28.00	\$1,960.00	\$35.00	\$2,450.00	\$39.50	\$2,765.00
36	Connect Proposed 6" Sanitary Sewer to existing MH Complete in Place	EA	1	\$3,885.98	\$3,885.98	\$10,684.68	\$10,684.68	\$1,800.00	\$1,800.00	\$1,055.00	\$1,055.00	\$3,000.00	\$3,000.00	\$457.00	\$457.00	\$500.00	\$500.00	\$500.00	\$500.00	\$1,450.00	\$1,450.00

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



BASE BID ITEMS - GOLF COURSE				GREENSCAPES SIX, LLC		FORNEY		FOUR SEASONS		SERCO CONSTRUCTION		WADECON, LLC		JOHNSON FENCE & MASONRY, LLC		NBM DEVELOP., INC.		JBRI CONST. SERVICES, LLC		PRECISE SVCS INC.	
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE	UNIT PRICE (\$)	TOTAL PRICE
37	Rebuild existing wood bridge, Complete in Place	LS	1	\$8,048.55	\$8,048.55	\$45,681.41	\$45,681.41	\$6,700.00	\$6,700.00	\$8,140.00	\$8,140.00	\$25,000.00	\$25,000.00	\$2,926.00	\$2,926.00	\$6,000.00	\$6,000.00	\$3,280.00	\$3,280.00	\$32,500.00	\$32,500.00
38	419 Bermuda Grass, Complete in Place	AC	6	\$26,615.67	\$159,694.02	\$20,276.24	\$121,657.44	\$34,000.00	\$204,000.00	\$25,000.00	\$150,000.00	\$2,000.00	\$12,000.00	\$18,900.00	\$113,400.00	\$15,488.00	\$92,928.00	\$19,270.00	\$115,620.00	\$32,500.00	\$195,000.00
39	Golf Course Restoration, Complete in Place	LS	1	\$3,309.72	\$3,309.72	\$100,733.08	\$100,733.08	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$35,000.00	\$35,000.00	\$20,728.00	\$20,728.00	\$56,326.00	\$56,326.00	\$22,790.00	\$22,790.00	\$47,500.00	\$47,500.00
40	Temporary 6" gravel path, including removal upon completion of new cart path, Complete in Place	LS	1	\$10,801.00	\$10,801.00	\$12,014.79	\$12,014.79	\$20,000.00	\$20,000.00	\$1,500.00	\$1,500.00	\$75,000.00	\$75,000.00	\$17,070.00	\$17,070.00	\$25,000.00	\$25,000.00	\$4,078.00	\$4,078.00	\$11,000.00	\$11,000.00
41	Temporary detour signs, including removal upon completion of new cart path, Complete in Place	LS	1	\$3,309.72	\$3,309.72	\$1,721.90	\$1,721.90	\$1,500.00	\$1,500.00	\$7,815.00	\$7,815.00	\$1,500.00	\$1,500.00	\$2,439.00	\$2,439.00	\$2,500.00	\$2,500.00	\$4,241.00	\$4,241.00	\$3,850.00	\$3,850.00
					\$1,298,441.35		\$1,332,684.52		\$1,539,673.00		\$1,585,647.50		\$1,676,050.00		\$1,889,780.55		\$999,504.10		\$1,093,036.00		\$1,435,134.00


ROUNDING ISSUES

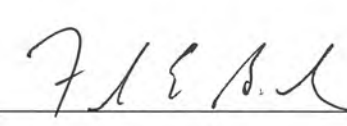


CITY OF JERSEY VILLAGE  
GOLF COURSE STORM WATER DETENTION IMPROVEMENTS  
Per City of Jersey Village RFP Grading Sheet

GREENSCAPES SIX, LLC	FORNEY	FOUR SEASONS	SERCO CONSTRUCTION GROUP	WADECON, LLC	JOHNSON FENCE AND MASONRY, LLC	NBM Development, Inc.	JBRI Construction Services, LLC	PRECISE SVCS INC.
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Scoring								
Experience	20 max	18	18	18	16	16	16	0
Capacity - Staff	4 max	3	4	4	4	3	4	3
Capacity - Workloads	4 max	4	4	4	4	4	4	3
Capacity - Plan	4 max	4	4	4	4	4	4	3
Capacity - Financial Capacity	4 max	4	4	4	4	4	4	3
Capacity - Understanding	4 max	4	4	4	4	4	4	4
Cost	40 max	34	32	28	26	25	23	40
Summary - Total Score		71	70	66	62	60	59	58
								57
								30

  
Submitted By: James R. Cartwright, PE

  
Submitted By: Frank E. Brooks, PE



**BID FORM WITH UNIT PRICING**

**Golf Course Detention Improvements for  
The City of Jersey Village, Texas  
Bid No. 2021-01**

GENTLEMEN:

THE UNDERSIGNED BIDDER, having examined the plans, specifications, general and special conditions, other contract documents and all addenda thereto; and being acquainted with and fully understanding (a) the extent and character of the Work covered by this Bid; (b) the locations, arrangements with the City of Jersey Village, and specified requirements for the proposed Work; (c) the difficulties and hazards to the Work which might be caused by storms and/or flood water; (d) local conditions relative to labor transportation and hauling of materials and equipment; and (e) all other factors and conditions affecting or which may be affected by the Work.

HEREBY PROPOSES to furnish all required materials, supplies, tools and equipment to perform all necessary labor and supervision; and to construct, install, erect, equip and complete all work stipulated in, required by, and in accordance with the contract documents and the plans, specifications, and other documents referred to therein (as altered, amended, or modified by all addenda thereto) for and in consideration of the Total Bid Price of:

**ONE MILLION TWO HUNDRED NINETY-EIGHT THOUSAND FOUR HUNDRED TWENTY-SIX DOLLARS AND FORTY THREE CENTS**

Print or Type in Words the Bidder's Total Bid

(Total of Base Bid and Cash Allowances and Alternate Bids (if any) from Attachment 'A' - Bidder's Proposal)

**Contract Price:** The Total Bid Price, including Cash Allowances and Alternate Bids, if any, is tabulated in: Attachment "A" - Bidder's Proposal.

It is understood that the Bidder has examined the site of the Work and makes this Bid with full knowledge of same.

It is agreed that the contract price may be increased or decreased to cover work added or deleted by order of the Engineer, in accordance with the provisions of the general conditions of the Agreement.

It is understood and agreed that the Work shall be completed in full within three hundred (300) calendar days after receipt of written Notice to Proceed.

Owner and Contractor recognize that time is of the essence and that Owner will suffer financial loss if the work contemplated in this Project is not completed within the time specified plus any extensions allowed in change orders granted pursuant to the General Conditions. Owner and Contractor recognize the delays, expenses and difficulties involved in proving the actual loss suffered by Owner if the work to be completed in the Project is not completed on time. Accordingly, instead of requiring any such

Addendum 03

BF  
Page 1 of 8

City of Jersey Village  
Golf Course Detention Improvements  
Project No. 2021-01

proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner Four Hundred Dollars (\$400.00) per calendar day for each day that expires after the time specified herein for completion of the work.

Enclosed with this proposal is a cashier's or certified check for \_\_\_\_\_ (\$ \_\_\_\_\_) Dollars,  
or a bid bond in the sum of 5% G.A.B. (\$ \_\_\_\_\_) Dollars, which it is agreed shall be collected and retained by the Owner as liquidated damages in the event this proposal is accepted by the Owner within thirty (30) days after the date advertised for the reception of bids and the undersigned fails to execute the contract and the required bond with the Owner, under the conditions hereof, within fifteen (15) days after the said proposal is accepted, otherwise, said check or bond shall be returned to the undersigned upon demand.

It is understood that the Owner reserves the right to reject any and all bids.

Each bidder agrees to waive any claim it has or may have against the Owner, the Engineer, and their employees, arising out of or in connection with the administration, evaluation, or recommendation of any bid.

In the event of Award of the Contract to the undersigned, the undersigned agrees to furnish Performance, Payment and Maintenance Bonds as provided in the Specifications.

The undersigned certifies that the prices contained in this Bid have been carefully checked and are submitted as correct and final.

Date: 2-1-2021

Signed: GREENSCAPES SIX, LLC  
(Company)

By: MIKE ARCHER, MANAGING PARTNER  
(Title)  
7020 FM 3180 BAYTOWN, TX 77523  
(Address)



Witness: \_\_\_\_\_

Seal (If Bidder is a Corporation)

Acknowledge Receipt of Addenda Below:

Addendum                      1.       2.       3.       4.

Date Received:                1/22 1/29 2/1 \_\_\_\_\_

Addendum 03

BF  
Page 2 of 8



**ATTACHMENT "A" - Bidder's Proposal  
CITY OF JERSEY VILLAGE, TEXAS  
GOLF COURSE STORM WATER DETENTION IMPROVEMENTS**

BASE BID ITEMS - GOLF COURSE						Jan-21
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE
1	Mobilization	LS	1	SEVEN THOUSAND NINE HUNDRED NINETEEN DOLLARS AND SEVENTY FOUR CENTS	7,919.74	7,919.74
2	Storm Water Pollution Prevention, Complete in Place	LS	1	THREE THOUSAND THREE HUNDRED NINE DOLLARS AND SEVENTY TWO CENTS	3,309.72	3,309.72
3	Tree Protection, Complete in Place	EA	34	ONE HUNDRED THIRY ONE DOLLARS AND NINETY TWO CENTS	131.92	4,485.28
4	Tree Removal, Complete in Place	EA	12	SEVEN HUNDRED FIFTY SEVEN DOLLARS AND NINEY NINE CENTS	757.99	9,095.84
5	Trench Safety, Complete in Place	LF	1,550	TWO DOLLARS AND FOURTEEN CENTS	2.14	3,309.72
6	Remove Existing Cart Path and Pavement, Complete in Place	SY	3,800	SIXTEEN DOLLARS AND FIFTY FIVE CENTS	16.55	62,884.74
7	5-inch Reinforced Concrete Cart Path, Complete in Place	SY	4,920	FIFTY EIGHT DOLLARS AND THIRTY ONE CENTS	58.31	286,885.94

Addendum 03

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

City of Jersey Village  
Golf Course Detention Improvements  
Project 2021-01

**BASE BID ITEMS - GOLF COURSE**

Jan-21

ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE
8	6-inch Reinforced Concrete Cart Path, Complete in Place	SY	430	EIGHTY SEVEN DOLLARS AND SEVEN CENTS	87.07	37,441.30
9	4" x 12" Reinforced Concrete Curb, Complete in Place	LF	1,990	THIRTY FIVE DOLLARS AND TWENTY TWO CENTS	35.22	70,088.09
10	8-inch Reinforced Concrete Curb, Complete In Place	LF	200	SIXTY ONE DOLLARS AND FIFTY TWO CENTS	61.52	12,303.60
11	4" x 12" Saw-tooth Reinforced Concrete Curb, Complete in Place	LF	2,250	SEVEN DOLLARS AND EIGHTY THREE CENTS	7.83	17,614.85
12	Reinforced Concrete Retaining Wall, Complete in Place	LF	180	ONE HUNDRED SEVEN DOLLARS AND NINE CENTS	107.09	19,275.85
13	Remove Existing Storm Sewer Structures, Complete in Place	EA	3	ONE THOUSAND ONE HUNDRED THREE DOLLARS AND TWENTY FOUR CENTS	1,103.24	3,309.72
14	Remove Existing Storm Sewer (All Sizes), Complete in Place	LF	780	ELEVEN DOLLARS AND THREE CENTS	11.03	8,605.28
15	Type A Storm Sewer Inlet, Complete in Place	EA	4	TWO THOUSAND SIX HUNDRED SEVENTY SEVEN DOLLARS AND TWENTY CENTS	2,677.20	10,708.80
16	Storm Sewer Manhole, Complete in Place	EA	4	FOUR THOUSAND ONE HUNDRED FORTY FOUR DOLLARS AND TWENTY SEVEN CENTS	4,144.27	16,577.09

Addendum 03

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



City of Jersey Village  
Golf Course Detention Improvements  
Project 2021-01

**BASE BID ITEMS - GOLF COURSE**

Jan-21

ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE
17	5-FT X 5-FT Junction Box, Complete in Place	EA	2	SIX THOUSAND SIX HUNDRED SEVENTY THREE DOLLARS AND EIGHTY EIGHT CENTS	6,673.88	13,347.77
18	5-FT X 7-FT Junction Box, Complete in Place	EA	1	TWELVE THOUSAND EIGHT HUNDRED EIGHTY SEVEN DOLLARS AND NINEY TWO CENTS	12,887.92	12,887.92
19	36-inch Precast Safety End Treatment, including 125 SY of concrete slope paving, Complete in Place	EA	8	FOUR THOUSAND EIGHT HUNDRED NINEY THREE DOLLARS AND FORTY CENTS	4,893.40	39,147.20
20	12-inch Reinforced Concrete Headwall, including 3 SY of concrete slope paving, Complete in Place	EA	1	ONE THOUSAND SIX HUNDRED THIRTY NINE DOLLARS AND NINETY FIVE CENTS	1,639.95	1,639.95
21	12-inch HDPE Storm Sewer, Complete in Place	LF	420	EIGHTEEN DOLLARS AND SIXTY SIX CENTS	18.66	7,836.42
22	18-inch HDPE Storm Sewer, Complete in Place	LF	45	THIRTY DOLLARS AND FORTY EIGHT CENTS	30.48	1,371.71
23	36-inch HDPE Storm Sewer, Complete in Place	LF	970	SEVENTY ONE DOLLARS AND NINETY FOUR CENTS	71.94	69,778.54
24	36-inch RCP Storm Sewer, Complete in Place	LF	45	ONE HUNDRED SEVENTY FIVE DOLLARS AND EIGHTY SEVEN CENTS	175.87	7,913.98

Addendum 03

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

City of Jersey Village  
Golf Course Detention Improvements  
Project 2021-01

**BASE BID ITEMS - GOLF COURSE**

Jan-21

ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE
25	Earthen Swale, Complete in Place	LF	1,100	FOUR DOLLARS AND TWO CENTS	4.02	4,426.70
26	Fill for Earthen Berm, Complete in Place	CY	400	THIRTEEN DOLLARS AND FORTY ONE CENTS	13.41	5,365.70
27	Fill for Cart Path, Complete in Place	CY	6,500	TEN DOLLARS AND SIX CENTS	10.06	65,394.48
28	Drain, de-muck, and regrade existing pond Complete in Place	EA	1	FORTY THOUSAND TWO HUNDRED FORTY TWO DOLLARS AND SEVENTY SIX CENTS	40,242.76	40,242.76
29	Detention Pond Excavation, Complete in Place	CY	10,500	SEVENTEEN DOLLARS AND SEVENTY-NINE CENTS	17.79	186,795.00
30	Haul and dispose off-site excess excavation Complete in Place	CY	3,500	SIX DOLLARS AND SEVENTY ONE CENTS	6.71	23,474.94
31	36" Flap Gate on storm sewer pipe, Complete in Place	LS	1	FOUR THOUSAND NINE HUNDRED FORTY SIX DOLLARS AND TWENTY EIGHT CENTS	4,946.28	4,946.28

Addendum 03

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

City of Jersey Village  
Golf Course Detention Improvements  
Project 2021-01

BASE BID ITEMS - GOLF COURSE							Jan-21
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE	
32	Automatic 36" x 36" Stainless Steel Sluice Gate Outflow Structure, including Limitorque MXS (1200 Ft Lb) with a bevel gear combination motor (or equal); power, status and control wiring to pump station; Complete In Place	LS	1	THIRTY ONE THOUSAND SIX HUNDRED EIGHTY FOUR DOLLARS AND THIRTY NINE CENTS	31,684.39	31,684.39	
33	Remove restroom pavement and canopy Complete in Place	LS	1	ELEVEN THOUSAND THIRTY TWO DOLLARS AND FORTY ONE CENTS	11,032.41	11,032.41	
34	Remove sanitary septic system and field Complete in Place	LS	1	THREE THOUSAND THREE HUNDRED NINE DOLLARS AND SEVENTY TWO CENTS	3,309.72	3,309.72	
35	6" PVC SDR-26 Sanitary Sewer Complete in Place	LF	70	SEVENTY DOLLARS AND NINETY FOUR CENTS	70.94	4,965.99	
36	Connect Proposed 6" Sanitary Sewer to existing MH Complete in Place	EA	1	THREE THOUSAND EIGHT HUNDRED EIGHTY FIVE DOLLARS AND NINETY EIGHT CENTS	3,885.98	3,885.98	
37	Rebuild existing wood bridge, Complete in Place	LS	1	EIGHT THOUSAND FORTY EIGHT DOLLARS AND FIFTY FIVE CENTS	8,048.55	8,048.55	
38	419 Bermuda Grass, Complete in Place	AC	6	TWENTY SIX THOUSAND SIX HUNDRED FIFTEEN DOLLARS AND SIXTY SEVEN CENTS	26,615.67	159,694.04	
39	Golf Course Restoration, Complete in Place	LS	1	THREE THOUSAND THREE HUNDRED NINE DOLLARS AND SEVENTY TWO CENTS	3,309.72	3,309.72	

Addendum 03

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City of Jersey Village  
 Golf Course Detention Improvements  
 Project 2021-01

BASE BID ITEMS - GOLF COURSE						
ITEM NO.	DESCRIPTION	UNIT	QUAN.	UNIT PRICE (WRITTEN WORDS)	UNIT PRICE (\$)	TOTAL PRICE
40	Temporary 6" gravel path, including removal upon completion of new cart path, Complete in Place	LS	1	TWEN THOUSAND EIGHT HUNDRED ONE DOLLARS AND ZERO CENTS	10,801.00	10,801.00
41	Temporary detour signs, including removal upon completion of new cart path, Complete in Place	LS	1	TYREE THOUSAND THREE HUNDRED NINE DOLLARS AND SEVENTY TWO CENTS	3,309.72	3,309.72
GOLF COURSE - TOTAL						\$1,298,426.43

Addendum 03

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



### Certification Regarding Lobbying

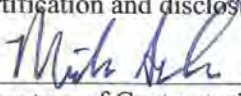
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, GREENSCAPES SIX, LLC, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.


  
\_\_\_\_\_  
Signature of Contractor's Authorized Official

MIKE ARCHER, MANAGING PARTNER  
\_\_\_\_\_  
Printed Name and Title of Contractor's Authorized Official

2-2-2021  
\_\_\_\_\_  
Date

City of Jersey Village  
Golf Course Detention Improvements  
Project No. 2021-01

### CONTRACTOR CERTIFICATIONS

U.S. Department of Housing and Urban Development	
<b>CERTIFICATION OF BIDDER REGARDING CIVIL RIGHTS LAWS AND REGULATIONS</b>	
INSTRUCTIONS	
CERTIFICATION OF BIDDER REGARDING Executive Order 11246 and Federal Laws Requiring Federal Contractor to adopt and abide by equal employment opportunity and affirmative action in their hiring, firing, and promotion practices. This includes practices related to race, color, gender, religion, national origin, disability, and veterans' rights.	
GREENSCAPES SIX, LLC 7020 FM 3180 BAYTOWN, TX 76126	
NAME AND ADDRESS OF BIDDER (include ZIP Code)	
CERTIFICATION BY BIDDER	
Bidder has participated in a previous contract or subcontract subject to Civil Rights Laws and Regulations.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
The undersigned hereby certifies that:	
<input type="checkbox"/> The <u>Provision of Local Training, Employment, and Business Opportunities</u> clause (Section 3 provision) is included in the Contract. A written Section 3 plan (Local Opportunity Plan) was prepared and submitted as part of the bid proceedings (if bid equals or exceeds \$100,000).	
<input type="checkbox"/> The <u>Equal Opportunity</u> clause is included in the Contract (if bid equals or exceeds \$10,000).	
Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MIKE ARCHER, MANAGING PARTNER	
NAME AND TITLE OF SIGNER (Please type)	
	
2-2-2021	
SIGNATURE	DATE

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021




**CONTRACTOR'S LOCAL OPPORTUNITY PLAN**

GREENSCAPES SIX, LLC (name of company) agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the City of Jersey Village.

- A. To ascertain from the City of Jersey Village's CDBG program official the exact boundaries of the project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
- B. To attempt to recruit from within the city the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within and servicing the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or the U.S. Employment Service.
- C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- D. To insert this plan in all bid documents and to require all bidders on subcontracts to submit an affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- E. To ensure that subcontracts (greater than \$10,000), which are typically let on a negotiated rather than a bid basis in areas other than the covered project area, are also let on a negotiated basis, whenever feasible, in a covered project area.
- F. To formally contact unions, subcontractors, and trade associations to secure their cooperation in this effort.
- G. To ensure that all appropriate project area business concerns are notified of pending sub-contractual opportunities.
- H. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.
- I. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this plan.
- J. To maintain records concerning the amount and number of contracts, subcontracts, and purchases which contribute to objectives.
- K. To maintain records of all projected work force needs for all phases of the project by occupation, trade, skill level, and number of positions and to update these projections based on the extent to which hiring meets these Local Opportunity objectives.

As officers and representatives of GREENSCAPES SIX, LLC (name of company), we the undersigned have read and fully agree to this Plan, and become a party to the full implementation of the program and its provisions.

  
\_\_\_\_\_  
Signature

MIKE ARCHER  
\_\_\_\_\_  
Printed Name

MANAGING PARTNER  
\_\_\_\_\_  
Title

2-1-2021  
\_\_\_\_\_  
Date

**NONCOLLUSION AFFIDAVIT OF PRIME BIDDER**

State of Texas )

County of CHAMBERS )

MIKE ARCHER, being first duly sworn, deposes and says that:

(1) He/She is MANAGING PARTNER of GREENSCAPES SIX, LLC, the Bidder that has submitted the attached Bid;

(2) He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Jersey Village (Local Public Agency) or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) 

MIKE ARCHER, MANAGING PARTNER

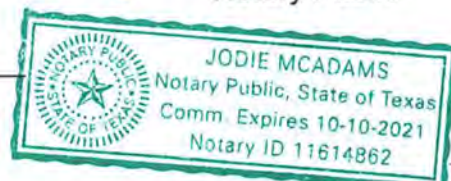
Title

Subscribed and sworn to me this 2nd day of FEB 2021.

By: 

Notary Public

My commission expires 10/10/2021



NA

Page 1 of 1





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/26/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Rust Ewing Watt and Haney, Inc. 7900 Emmett Lowry Expressway  Texas City TX 77591		<b>CONTACT NAME:</b> Karen Blankenship CIC <b>PHONE (A/C, No, Ext):</b> (409) 934-8000 <b>FAX (A/C, No):</b> (409) 935-1883 <b>E-MAIL ADDRESS:</b> karen_blankenship@rustewing.com	
<b>INSURED</b> Greenscapes Six, LLC 7020 FM 3180 Rd  Baytown TX 77523		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> National Trust Insurance Company <b>INSURER B:</b> FCCI Insurance Company <b>INSURER C:</b> Service Lloyds Insurance Co <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 43389	

**COVERAGES** **CERTIFICATE NUMBER:** 20-21 All Lines **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Limited Pollution Liability			CPP100055921	03/27/2020	03/27/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Work Sites Aggregate \$ 100,000
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA100055922	03/27/2020	03/27/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Underinsured motorist \$ 1,000,000
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			UMB100055923	03/27/2020	03/27/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	SLICWC0272600	03/27/2020	03/27/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Leased/Rented Equipment			CPP100055921	03/27/2020	03/27/2021	Any One Item \$50,000 Any One Occurrence \$100,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability and Auto policies include a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder and the General Liability, Auto, and Workers Compensation policies include a blanket automatic waiver of subrogation endorsement that provides waiver of subrogation wording to the certificate holder. These endorsements, to the extent provided in the policy, all apply when there is a written contract between the named insured and the certificate holder that requires such status. The General Liability policy will pay for a covered loss on a primary basis and the Company will not seek contribution from the Certificate Holder for such loss. Umbrella policy follows form.

## CERTIFICATE HOLDER

## CANCELLATION

\*\*\* SAMPLE \*\*\*

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*A. E. Olyst*

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

## 718



City of Jersey Village  
Golf Course Detention Improvements  
Project Number 2021-01

Has your organization had any disbarments or suspensions that have been imposed in the past five years or that was still in effect during the five year period or is still in effect? ☐ Yes ☒ No  
(If yes, list and explain; such list must include disbarments and suspensions of officers, principals, partners, members, and employees of your organization.)

List the projects most recently completed by your firm (include project of similar importance):

Project	Amount \$	Mo/Yr Completed
SEE ATTACHED		

Major equipment available for this contract: SEE ATTACHED

Are you in compliance with all applicable EEO requirements? ☒ Yes ☐ No  
(If no, please attach summary of details on a separate sheet.)

Bank References COMMUNITY BANK OF TEXAS

Address: 5700 GARTH RD BAYTOWN, TX 77521 Contact Name: MELANIE J. VARGAS

City & State: \_\_\_\_\_ Zip: 281-691-9152 Phone Number: \_\_\_\_\_

Credit available: \$ \_\_\_\_\_

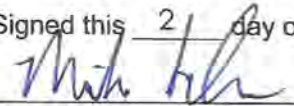
Has the firm or predecessor firm been involved in a bankruptcy or reorganization? ☐ Yes ☒ No  
(If yes, please attach summary of details on a separate sheet.)

List on a sheet attached hereto all judgements, claims, arbitration proceedings, or suits pending or outstanding against bidder over the last five (5) years with amount of claim and brief description.

List on a sheet attached hereto all lawsuits or requested arbitration with regard to construction contracts which bidder has initiated within the last five (5) years and brief explanation of claim and outcome.

Attach resume(s) for the principal member(s) of your organization, including the officers as well as the proposed superintendent for the project.

Signed this 2 day of FEBRUARY, 2021.

  
Signature

City of Jersey Village  
Golf Course Detention Improvements  
Project Number 2021-01

MIKE ARCHER, MANAGING PARTNER  
Printed Name and Title

*Mike Archer*

GREENSCAPES SIX, LLC

Company Name

**Notary Statement:**

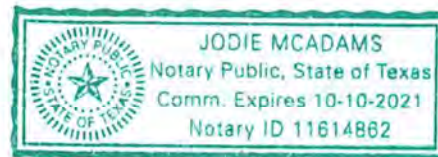
MIKE ARCHER, being duly sworn, says that he/she is the  
MANAGING PARTNER Position/Title of GREENSCAPES SIX, LLC (Firm Name), and  
hereby swears that the answers to the foregoing questions and all statements therein contained  
are true and correct. He/she hereby authorizes and requests any person, firm, or corporation to  
furnish any information requested City/County of JERSEY VILLAGE in verification of the  
recitals comprising this Statement of Bidder's Qualifications.

Subscribed and sworn before me this 2 day of FEB, 2021.

Notary Public

*Jodie McAdams*  
Signature

JODIE MCADAMS  
Printed Name



My Commission Expires: 10/10/2021

The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.





## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

---

### GREENSCAPES SIX, LLC PROPOSAL

### CITY OF JERSEY VILLAGE GOLF COURSE DETENTION IMPROVEMENTS

MIKE ARCHER  
MANAGING PARTNER  
(713) 501 7456

JOEY TAYLOR  
MANAGING PARTNER  
(832) 264-1213

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### EXECUTIVE SUMMARY

#### CONTACT

Mike Archer  
Managing Partner  
(713) 501-7456  
marcher@greenscapes6.com

#### COMPANY HISTORY & INFORMATION

Greenscapes Six, LLC registered with the State of Georgia May 22, 2015 and then the State of Texas soon after. With a hand-full of exceptions, all projects have performed in Texas. The Greenscapes Six team, led by industry veterans Mike Archer and Joey Taylor, have been performing construction projects for over three decades, completing over \$250,000,000 of projects including recent assignments at City of Austin, City of Kingsville, City of McAllen, City of Sugarland, Bluejack National, Barton Creek Country Club, and River Oaks Country Club. Greenscapes Six, LLC has a history of delivering premium results for municipalities as well as prestigious private clubs and resorts across the nation. Greenscapes Six, LLC's renovation projects have transformed numerous underperforming properties into strong market competitors capable of reaching their full potential and value. See "Past Performance & Qualifications" for more information on previous projects.

Greenscapes Six, LLC is a registered vendor on purchasing cooperatives Buy Board and TIPS. Greenscapes Six, LLC is registered to provide golf course construction services, concrete construction services, turf management services, irrigation services, and more on both BuyBoard and TIPS. Greenscapes Six, LLC is also registered as a Hire Houston First contractor and meets the Small Business Administration's definition of a Small Business Enterprise (SBE).





## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### PROJECT EXECUTION

Capitalizing on the core business of golf course construction, Greenscapes Six offers a platform of solution-based resources transferable across the landscape, construction and commercial construction industries including golf course drainage and irrigation. Many of these clients seek skilled teams to perform various aspects of golf course construction and renovation, including excavation, cart path, drainage, greens, bunkers, and tees, all of which are in the wheel-house of Greenscapes Six. Based in Houston, Texas, Greenscapes Six offers flexibility in providing services to meet specific project milestones and completions. The Greenscapes Six team is dedicated to delivering three core values to ensure client satisfaction: a quality job, delivered on time, and within budget.

Greenscapes Six, LLC leverages the diverse operations of its six divisions to perform all work in-house, without the use of subcontractors. Our specialized crews in each division work in tandem to execute all aspects of the project; golf crews handle the renovation, concrete crews handle cart path construction, landscape crews build retaining walls and decorative rock bridges, and irrigation crews handle all irrigation installation and repair. Performing all work in-house ensures Greenscapes Six's high standard of excellence is met in every phase of the project, from start to finish.

Greenscapes Six, LLC's is committed to performing the scope of work with minimal impact to the golfing public. Our team prioritizes maximizing capacity so the course can continue to generate revenue during construction. Our extensive experience working for municipalities and private course owners allows us specialized insight into the importance of working around play and preserving the golf experience.

Greenscapes Six, LLC is strategically located in Baytown, TX just twenty miles east of Houston. As a local company with extensive work history in the greater Houston area, Greenscapes Six, LLC is intimately familiar with the area and challenges that might come up in the course of performance.





## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### QUALIFICATIONS & PAST PERFORMANCE

#### **City of Jersey Village**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner

Mike Archer and Joey Taylor oversaw the construction of a putting green and the construction of additional tee boxes for the City of Jersey Village.

#### **City of Austin**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner  
Jimmy Clay Golf Course

Greenscapes Six, LLC, led by Mike Archer and Joey Taylor performed a complete irrigation renovation for the City of Austin at Jimmy Clay Golf Course.

#### **City of McAllen**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner  
Palmview Golf Course

Mike Archer and Joey Taylor collaborated in the full renovation and construction of a number of tees and bunkers at City of McAllen's Palmview Golf Course.

#### **City of Sugar Land**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner  
Sugar Creek Country Club

Greenscapes Six, LLC performed a complete renovation of nine holes for the City of Sugar Land's Sugar Creek Country Club. Greenscapes Six, LLC also completed a public works drainage project for the City associated with this project.



## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### **The Woodlands Tournament Course**

Mike Archer, Managing Partner  
 Joey Taylor, Managing Partner  
 Host of the Insperity Invitational

Mike Archer and Joey Taylor collaborated in the renovation of The Tournament Course at The Woodlands Country Club. This project entailed a complete greens resurfacing and total cart path replacement. As host of the Insperity Invitational tournament, this renovation required a tight time frame.

### **Bluejack National**

Mike Archer, Project Manager  
 Joey Taylor, Project Manager  
 Tiger Woods, Architect

Mike Archer and Joey Taylor managed the Greenscapes Six crews during the construction of Bluejack National. While working directly for the owner, the Greenscapes team performed all aspects of construction including finishing for sod to bridge construction to fairway and bunker construction. Greenscapes Six was also responsible for the construction of the short game area, recognized as one of the best in the country.

### **Barton Creek Foothills**

Joey Taylor, Managing Partner  
 Mike Archer, Managing Partner  
 Tom Fazio, Architect

Joey Taylor project managed this project with the Greenscapes team executing all aspects of the renovation of the Foothills Course, including the renovation of tees, greens, and bunkers. Mike Archer managed the contract negotiations and the administration of the project.





## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### **Barton Creek Crenshaw**

Joey Taylor, Managing Partner  
Ben Crenshaw, Architect

Joey Taylor project managed this project with the Greenscapes team executing all aspects of the renovation of the Crenshaw course, including the renovation of tees, greens, and bunkers. Mike Archer managed the contract negotiations and the administration of the project.

### **Sugar Creek, Robert Nine**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner  
Jeff Blume, Architect

Mike and Joey managed the Greenscapes Six team in the rebuild of the Robert Nine at Sugar Creek Country Club. This project included earthwork, shaping, and irrigation as well as greens, bunker and tee construction. The entire nine holes were also sodded. The course opened on schedule.

### **River Oaks Country Club**

Mike Archer, Managing Partner  
Joey Taylor, Managing Partner  
Tom Fazio, Architect

Mike Archer and Joey Taylor collaborated in the renovation of River Oaks Country Club in Houston, Texas. This project entailed expanding six greens, moving #7 green, and rebuilding #4 and #7 fairways. These renovations were part of a \$16 million dollar bayou-restoration project at the Club.



## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### EXECUTIVE RESUMES

#### MIKE ARCHER MANAGING PARTNER/FOUNDER

Mike has over 25 years of experience in golf, landscape, and commercial development/construction. His experience includes a diversified range of projects for a variety of clients. Mike received his B.S. Degree from Texas A&M University in Agronomy-Turfgrass Management with a specialization in Business Administration.

Mike began his career as a project superintendent for Landscapes Unlimited overseeing both renovation and new construction projects across the United States. While at Landscapes Unlimited, Mike was promoted to Regional Project Manager which included a wide range of projects in Arkansas, Texas, Oklahoma, and Louisiana. Mike grew this to be one of the largest regions producing \$15 million to \$25 million per year.

In 2003 Mike went on to project manage residential and commercial development in Austin, Texas including the site development for Wolf Creek Commercial Park. In 2005, Mike joined Heritage Links, serving as project manager for the Chambers Bay Golf Course, host of the 2015 U.S. Open. In 2007, Mike joined the Sequoia Golf team and was selected to oversee all capital improvement projects for all golf courses in Texas and Colorado. Under Mike's leadership, Sequoia expanded Sequoia's in-house construction operations by developing a specialized division to service third-party clients on schedule and within budget. Mike is a strong construction executive who is dedicated to client satisfaction as well as helping co-workers and employees achieve their highest performance and overall company performance.

#### JOEY TAYLOR MANAGING PARTNER/FOUNDER

Joey has over 15 years of experience in landscapes construction and maintenance for parks, recreational areas and golf course construction/development both nationally and internationally. Joey graduated from Lamar University in Beaumont, TX with a BS in Business Administration.

Joey started his career as a principal in his own landscape, construction and maintenance company. He then became project superintendent for Landscapes Unlimited overseeing a wide range of projects from \$20,000 to \$21 million. Prior to forming Greenscapes Six, Joey was responsible for completing all capital improvement projects for Sequoia Golf, the second largest golf course owner/operator with over 50 courses.

Joey takes a collaborative team approach to every project while maintaining the upmost level of professionalism and integrity to ensure a quality product and strong working relationship between his crew and client.





## GREENSCAPES SIX

GOLF | CONCRETE | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### REFERENCES

Jeff Blume  
President  
Jeffery D. Blume Golf Course Architects  
(281) 923-3730

Scott Abernathy  
Director of Operations  
Omni Hotels and Resorts  
(972) 670-3526

Morris Johnson  
Director of Agronomy  
River Oaks Country Club  
(832) 418-1490

Ron Smith  
Architect  
Fazio Golf Design  
(404) 386-9758

Chris Dry  
Project Coordinator  
City of Austin  
(512) 923-9107

Rick Watkins  
Project Manager  
City of Friendswood  
(832) 221-6480



## GREENSCAPES SIX

CONCRETE | GOLF | ATHLETIC | IRRIGATION | LANDSCAPE | TRUCKING

### CURRENT CONTRACTS

**League City Curb and Gutter**  
\$220,000.00 // Annual Contract

**City of Alvin Concrete**  
\$225,045.00 // Annual Contract

**City of La Porte Sidewalks**  
\$180,000.00 // Annual Contract

**City of Pearland Annual Sidewalks**  
\$450,000.00 // Annual Contract

**City of Port Arthur Utility Cuts & Concrete**  
\$320,00.00 // Annual Contract

**City of Conroe Alligator Creek Hike & Bike Trail**  
\$552,144.00 // 40% Complete

**City of Missouri City Sidewalks**  
\$514,218.00 // 10% Complete

### INVENTORY

Mini Excavator  
Skid Track Loader  
John Deere Tractors  
Dump Trailers  
Utility Carts  
Back Hoe w/ Hammer

\*\*Full inventory listing available upon request. All of the above listed equipment is available immediately for this project. All equipment is maintained and serviced regularly.\*\*

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

**AGENDA DATE:** February 22, 2021

**AGENDA ITEM:** G10

**AGENDA SUBJECT:** Consider Resolution No. 2021-14, approving the Parks and Recreation Master Plan as prepared by Burditt Consultants LLC.

**Department/Prepared By:** Robert Basford, Parks and Recreation Director

**Date Submitted:** February 9, 2021

**EXHIBITS:**        [Resolution No. 2021-14](#)  
                      [EX A](#) - Parks and Recreation Master Plan Draft 02-05-21  
                      Parks and Recreation Master Plan [Presentation](#)

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

**BACKGROUND INFORMATION:**

In February 2021 the City Council approved a contract with Burditt Consultants for a Parks Master plan. City staff, along with the Burditt Consultants team, met several times during the course of the study. The Parks and Recreation Advisory Committee also provided feedback and assistance throughout the project. A survey was created in March of 2021 and dispersed from the months of March-September via social media, city website, Jersey Village Star, at the farmers market and other mediums to gather input from the community regarding amenities they would like to see here in Jersey Village. We received 464 responses. An open house was held in November with potential project concepts presented and Consultant staff available to gather open ended feedback, comments and concerns.

In early 2021 the final draft document and presentation was presented to the Parks and Recreation Advisory Committee. The committee voted to send this plan to City Council with no recommendation but to allow Council to view the results of the Burditt presentation. The committee chairwomen Doris Michalak will be present tonight to share the committee comments as well as answer questions and provide insight into the Parks and Recreation Advisory Committee's stance.

Tonight the full plan, along with a summative overview, is being presented for Council for deliberation, and action. This plan should not be considered the only path forward, nor the final representation of the projects but will act as a guide to assist us in planning out the next 5-10 years regarding capital improvement projects and programming for the Parks and Recreation Department. Each concept will be placed into the CIP and will be thoroughly vetted during the annual budget process and additional stakeholder input gathered before each project commences.

**RECOMMENDED ACTION:** To approve Resolution 2021-14, approving the Parks and Recreation Master Plan as prepared by Burditt Consultants LLC.

**MOTION:** To approve Resolution 2021-14, approving the Parks and Recreation Master Plan as prepared by Burditt Consultants LLC.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**RESOLUTION NO. 2021-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE PARKS AND RECREATION MASTER PLAN AS PREPARED BY BURDITT CONSULTANTS LLC.**

**WHEREAS**, the 2016 Comprehensive Plan recommended the creation of a Parks and Recreation Master Plan; and

**WHEREAS**, the City contracted with Burditt Consultants LLC to develop a Master Plan to serve as a guide for the parks and recreation department regarding capital improvement projects and programming throughout the City; and

**WHEREAS**, the City Council has now been presented with the Parks and Recreation Master Plan; **NOW THEREFORE**,

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

**Section 1.** The Parks and Recreation Master Plan as prepared by Burditt Consultants LLC. is hereby approved, and a copy of which is attached hereto as “Exhibit A” and fully incorporated herein for all purposes.

**PASSED AND APPROVED** this **22nd** day of **February**, A.D., **2021**.

\_\_\_\_\_  
Andrew Mitcham, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary





# Exhibit A

## City of Jersey Village

### Parks and Recreation Master Plan

# Jersey Village

---

Parks Master Plan 2020-2030

DRAFT



# CITY OF Jersey Village, TEXAS

## Parks Master Plan 2020

### Acknowledgements

#### Mayor & City Council

Andrew Mitcham, Mayor  
Drew Wasson, Place 1  
Greg Holden, Place 2  
Bobby Warren, Place 3, Mayor Pro Tem  
James Singleton, Place 4  
Gary Wubbenhorst, Place 5

#### City Administration

Austin Bleess, City Manager

#### Parks and Recreation Department

Robert Basford, Parks and Recreation Director  
Jason Alfaro, Former Parks and Recreation Director  
Josh Rodrigue, Recreation and Events Coordinator  
Dennis Taylor, Facility Maintenance Manager  
Mitch Symons, Parks Supervisor  
Terry Brunskill, Administrative Secretary  
Maria Thorne, Administrative Secretary  
Richard Flores, Golf Course Superintendent  
Matt Jones, Head of Golf Operations  
Jennifer Johnson, First Assistant Golf Pro

#### Recreation and Events Committee

Doris Michalak  
Terry Brunskill  
James Singleton  
Josh Rodrigue  
Ashley Brown  
David Lock  
Nora Hahn  
Travis Coggin  
Bridgette Kalinowsky-Martinez

#### Production Team

Charles Burditt, Resource Planner  
Paul Howard, Planner/GIS, Project Manager  
Shirley Li, Associate Planner  
Claudia T Walker, PLA, LI, ASLA  
Glenn Cox, ASLA  
Agustin Lopez Garcia, Landscape Architecture Intern  
Callie Whitbeck, Landscape Architecture Intern







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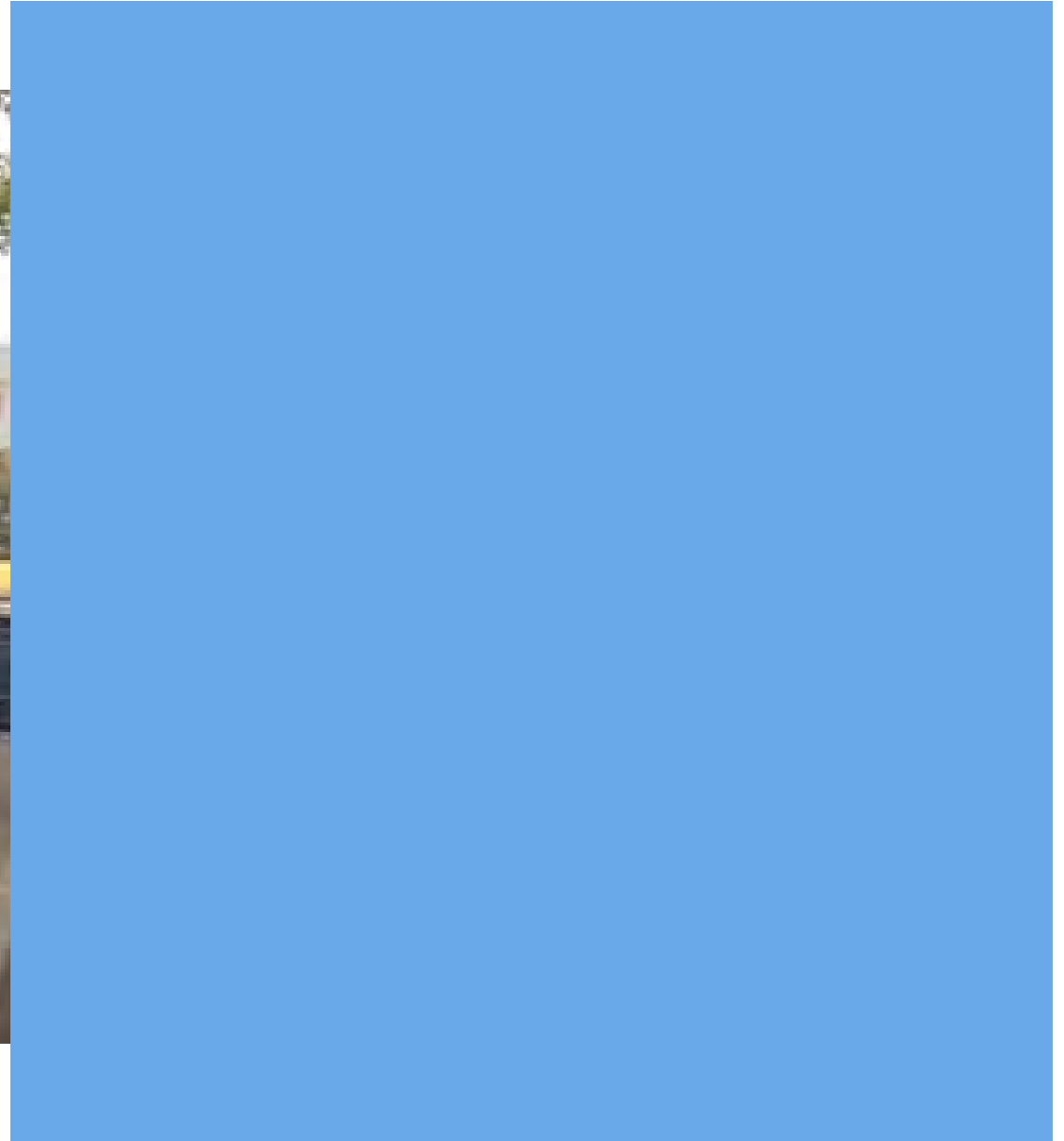


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# INTRODUCTION | VISION



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**Planning Process**  
**Planning Strategies**  
**Methodology**  
**Summary of Priorities**



## EXECUTIVE SUMMARY

### Introduction

The City of Jersey Village's *Parks and Recreation Master Plan* is a working document that serves as a guide for improvements to the City's parks system. This plan seeks to address the need to continue to provide the parks and recreation facilities and programs that have made Jersey Village such a desirable place to live. Additionally, this plan should identify opportunities to enhance public space for events, connectivity and overall quality of life.

### The Planning Process

This plan is designed as a tool to assist City Staff and Elected Officials in providing the community with the parks, facilities, and programs they want and need. This plan takes inventory of existing parks and facilities provided by the City, as well as those provided by other public entities, private organizations, and private service providers.

Upon completion of the inventory, a series of studies and outreach efforts are conducted to identify the current recreation behaviors and trends in Jersey Village, and what types of parks and facilities are desired by residents. These needs are then compiled into a list of Potential Projects for consideration.

The Potential Projects are proposed capital improvements for the community that provide recreation and public space opportunities based on priorities identified through stakeholder involvement, national and local standards and trends, and available resources such as land, funding, partnership opportunities. Each Potential Project is developed into a concept drawing that illustrates the vision for the park or facility, and is accompanied by an Opinion of Probable Cost (OPC) for design and construction.

### Planning Strategies

The City of *Jersey Village Comprehensive Plan 2016* identifies parks, recreation and green space as key components to the overall livability and quality of life for residents and visitors in Jersey Village. The following park, recreation, and open space goal and strategies established in the Comprehensive Plan have been adopted for this plan document:

#### Goal:

Enhance and Expand Parks, Open Spaces, Trails, and Recreational Opportunities and Experiences

#### Strategies:

- Explore expanded recreational opportunities.
- Update existing parks and open spaces.
- Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.
- Encourage programs and events that engage the community.
- Improve maintenance of parks and open spaces.
- Increase community connectivity.

### Methodology

The Parks and Recreation Master Plan was developed using a three-fold technique that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

**1. Standard-Based Approach** – uses standards established by the City to determine the quantity of park facilities required to meet the City's needs a given population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City.

Standards are established to provide the level of service that the City believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, plan recommendations must consider local needs and demand.

**2. Demand-Based Approach** – uses public meetings, participation rates, and surveys to determine how much the population uses and desires certain types of recreation facilities.

**3. Resource-Based Approach** – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate Level of Service (LOS). While this is important, we believe it is also critical to also understand and evaluate the Quality of Service. Quality of Service evaluation requires intense community involvement and yields critical information of how the facility or park amenity is performing according to the expectations of citizens overall. Quality of Service is most easily identified through conversation. Engaging park users is the most direct method of understanding the user experience for a given facility.

### Inventory and Analysis

The inventory phase includes inspection of the City’s existing parks and recreation facilities to determine overall condition, maintenance needs, and opportunities for additions/improvements. Observations of site, equipment and facility conditions are noted.

In addition to the City’s facilities, recreational facilities provided by other entities are noted to identify service gaps, duplication of service and to gather a complete picture of recreation in Jersey Village.

## Summary of Priorities

To prioritize recreation needs for the City of Jersey Village, the planning team evaluated standards and trends in the regions, stakeholder input from an online survey, staff input, elected leadership, and the Recreation and Events Committee. This information was used to identify potential projects for consideration. These potential projects include improvements to existing parks and facilities and opportunities for additions to the parks system. The following findings have supported these recommendations:

### Level of Service:

- 79.1% of residents live within a 10-minute walk of a park.
- Significant service gaps in achieving the goal of having everyone live within a 10-minute walk of a park are found in the northwest portion of the City, west of Jones Road.

- Jersey Village provides 6.51 acres of park land per 1,000 residents. The National Recreation and Park Association (NRPA) recommends cities to maintain at least 6.5 to 10.5 acres per 1,000 residents, with the typical agency across the Nation offering 9.9 acres per 1,000 residents.
- The top five recreation amenities provided by other entities in and around Jersey Village include: 1. Trails, 2. Baseball/Softball Fields, 3. Soccer/Football Fields, 4. Indoor Basketball, and 5. Event Space.

### Online Survey Findings:

- The online survey reveals that Facebook (46% of respondents) is the most popular way that residents hear about parks and recreation events and activities in Jersey Village.
- The survey reveals that the majority of respondents were 35 years old or more, with the following participation: 35 to 54 years (46%), 55 to 64 years (20%), and 65+ years (20%).
- The top five most desired outdoor activities are: 1. Trails, 2. Natural Areas, 3. Restrooms, 4. Shaded Seating, and 5. Event Space.
- The top five most desired indoor activities are: 1. Fitness Equipment, 2. Multi-Use Classrooms, 3. Banquet Hall, 4. Indoor Track, and 5. Indoor Basketball.

### Potential Projects Identified:

- Improvements to Carol Fox Park
- Improvements to Clark Henry Park
- Improvements to Jersey Village Dog Park
- Improvements to St. John Park
- Improvements to De Lozier Park
- New Neighborhood Park on Pleasant Colony Drive
- Outdoor Classroom at Philippine Park
- New Passive Open Space Park
- Trailhead at Welwyn Park
- Trails along Bayous
- Recreation at the Civic Center







# Jersey Village Today



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**City Profile**  
**Growth Trends**  
**Trends in Recreation**



CITY PROFILE

The Jersey Village is a small community located on the northwest side of the Houston Metropolitan Area, conveniently close to important economic centers in and around Houston while preserving a small town atmosphere. The City is primarily composed of single family residential development and two commercial corridors on the south and west side of town along Jones Rd. and US 290. In March 2019, a master plan for the Village Center was adopted that envisions a new town center with mixed use commercial, residential and a new City Hall on the south side of US 290 Highway.

Jersey Village has experienced moderate population growth in last ten years with a estimated population of 8,017 in 2020. The 2016 Comprehensive Plan reports that 92% of land in Jersey Village is built out, with limited room for expansion.

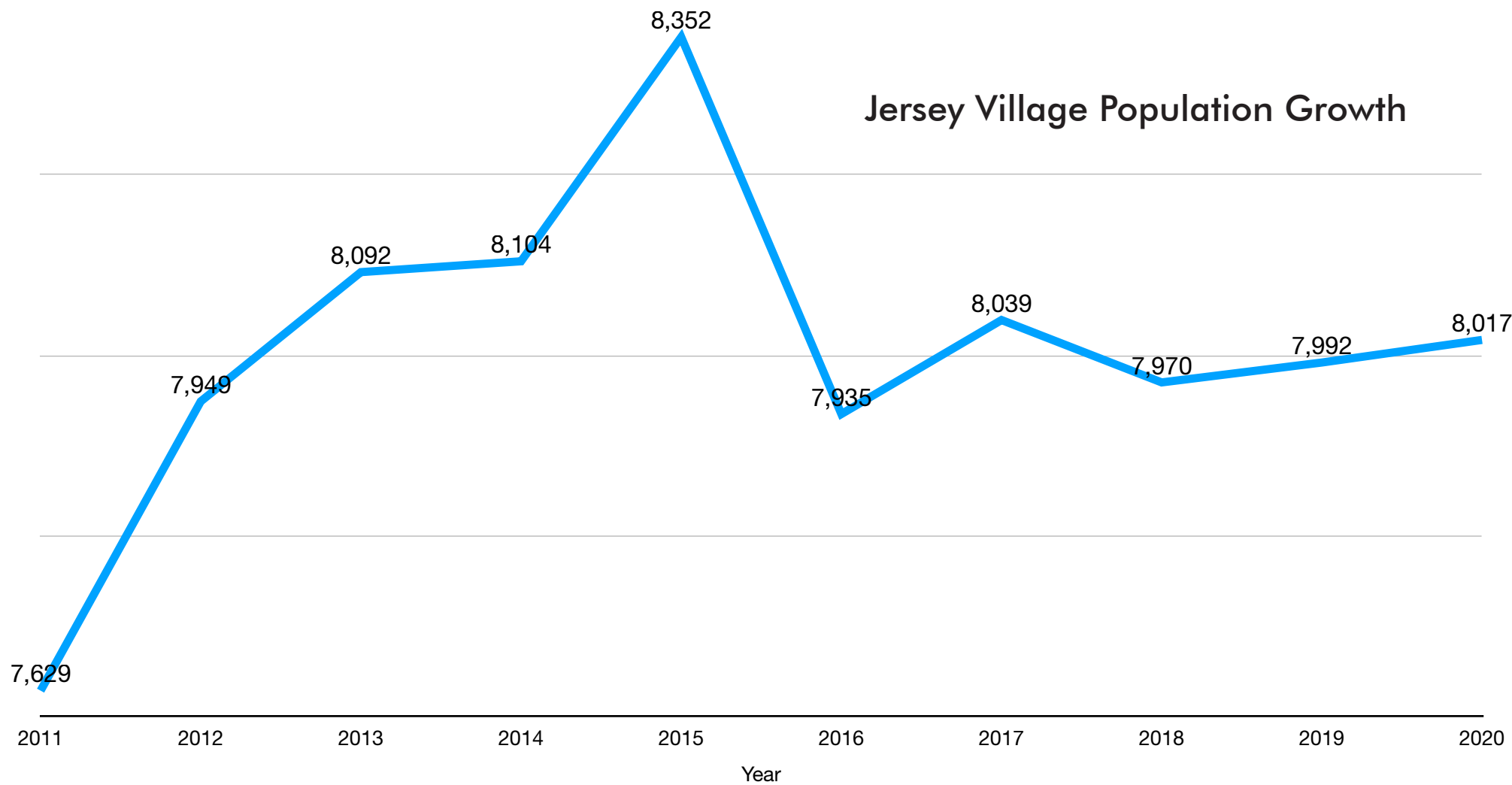
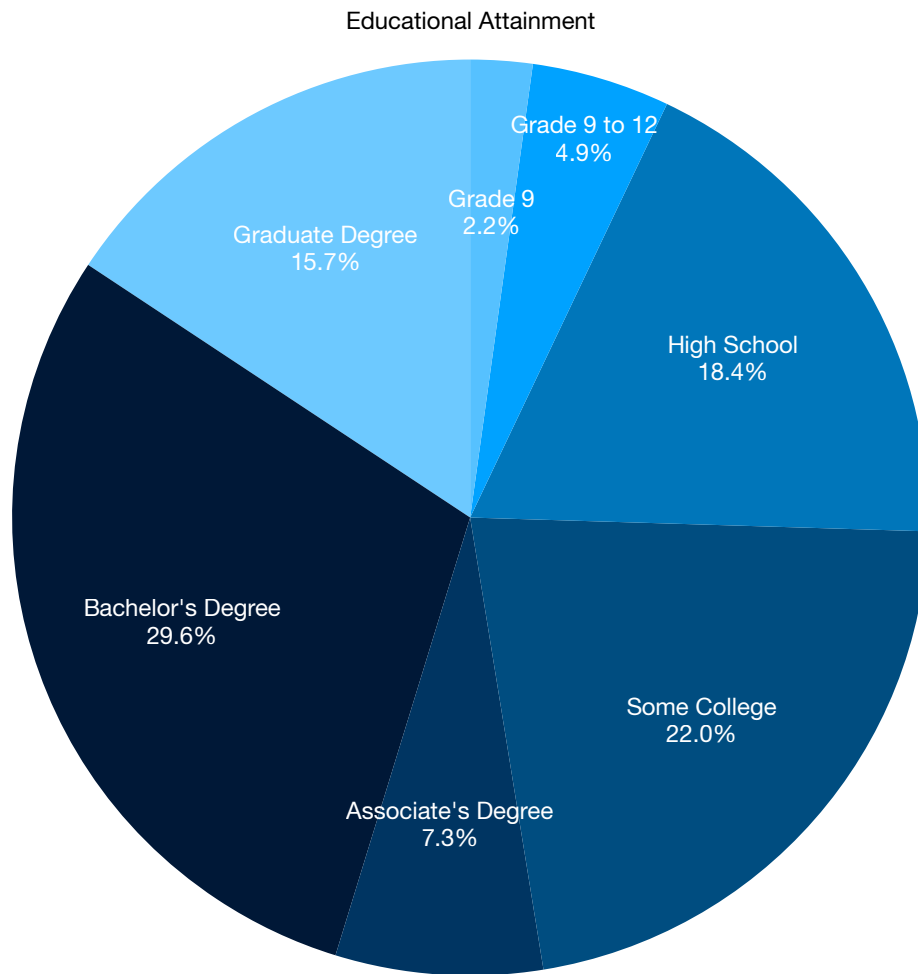


Figure 1: Population change in Jersey Village. Data Source: Applied Geographic Solutions and GIS Planning 2019.

# COMMUNITY PROFILE



Educational attainment for adults in Jersey Village is remarkable with 52.56% of adults achieving an Associates Degree or higher, compared to a Statewide total of 38.3%.

The distribution of ages in Jersey Villages is fairly balanced with a slightly larger proportion of residents in the 65+ age group. With an aging population from the 'Baby Boomer' generation, it will be important to consider the recreational needs for these residents and insure they are included in programming of parks, facilities, and activities.

Figure 2. Educational attainment for adults in Jersey Village. Data Source: Applied Geographic Solutions and GIS Planning 2019, Statista.com 2020

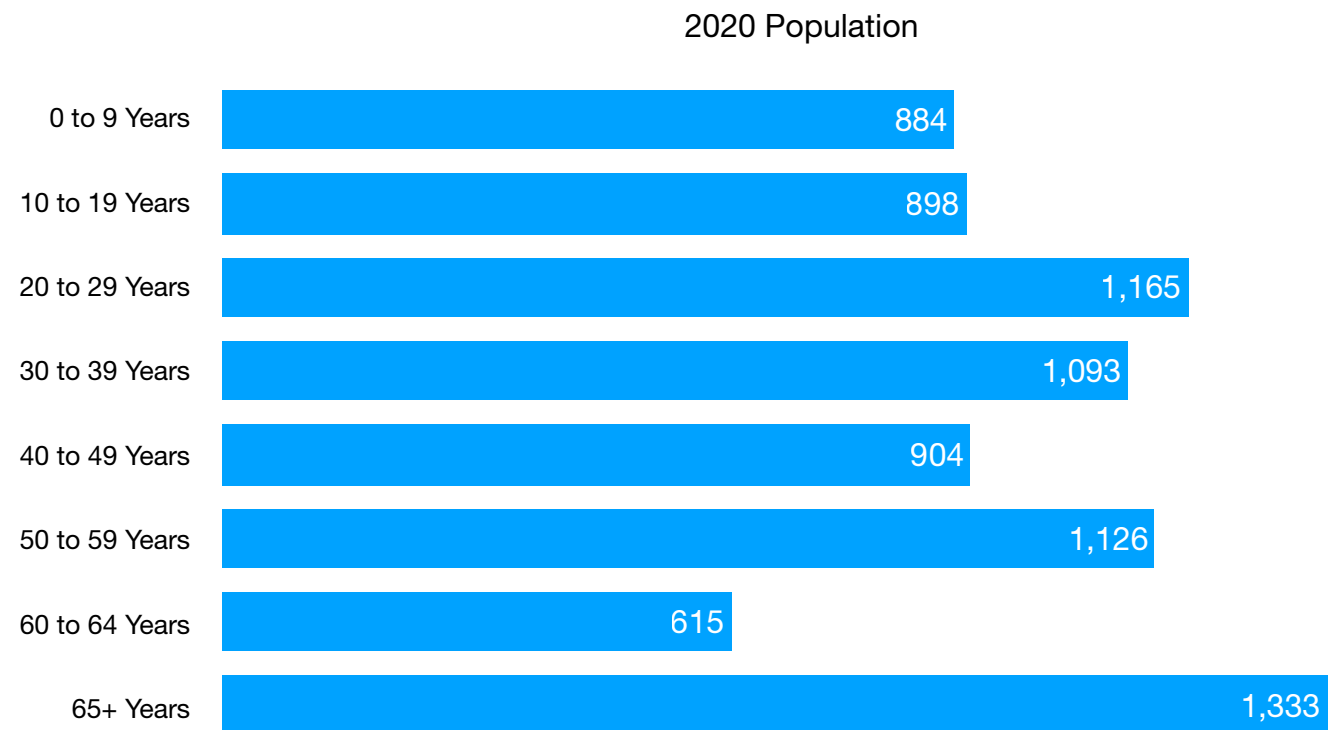


Figure 3. Age distribution in Jersey Village. Data Source: Applied Geographic Solutions and GIS Planning 2019

City Projects

Village Center

The City has revealed a plan for the proposed Village Center, a mixed-use development including multi-family housing, retail, restaurants, a hotel and a new City Hall with open space. The project site is approximately 43 acres on the south side of the intersection of US Highway 290 and Jones Road. The project is a partnership between the City and developer Collaborate Special Projects, LLC. It is expected to become an economic engine for Jersey Village. The Village Center will provide green space, pedestrian access and anticipates a connection with a future commuter rail station. The City has created a Tax Increment Reinvestment Zone at the Village Center and its surrounding area, which will use the increased property tax in the zone to reinvest into the infrastructure and other improvements. The project is expected to be completed in three to four years and have the possibility for expansion in the future.

The new Village Center will be a gathering space for residents visitors, providing choices for entertainment and recreation as well as increasing the quality of life. .

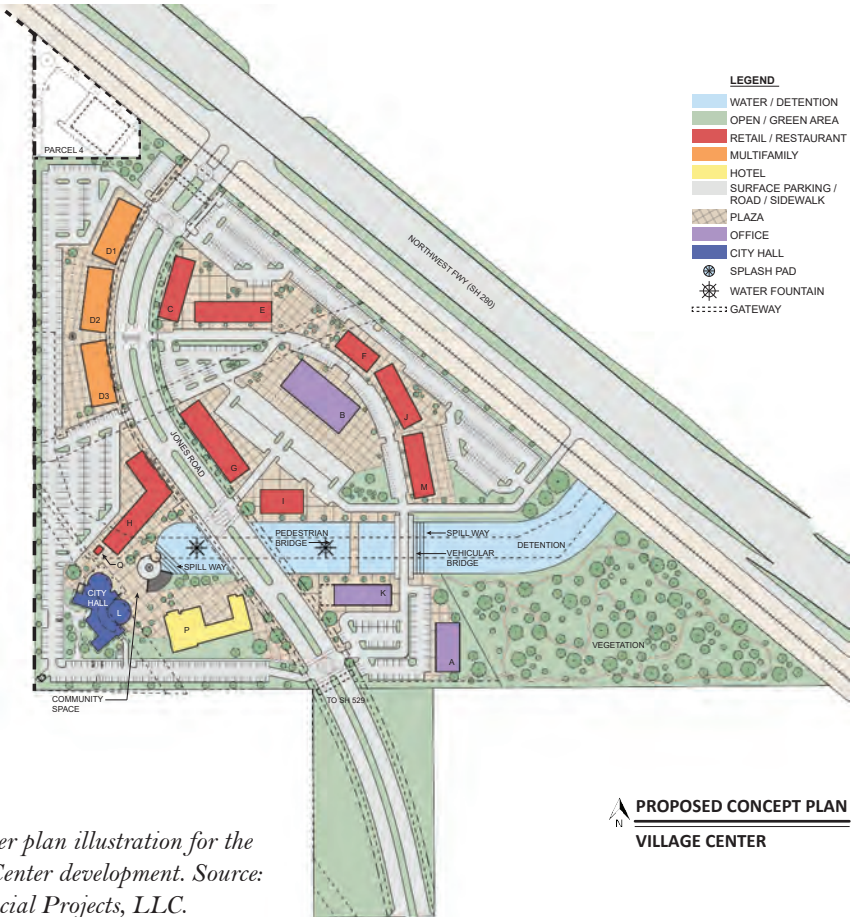


Figure 4. Master plan illustration for the future Village Center development. Source: Collaborate Special Projects, LLC.



Figure 5. Rendered concept for open space at the Village Center development. Source: Collaborate Special Projects, LLC.



Figure 6. Rendered concept for the proposed City Hall at the Village Center development. Source: Collaborate Special Projects, LLC.



# City Projects

## Gateway and Wayfinding

In February 2018, the City adopted a Gateways and Wayfinding Master Plan to create a sense of place in the City. The master plan proposed major gateways, primary gateways, secondary gateways as well as design concepts for signage and wayfinding. The proposed locations include major roadway entrances to the City, and to the proposed Village Center. The City has dedicated 2 million dollars through 2019 and 2020 to construct the gateways and wayfinding signage. The integrated gateway and signage will enhance the character and identify of the City.



Figure 7. Monument concepts from the Gateways and Wayfinding Master Plan. Source: Clark Condon.



Figure 6. Wayfinding concepts from the Gateways and Wayfinding Master Plan. Source: Clark Condon.





# Parks Today



**Park Inventory**  
**Level Of Service Analysis**  
**10-Minute Walk Analysis**  
**Recreation Sources in the Region**  
**League Sports and Recreation Programs**  
**Community Events**  
**750**

## Park Inventory

Jersey Village currently has eight city-owned parks and open spaces with a total of 53 acres of park land. The Jersey Village Nature Preserve and Dog Park, Carol Fox Park, and Clark Henry Park are the primary parks with developed amenities that serve recreation needs for residents. The remaining parks and open space are less than one acre in size and distributed throughout the community

The Jersey Village park system has a total of 2.48 miles of trails for recreation. Sidewalks are available throughout the community as well, which provide additional recreation and connectivity, but were not counted in the total trail mileage.

Table 1. Inventory of park amenities..

Park Name	Address	Acreage	Park Classification	Trail (miles)	Drinking Fountain	Benches	Swingset	Basketball Court	Playgrounds	Picnic Areas	Gazebo / Pavilion	Sandbox	Pool	Splash Pad	Restrooms	Backstops	Soccer Practice Field	Pet Waste Stations	Trash Cans	Dog Play Structure
Jersey Meadow Nature Trail & Dog Park	Jersey Meadow Drive, Jersey Village, TX 77064	41.73	Community Park	1.13	X	X												X	X	X
Country Club Park	Country Club Ct.	0.29	Mini Park			X														
De Lozier Park	De Lozier St. & Rio Grande St.	0.49	Mini Park			X														
St John Park	St. John Ct	0.29	Mini Park			X														
Carol Fox Park	15913-15977 Jersey Dr, Jersey Village, TX 77040	1.41	Neighborhood Park	0.23		X	X		X	X	X	X								
Welwyn Drive Park	Welwyn Drive, Jersey Village, TX 77040	0.39	Mini Park			X	X			X	X									
Philippine Park	Equador St. & Philippine St.	1.68	Neighborhood Park	0.21		X					X									
Clark Henry Park	Equador St, Jersey Village, TX 77040	7.35	Neighborhood Park	0.91	X	X	X	X	X	X	X	X	X	X	X	X	X			
				<b>53.65</b>	<b>2.48</b>															



# Jersey Village Parks System

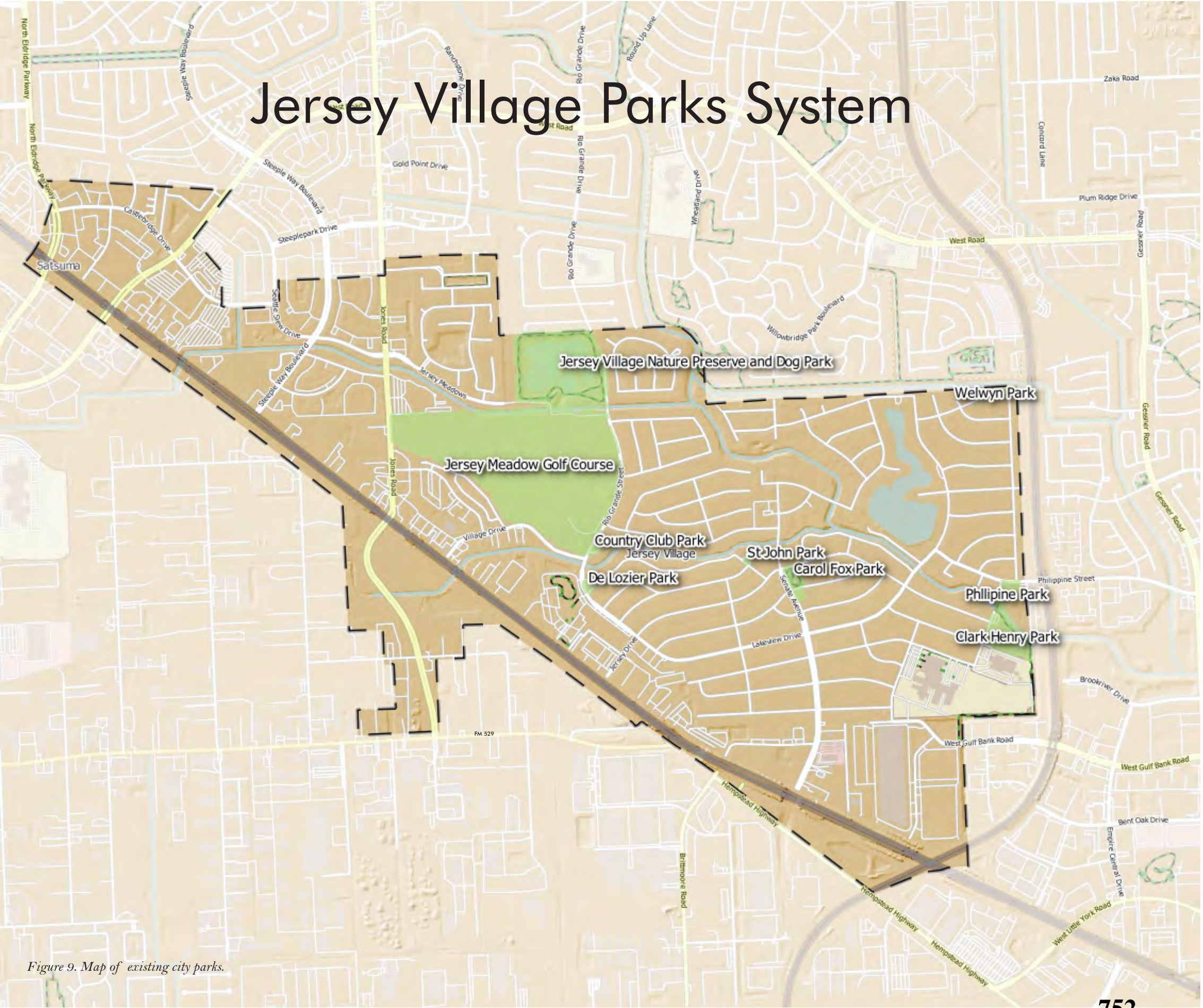


Figure 9. Map of existing city parks.

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Jersey Meadow Nature Trail and Dog Park

Due to a number of flood events over the years, the Harris County Flood Control District, in partnership with Harris County Precinct 4 and the City of Jersey Village, established a stormwater detention basin in 2014 to manage stormwater flows within the watershed. While most flood control basins in Harris County do not retain water, the 42-acre facility in Jersey Village contains “a permanent wet-bottom basin with wetlands that naturally filter stormwater and provide natural habitat to wildlife”. The wetland is surrounded by a 1.1 mile perimeter recreation trail. The facility includes a small bird nesting area on an island, for migratory waterfowl. The sustainability and recreational functions of this facility earned an award from the Houston Galveston Area Council of Governments for Project of the Year. The West Houston Association awarded the facility the Sustainability Stars award in 2017. Meanwhile, the park has become one of the most popular parks in the City.

Taking advantage of an attractive landscape, the City decided to build a dog park on the high bank of the southeast corner of the property. The Jersey Village Dog Park includes separate large dog and small dog areas and was completed in 2019. This park also features a 1.1-mile perimeter trail around the pond. The wetland area is habitat for fish and wildlife such as migratory waterfowl. Most of the amenities are within the dog park and in excellent condition. Available amenities are as follows:

- Wetland
- Decomposed granite trail
- Benches
- Drinking fountain for humans and dogs
- Dog waste stations
- Agility and play structures
- Parking



*Figures 10-13. Views of the detention basin and Dog Park.*





Figure 14. Aerial view of the detention basin.



# Clark Henry Park

Clark Henry Park is the second largest park in Jersey Village, encompassing more than 7 acres of land. The park is located at the southeast corner of Jersey Village adjacent to Post Elementary School. The park is home to the City pool and splash pad, Jersey Village Hike and Bike Trail, and a covered basketball court. The playgrounds and soccer and baseball practice fields are highly utilized by students from Post Elementary School as well as residents. This park is currently home to most of the outdoor community events in Jersey Village, taking advantage of the covered basketball court and ample open space. Available amenities are as follows:

- Splash pad
- Swimming pool
- Covered basketball court
- Restroom
- Drinking fountain
- Picnic tables
- Playgrounds
- Swingsets
- Benches
- Backstops
- Soccer practice field
- Hike and Bike Trail



*Figures 15-19. Views of amenities at Clark Henry Park.*







Figure 20. Aerial view of Clark Henry Park.



# Carol Fox Park

Carol Fox park is a 1.4-acre neighborhood park located in the center of the community. This park attracts children with it’s unique play structures, with a variety of play structures to suit to all ages.

The park was renovated in 1992, with the help of 400 volunteers from Jersey Village. A total of 263 families contributed \$50 each and left their hand and footprints on the concrete pathways along with their best wishes and vision for the park. The design of the park amenities was inspired by input from children who were invited to illustrate their vision for the park. This park has been a great success and shows the value of community involvement. Available amenities are as follows:

- Playgrounds
- Swingset
- Sandbox
- Hill playground
- Picnic Area
- Gazebo
- Sand Volleyball Court



Figures 21-25.  
Amenities at Carol  
Fox Park.





Figure 21. Aerial view of Carol Fox Park.



# Philippine Park

Philippine Park is located north of Clark Henry Park, immediately across White Oak Bayou from the City Pool. A pedestrian bridge connects with Clark Henry Park and the Jersey Village Hike and Bike Trail. This area has many trees and serves as a passive park with amenities such as a gazebo, sidewalks, and benches. This park is next door to the Village Learning Center, a day care facility. Available amenities are as follows:

- Gazebo
- Bench
- Trail
- Birdhouse

Figures 22,23. Existing gazebo and bench at Philippine Park.



Figures 24. Passive open space and at trail at Philippine Park.



Figures 25. Open space at Philippine Park.





Figure 26. Aerial view of Philippine Park.



# Mini Parks

## Country Club Park

Located at Country Club Court and Rio Grande Street, adjacent to the Jersey Meadow Golf Course, this mini-park offers a 0.29 acre shady spot to relax on an island within the cul-de-sac. Benches are provided for visitors.

## De Lozier Park

This park takes advantage of a 0.49-acre island of open space at the intersection of De Lozier St. and Rio Grande St. De Lozier Park is located across street of the Champion Forest Baptist Church Park, where a variety of amenities are offered. The open space is used as a gathering spot for local residents for block parties and similar events. During the Christmas season, the space is decorated with lights and ornaments.

## St. John Park

Similar to Country Club Park, St John Park consists of a small island within a cul-de-sac. This 0.29 acre open space provides shade trees and a bench for residents to enjoy.



Figure 27. Views of Country Club Park.



De Lozier Park



St John Park



Figure 28. Views of De Lozier Park.

Figure 29. Views of St. John Park.

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Level of Service Analysis

The purpose of a level of service (LOS) analysis is to determine how well the existing City of Jersey Village Parks and Recreation system is meeting the needs of City residents. According to the National Recreation and Parks Association (NRPA), the basic definition of LOS is expressed as an allocation mechanism for the delivery of park and recreation facilities throughout a community. By adopting LOS standards, a community in essence says that all residents, regardless if they pay taxes or use the parks and recreation facilities, have equal opportunity to share in the basic services in the standards.

Park Land

The City of Jersey Village has a total of approximately 53.65 acres land dedicated to parks and open space through out the city. This does not include the 108 acre City-operated Jersey Meadow Golf Course. Park land is typically measured in terms of ‘developed park land’, which generally includes all maintained parks and open space. This allows a community to compare their total park land to that of comparable communities.

Source: Acreage values sourced from municipal park master plans

	Residents per park	Park Acreage per 1,000 residents	Population	Number of parks
National Median of Jurisdictions with a Population of Less than 20,000*	1,231	11.80		
Jersey Village, TX	1,030	6.51	8,240	8
Tomball, TX	1,680	6.48	11,762	7
Seabrook, TX	681	48.14	14,291	21
Jacinto City, TX	3,542	2.23	10,625	3
Katy, TX	2,402	3.55	19,216	8
Pleasanton, TX	3,585	10.12	10,754	3
Sealy, TX	1,308	13.22	6,538	5
Bellaire, TX	1,355	2.43	18,966	14
Fulshear, TX	5,995	2.25	11,990	2
Pleasanton, TX	3,585	10.12	10,754	3
Brenham, TX	2,457	6.52	17,198	7
Boerne, TX	1,555	21.72	17,106	11

Table 2. Comparison of park level of service by acreage per 1,000 residents. Source: 2019 NRPA Agency Performance Review.

The National Recreation and Parks Association (NRPA) has conducted surveys of park agencies across the country to depict the condition of parks level of service. The survey results from NRPA measure “Residents per Park” and “Park Acreage per 1,000 residents”. The 2019 NRPA Agency Performance Review reports a national median of 11.1 acres for jurisdictions with a population of less than 20,000. To meet this standard, Jersey Village would need to acquire an additional 37.8 acres of park land.

Another popular method is to measure park land acreage as percentage of city area. The Trust for Public Land’s 2019 City Park Facts indicates that the medium to low-density cities have an average of 8.3% of a city’s total area in park land. Jersey Village’s park land is 3% of the city area. This number is in a medium range as compared with similar density cities in Texas.

Park Facilities

NRPA measures also measures the number of residents served by a population size. The table on the right compares parks and recreation facilities in Jersey Village with

Source: Acreage values sourced from municipal park master plans

	Parkland as percent of city area	Parkland Acreage	City Limits Acreage
National Median for Medium to Low-Density Cities*	8.30%		
Jersey Village, TX	3.0%	53.65	2240
Pflugerville, TX	16.2%	1171.3	7,232
Roundrock, TX	9.9%	2270	22,976
Sugar Land, TX	8.2%	2,233.9	27,405
Cedar Park, TX	6.5%	927	14,330
Missouri City, TX	5.5%	1060.6	19,450
Huntsville	4.4%	1018.88	23,232
Georgetown, TX	3.9%	1360.21	34,752
Friendswood, TX	2.7%	365	13,376
Leander, TX	2.2%	513.84	23,709
Rosenberg, TX	2.0%	469.62	23,576
Tomball, TX	1%	76.16	7,616
Texas City, TX	0.9%	1011.24	118,784
Rockwall	0.7%	997	144,464
Fulshear, TX	0.4%	28.24	7,065

Table 3. Comparison of park level of service as a percent of city area.

the national median for cities with densities between 1,500 to 2,500 residents/Square Mile.

Some types of facilities (such as recreation centers) are often only found in larger cities, therefore the table does not imply that Jersey Village has a deficit due to a lack of a given facility.

The existing Jersey Village Civic Center is serving the community not only as the City Council Chambers, but also as a place for public and private events. The City does not have a designated event venue such as an amphitheater, instead most events area held in the covered basketball court in Clark Henry park.

The planned Village Center will include a new City Hall, as well as an amphitheater for community events. With the relocation of City Hall and Council Chambers, the existing Civic Center and surrounding could be re-purposed for recreation uses such as indoor recreation or green space.

Type of Facility		National Median number of Residents per Facilities*	Residents per Facilities in Jersey Village	Number of facilities Owned by the City
Outdoor	Playgrounds	3,163	1,177	7
	Basketball courts	5,971	8,240	1
	Tennis courts (outdoor only)	4,296		0
	Diamond fields: baseball - youth	6,597	4,120	2
	Diamond fields: softball fields - adult	12,527		0
	Rectangular fields: multi-purpose	7,469	8,240	1
	Diamond fields: softball fields – youth	11,917		0
	Dog park	47,000	8,240	1
	Diamond fields: baseball - adult	20,033		0
	Swimming pools (outdoor only)	34,035	8,240	1
	Tot lots	14,000		
	Rectangular fields: soccer field – youth	7,000	8,240	1
	Community gardens	34,170		0
	Rectangular fields: soccer field - adult	13,173		0
	Rectangular fields: football field	25,320		0
	Skate park	44,000		0
	Multi-purpose synthetic field	41,938		0
Indoor	Community centers	28,987	8,240	1
	Recreation centers (including gyms and fitness centers)	31,539		0
	Senior centers	62,053		0
	Performance amphitheater	46,000		0
	Nature centers	75,021		0

Table 4. Park amenity level of service compared to national median of residents per facility. Park facility median for cities with densities between 1,500 to 2,500 residents/square mile. Source: 2019 NRP4 Agency Performance Review.



10 Minute Walk Analysis

A Park Within a 10 Minute Walk from Home

A collaborative effort between The Trust for Public Land, the Urban Land Institute, and the National Recreation and Park Association initiated a campaign called “10 minute Walk” with a goal to “ensure there’s a park within a 10 minute walk of every person, in every neighborhood, in every City across America”. The movement challenges mayors to make a commitment to achieving this goal in their communities. Cities can join the movement by signing up online at 10minutewalk.org.

To understand where Jersey Village currently measures against the “10 Minute Walk” test, an analysis was conducted using Geographic Information Systems (GIS) software to calculate the proximity of households to parks in the City, both public parks and private. Rather than using a simple circular radius, the analysis considers only the practical means of walking to the park along existing roads, which have sidewalks in most cases. This provides a more meaningful illustration of where service gaps exist in the parks system.

According to the most recent data from Parkserve™, the 10 Minute Walk database from the Trust for Public Land (TPL), Jersey Village has 80.2% (6,771 residents) of the population living within a 10 minute walk to a park, and 19.8% of residents living further away. Comparing with other cities in Texas, Jersey Village has significant park coverage. The TPL data is based on the ESRI Demographic Forecast Block Groups data.

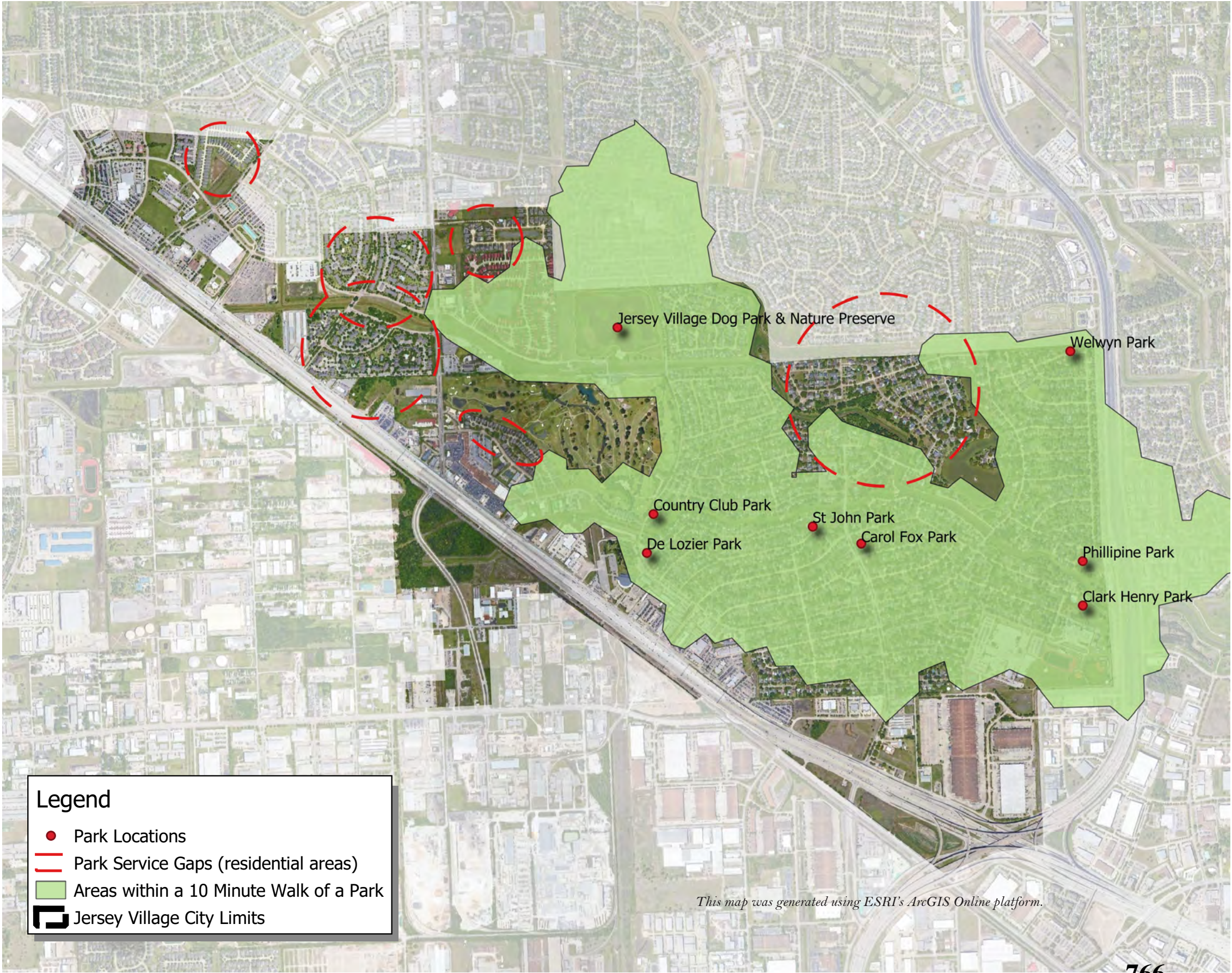
The map on the following page illustrates the areas of the community within a 10 minute walk of a park in green. The red circles highlight residential areas that are not within that distance and are known as ‘service gaps’. Where opportunities are available, these are target areas to consider for development of parks if land is available. This visualization was conducted using ESRI’s ArcGIS Online platform to perform the ‘proximity analysis’. The analysis only considers public parks, and proximity is measured as a distance along streets to park access points.

City Name	Population within a 10 minute Walk to a park	Number of Residents living within a 10 minute walk to a park
Jersey Village, TX	80.2%	6,771
Bellaire, TX	79.6%	13,786
Cedar Park, TX	79.0%	52,513
Deer Park, TX	71.2%	24,929
Huntsville, TX	65.0%	27,132
Seabrook, TX	59.5%	8,475
Texas City, TX	58.8%	32,135
La Porte, TX	55.3%	19,538
Brenham, TX	48.4%	8,213
Leander, TX	53.8%	22,919
Georgetown, TX	52.7%	32,895
Jacinto City, TX	47.9%	5,261
Missouri City, TX	45.9%	38,831
Baytown, TX	45.7%	18,641
Katy, TX	39.5%	6,764
Sugar Land, TX	37.8%	34,750
New Braunfels, TX	34.3%	28,035
Alvin, TX	31.8%	8,899
Rosenberg, TX	30.5%	11,785
Pearland, TX	23.5%	28,525
Boerne, TX	61.4%	11,277

Table 5. Comparison of Texas cities’ 10 minute walk level of service. Source: Parkserve™ by the Trust for Public Land, <https://www.tpl.org/city/jersey-village-texas>



10 Minute Walk Analysis



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Figure 30. Analysis of areas in Jersey Village within a 10 minute walk of a park. Circled in red are residential areas not within a 10 minute walk of a City park.



## Who lives Within a 10 Minute Walk of a Park?

The Trust for Public Land’s Parkserve™ tool utilizes available data for park inventories and the U.S. Census estimates to explore the level of service for a community’s parks system.

The graphics below indicate the percentage of residents living within a 10 minute walk of a park. The majority of residents live in close proximity to a park. Generally, all age groups were similarly distributed, with Seniors (age 65+) having a slightly higher number of residents living further than 10 minutes from a park (23%).

When evaluated from the perspective of household income, the distribution of households within a 10 minute walk of a park is almost identical to that of age groups. This is indicative of a relatively balanced distribution of income across the community. The service gaps identified in this analysis are likely the result of development patterns over time and available land for park development.

### 10 Minute Walk Analysis by Age

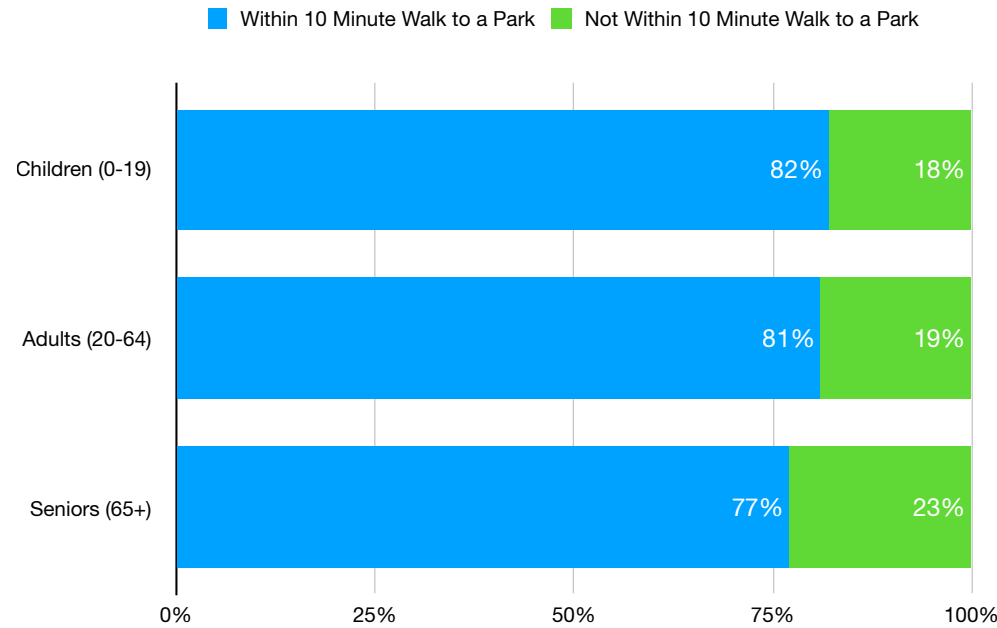


Figure 31. Distribution of Jersey Village residents by age that are within a 10 minute walk of a city park. \*Source: Parkserve™ by the Trust for Public Land, <https://www.tpl.org/city/jersey-village-texas>

### 10 Minute Walk Analysis by Income

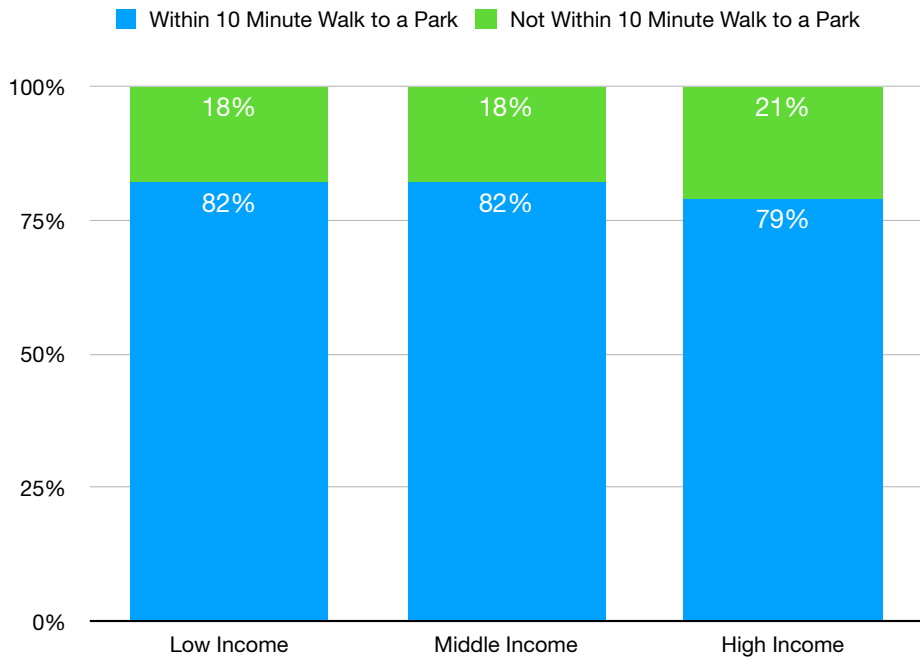


Figure 32. Distribution of Jersey Village residents by income that are within a 10 minute walk of a park. \*Source: Parkserve™ by the Trust for Public Land, <https://www.tpl.org/city/jersey-village-texas>

## Commit to a 10 Minute Walk Campaign

The “10 minute Walk” Campaign provides funding, marketing and technical support for cities to succeed. Comparing with the NRPA’s “10 minute walk” grantees, who committed to strive to be a 10 Minute Walk City, Jersey Village is in a competitive place (see table at right), with its current status of 79.1% population living within the 10 minute walk area. As a livable community in the Houston Metropolitan area, joining the “10 Minute Walk” Campaign could help Jersey Village to grow and improve it’s park system, and even became a example for the region.

**Benefits:**

- Ongoing technical assistance from NRPA, TPL, ULI, and additional national and local experts to support local planning efforts.
- Access and technical support for planning and mapping tools such as NRPA’s Park Metrics, TPL’s ParkServe® and Parkology.
- Peer-to-peer support and networking opportunities to share lessons learned and address challenges.
- National visibility through:
  - Articles in Parks and Recreation magazine, Open Space Blog, partner publications, and national press releases.
  - Opportunities to present at national conferences, including the NRPA Annual Conference.

**What to do:**

The cities interested in creating a commitment should:

- Select an attainable 10 Minute Walk Goal and specific action.
- Develop a measurement strategy that outlines what success looks like and how you’ll track your progress.
- Select a realistic date with-in the next 5 years for completing your commitment.

The Mayor of the City will need to sign a commitment for the campaign to reach the goal of the 10 Minute Walk.

2019 NRPA 10 Minute Walk Grantees	Population in 10 minute walk to park area	Grant Year
Denver, CO	94%	2019
Winooski, VT	82%	2019
Lynnwood, WA	76%	2019
Paterson, NJ	72%	2019
Raleigh, NC	70%	2019
Tacoma, WA	69%	2019
Los Angeles City, CA	61%	2019
Memphis, TN	45%	2019
Bennettsville, SC	28%	2019
West Athens-Westmont	26%	2019
Camden, NJ	94%	2018
New Rochelle, NY	91%	2018
Tukwila, WA	80%	2018
Rochester, NY	78%	2018
Anchorage, AK	74%	2018
Grand Rapids, MI	72%	2018
Clarkston, GA	71%	2018
Lewisville, TX	61%	2018
Orlando, FL	60%	2018
Austin, TX	54%	2018
El Cajon, CA	45%	2018
Chattanooga, TN	36%	2018

Figure 33. 2019 10 Minute Walk Challenge awardees. \*Data source: National Recreation And Park Association.



Recreation by Others

An inventory was conducted of the recreation resources provided by entities other than the City of Jersey Village within 20 minute drive from City Hall. This analysis is aiming at mapping out the resources available in the region and providing a reference to identify the gaps in terms of local recreational needs. The inventory is inexhaustive accounting of available recreation resources and providers such as yoga studios, gyms, parks, and more. The analysis captured a total of 109 recreation facilities and more than 24 different types of recreation amenities.

The table at right shows the number of amenities provided by others in the study area. The top 5 amenities are:

- Trails
- Rectangular Field
- Diamond Field
- Indoor Basketball
- Water Park

24 facilities have trails available within the study area. This include all trails within public parks and designated hike and bike trails. “Rectangular fields” and “Diamond Fields” represent fields for soccer, football, lacrosse, baseball, and softball.

“Indoor Basketball” is mostly provided by schools, community centers and private gyms. “Water Parks” include splash pads, and swimming pools that have play structures.

A total of 9 facilities listed as “Others” include recreation amenities that are unique in the study area such as “Outdoor Learning Area”, “Roller Skating”, “Gymnasium”, “Trampoline”, “Dodge ball”, “video arcade”, “Camping ground”, “Go-kart Track”, “Laser tag”, “Mini golf”, and “Outdoor shower”.

Among all 109 facilities, 73 facilities are privately owned, which also include HOA and MUD district-owned facilities. A total of 16 facilities are County-owned, 16 by school districts, and 6 facilities are owned by other municipalities. Private owned facilities are the main recreation providers in the area.

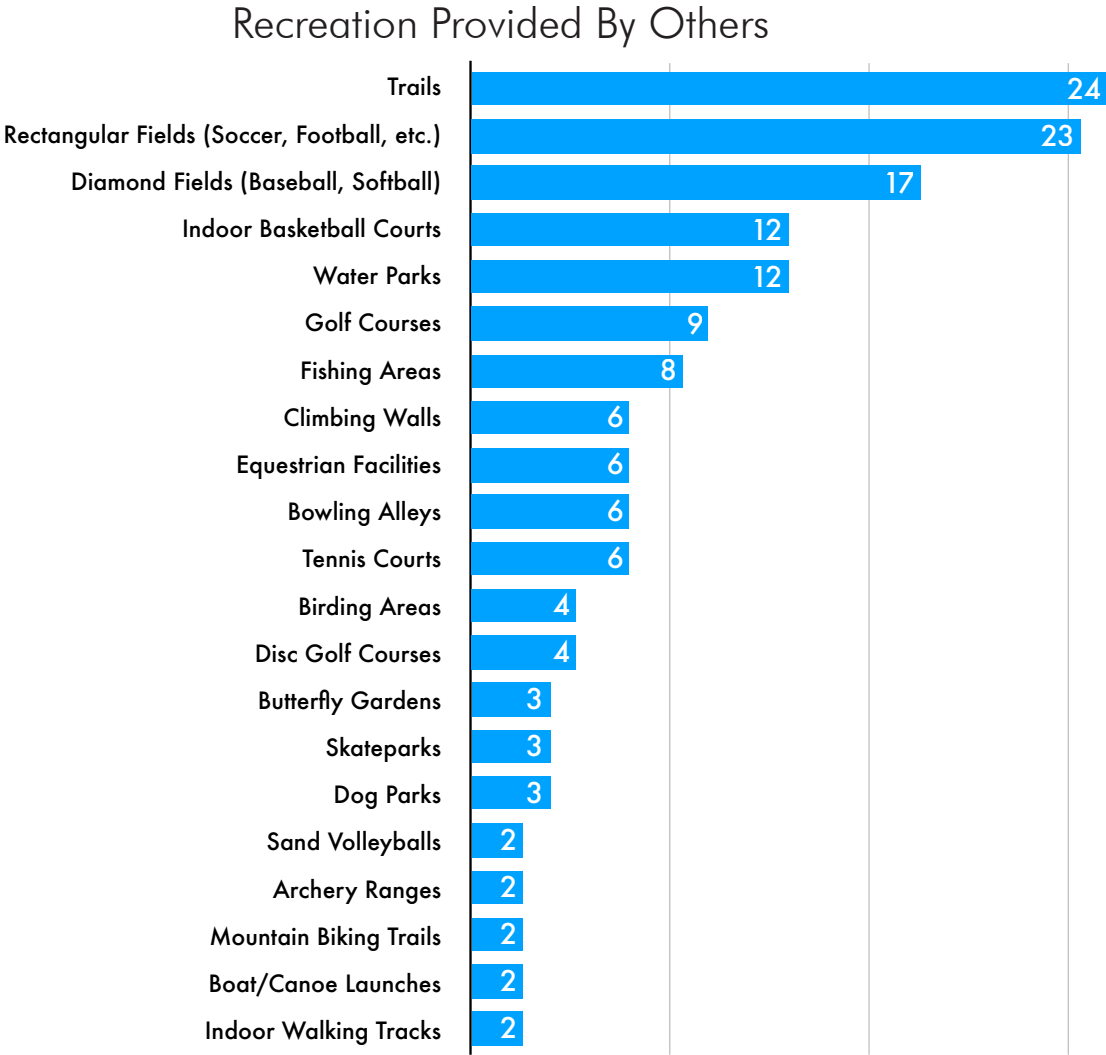


Figure 34. Summary of recreation amenities provided by other entities identified within a 20 minute drive of Jersey Village.

Recreation Resources By Ownership

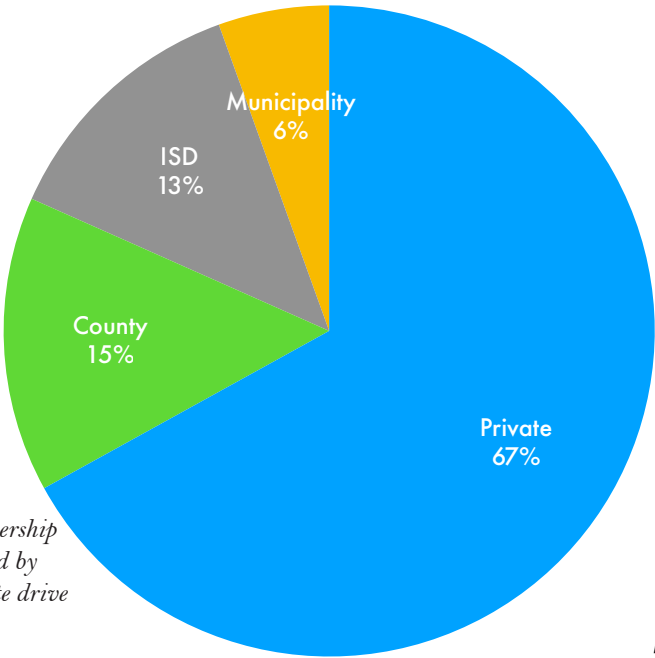
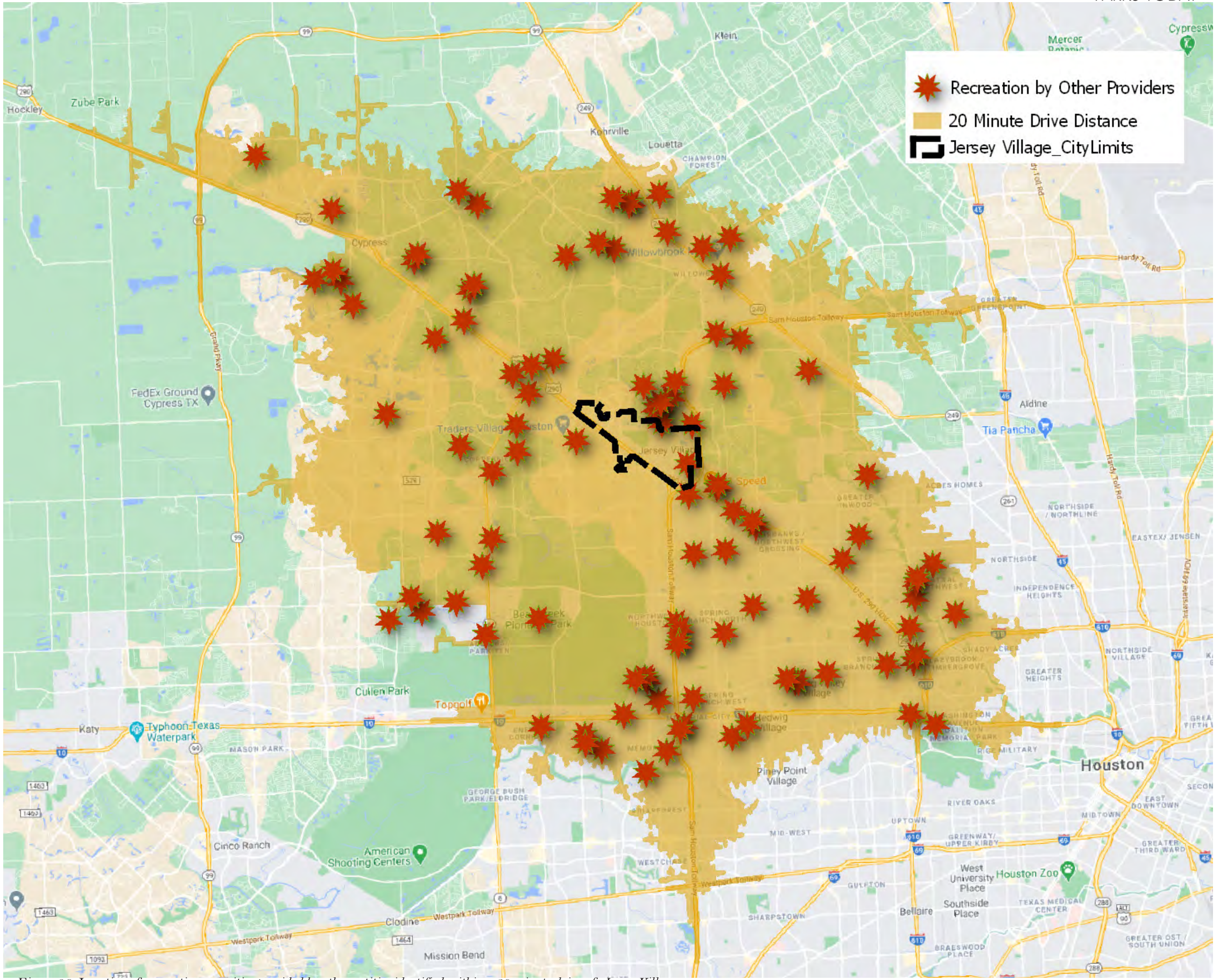


Figure 35. Distribution by ownership of recreation amenities provided by other entities within a 20 minute drive of Jersey Village.





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Figure 36. Location of recreation amenities provided by other entities identified within a 20 minute drive of Jersey Village.



## Sports, Programs, and Events

### League Sports

Currently, The sports demand in Jersey Village is fulfilled by private organizations. I-9 Sports offers soccer league play for boys and girls at age of 3 to 5 and baseball league play for ages 3 to 6. Both leagues use fields at Clark Henry park.

### Recreation Programs



Jersey Village began to offer a number of new recreational programs in 2019. These programs will included youth and adult sports, camps, art classes, fitness in the park and more.

Figure 37. Residents participated in an art class in March of 2020.



### Community Events

Jersey Village has a vibrant community atmosphere, where a variety of community events bring residents together each year. Jersey Village Parks and Recreation is providing 12 annual community events based on the local interests.

The following popular events are offered:

- Bingo Nights (NEW in 2020!)
- Health Expo with Jersey Village Senior Outreach (NEW in 2020!)
- Concerts in the Park Series (NEW in 2020!)
- Spring Fling Nature Festival
- Easter Egg Hunt
- Adult Easter Egg Hunt (NEW in 2020!)
- Independence Day Parade
- Movies in the Village
- Eats in the Streets Food Truck Festival
- Fall Frolic Trunk-or-Treat
- Texas State Arbor Day
- Holiday in the Village
- Farmer's Market

Most events are held in the open space and covered basketball court at Clark Henry Park. The events are scheduled through out the years and have a high level participation in the community.

Figure 38. Residents participating in a Bingo Night event at the Civic Center.







Figure 39. Snow was provided to add to the Christmas spirit during Holiday in the Village.



Figure 40. Children participating in the annual Easter Egg Hunt.



Figure 41. The Jersey Village Farmer's Market is a popular event held on the first Sunday of each month at the Civic Center.

Figure 42. Lights and decorations during the annual Holiday in the Village event.



Figure 43. A rich variety of offerings at the Eats in the Streets Food Truck Festival.



Figure 44. A float built by residents for the Independence Day Parade.









# Demand Assessment



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**Online Survey**  
**Recreation and Events Committee**  
**Recreation Behavior**

## Public Engagement Process

A key component to any master planning process is to gather input from relevant stakeholders. With parks and recreation planning, the residents are the primary users of parks, programs, and facilities. Determining the types of activities in which residents participate, those that they would like to see in the future, is the secret to a development of a plan that meets those needs.

## Online Survey

One of the most effective means of reaching residents with busy lives is through the use of online engagement. To this end, the City conducted an online parks and recreation survey to find out what how residents are currently recreating.

The online survey was made available through a link on the City's website, postings on the City's Facebook® page, and the local Nextdoor group. The online survey was also mentioned in the Houston Chronicle newspaper.

The survey included twelve questions, which include 10 single and multiple choice questions, and two open ended questions. A total of 464 respondents responded to the survey over a three month period between March 10th and November 15th of 2020. With the Jersey Village population in 2019 (8,240), the number of responses provided a statistically significant sample with a 97.33% level of confidence with a margin of error at 4.42%.

The results of the survey are highlighted are below:

- Carol Fox Park is the most popular park in Jersey Village;
- Walking, hiking, biking and running are the most popular activities;
- Trails are the most desired outdoor recreation amenity;
- Fitness equipment are the most desired indoor amenities;
- Saturday evening is the peak time for park visits;
- "Senior" related activities are the most frequently mentioned programs and events that residents desire;

## Participant Profile

To help the City better understand the recreation of all groups, the online survey also collected the basic demographic information of the participants. The following information was revealed:

- 98.7% participants are local residents of Jersey Village;
- The majority (55.8% ) of participants have lived in Jersey Village more than ten years;
- 47% of survey participants were 35 to 54 years of age.
- Facebook® is the most popular source for information about Jersey Village parks and recreation.

How long have you lived in Jersey Village?

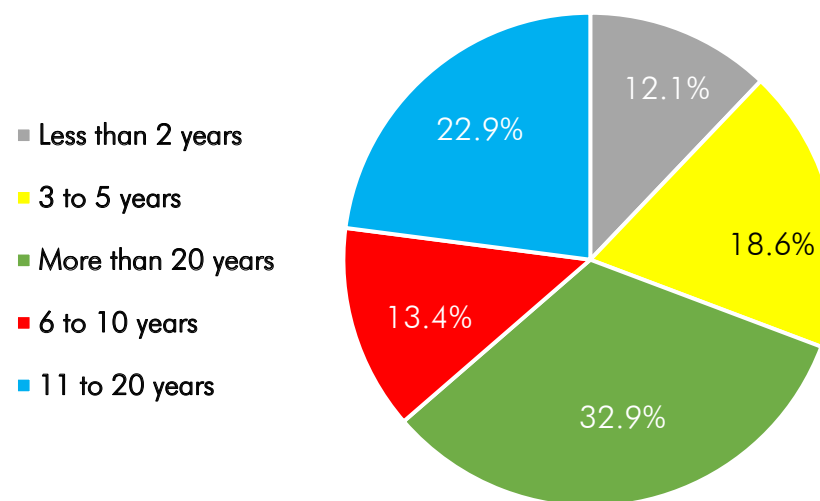


Figure 44. Age groups represented by the online survey.

## Which age group are you in ?

The profile of survey participants reveals that the survey has captured residents with different lengths of residency and different age groups. Participants who have lived in Jersey Village for more than 20 years are the largest group. The most represented age group is "35 to 54 years". Other ages groups were also well-represented with the exception of "under 18 ", which are likely represented by their parents. Social media and the City website are the most commonly used sources for parks and recreation information. There were also other sources mentioned by participants that are widely used, such as the City newsletter and outdoor signs.

The profile information can not only reflect if the survey has reached all groups but also can tell a story in the reversed order. A cross tabulation analysis can show the survey responses by different profile information. For instance, the direct result shows Facebook® is the most popular information source, cross tabulation analysis shows that participants at age of 65 and older are the smallest group to choose Facebook® as their primary parks and recreation information source, instead preferring the City Website as their number one source, followed by Facebook®, friends, and family.

### Parks and Recreation preference

The online survey presented three questions to better understand the recreation behavior and park visitation patterns in Jersey Village. The questions included "Which park does your family visit the most?", "What day of the week and what time of the day do you most use the parks?".

Weekends evenings are the most popular time for park visits, with Saturday as the peak day of the week. Evenings are high volume visitation times, while Mid-Day has the least volume activity. Such patterns of activity are as expected, however it may be worth considering enhanced lighting in the parks due to the high visitation in the evenings.

The survey also asked the participants what types of recreation activities they currently participate in. "Walking, Hiking, Running and Biking" were the most common activities, with a total participation rate of 79%.

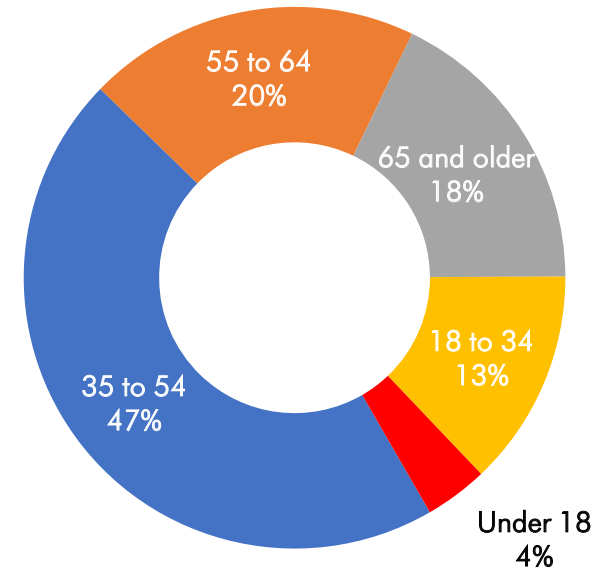


Figure 45. Age groups represented by survey participants.

### Where do you get your information for parks and recreation events/programs?

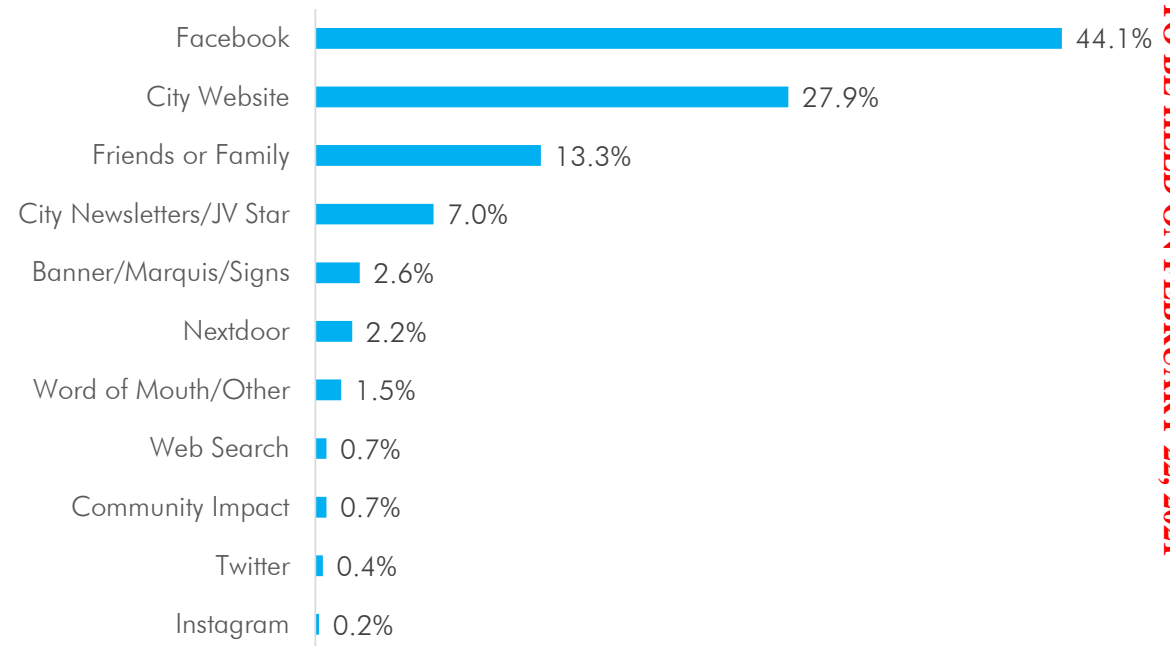


Figure 46. Preferred method of receiving information about City parks and recreation events and programs.



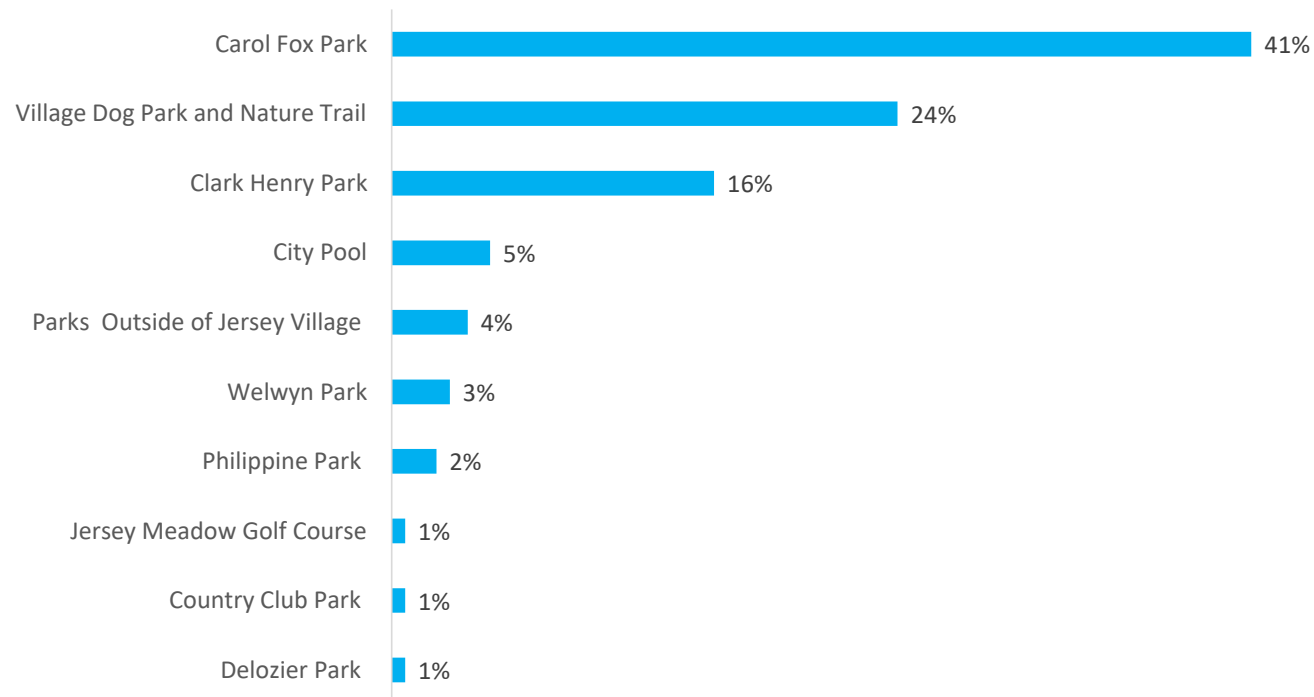


Figure 47. Most frequently visited parks by survey participants.

Which park does your family visit most often?

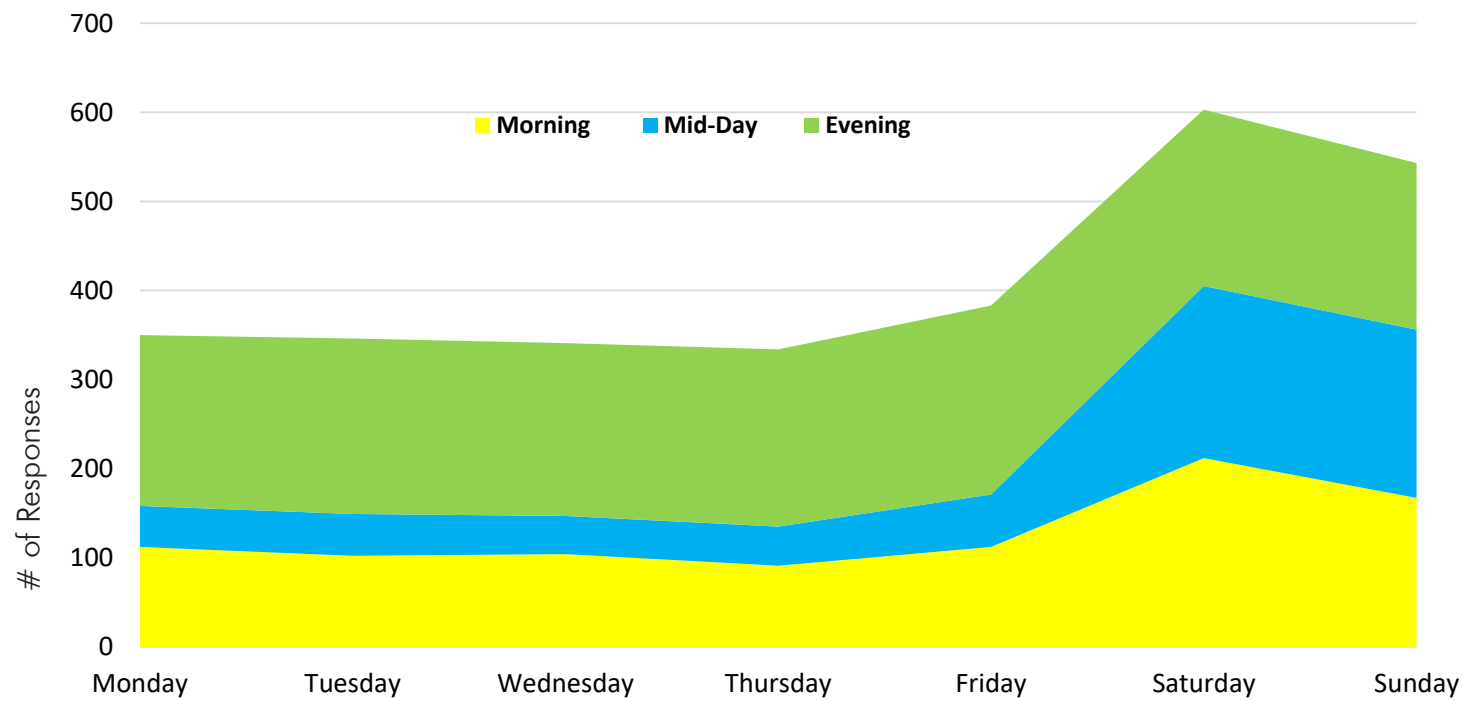


Figure 48. Park visitation by survey participants.

What day of the week and what time do you most use the parks?

What recreation activities do you CURRENTLY participate in?

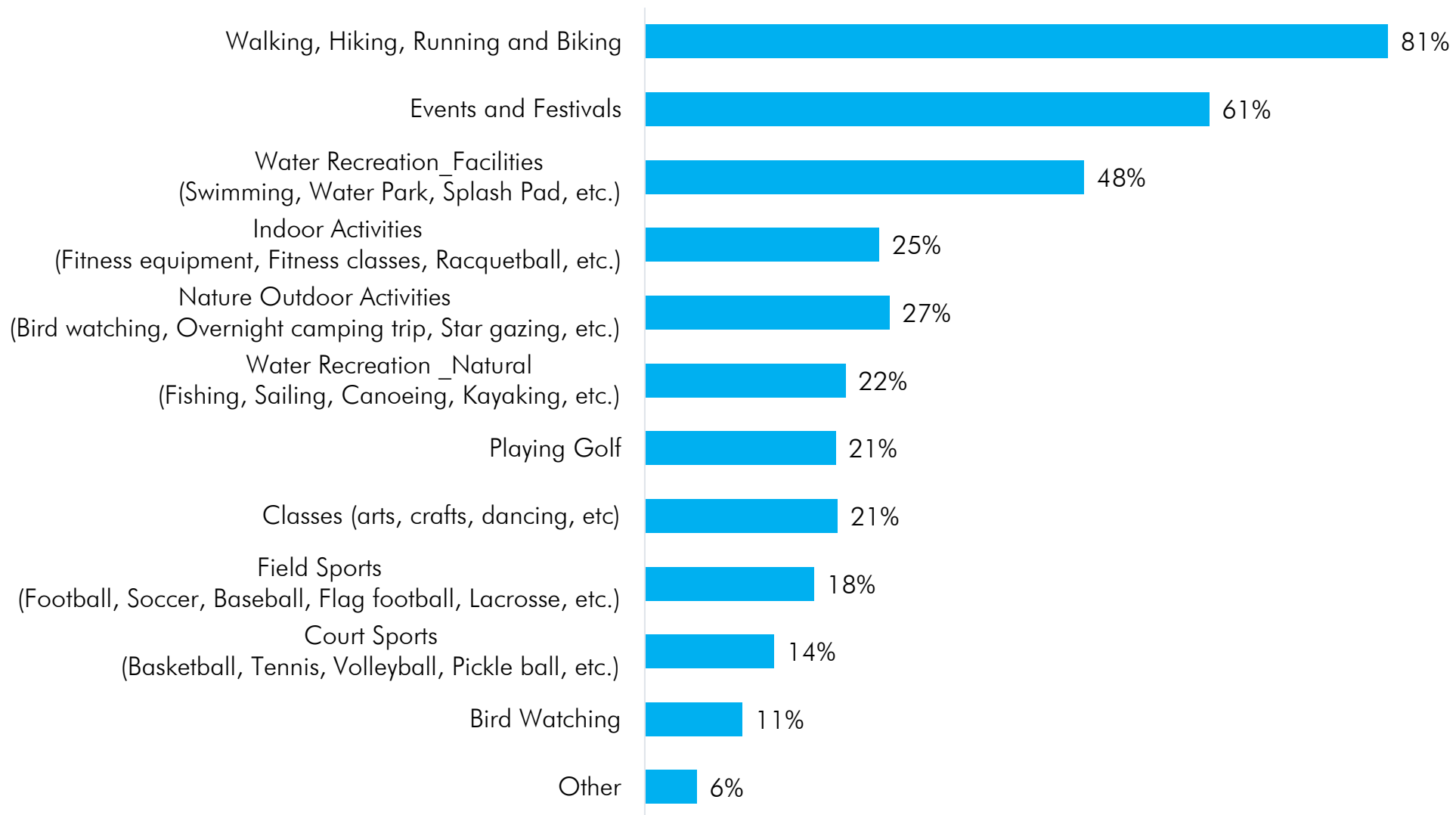


Figure 49. Current recreation activity reported by survey participants.

Future Park and Recreation Preferences

The survey also collected the information on residents’ preferences for outdoor activities, indoor activities, programs and events for future parks and recreation in Jersey Village.

The top five desired outdoor activities are as follows:

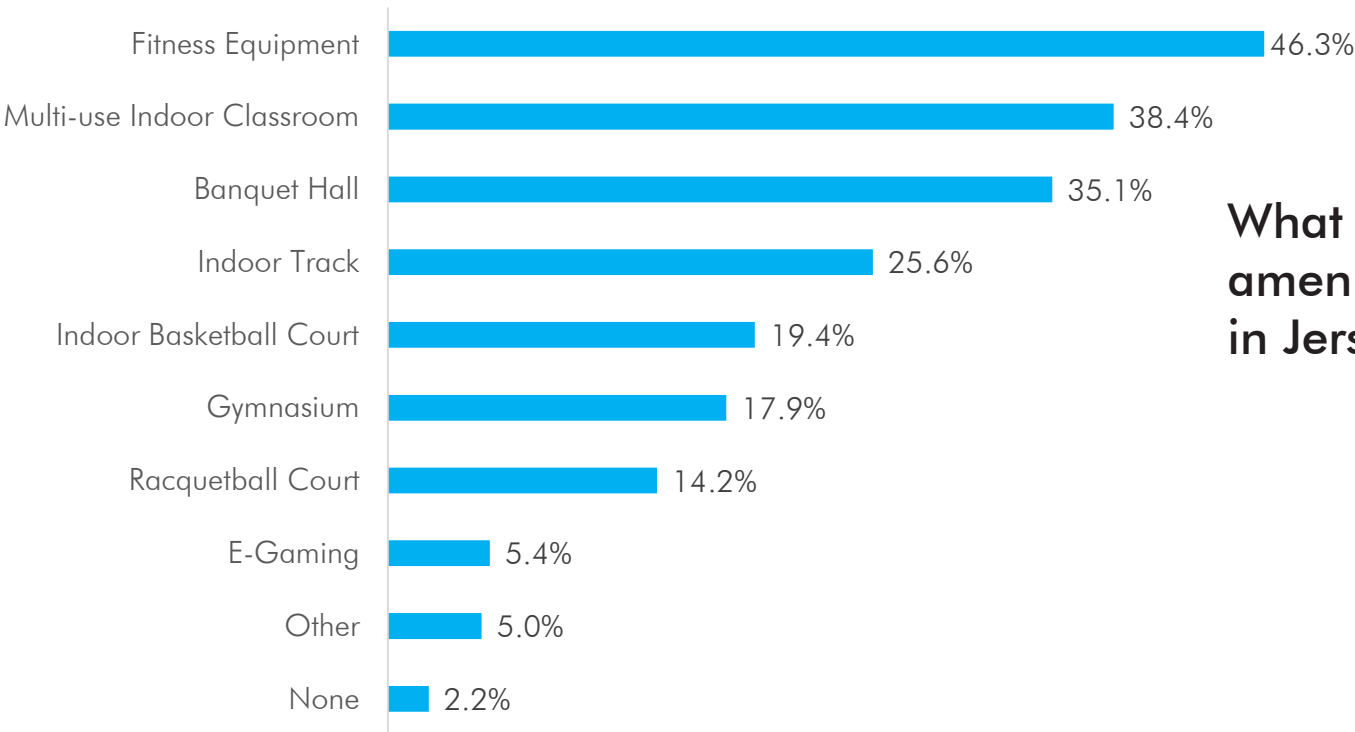
- 1. Trails
- 2. Natural Areas
- 3. Shaded Seating
- 4. Restrooms
- 5. Event Space

The top five desired indoor activities are:

- 1. Fitness Equipment
- 2. Multi-use Classrooms
- 3. Banquet Hall
- 4. Indoor Track
- 5. Indoor Basketball Court

The top key words appearing in response to the open-ended question regarding desired programs and events are:

- 1. Events (23)
- 2. Food (15)
- 3. Classes (14), Senior (14), Festivals (14)
- 4. Concerts (13), (Activities (13)



What INDOOR recreation amenities would you want to have in Jersey Village in the future?

Figure 50. Indoor recreation amenities desired by survey participants.

### What OUTDOOR recreation amenities would you want to have in Jersey Village in the future?

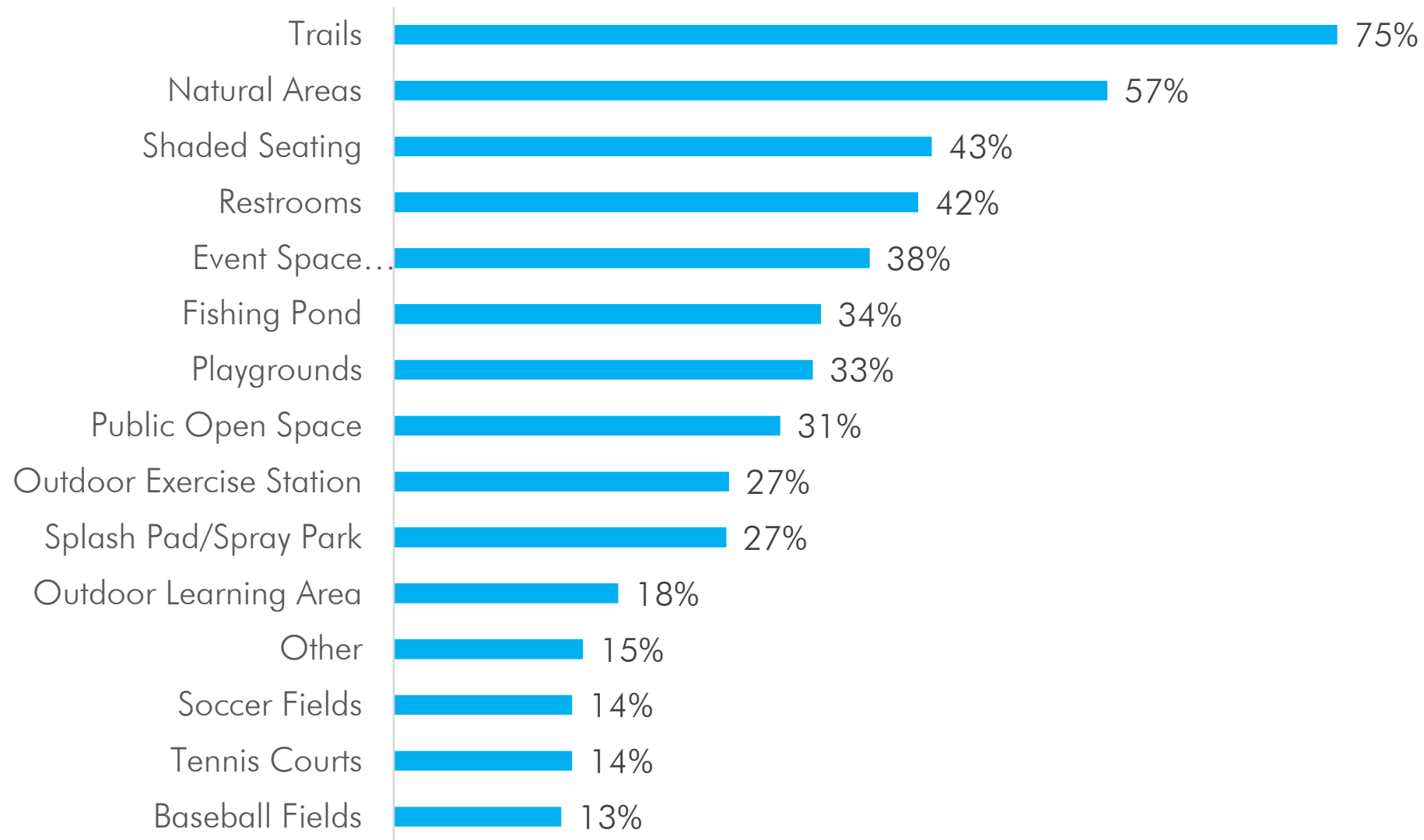


Figure 51. Outdoor recreation amenities desired by survey participants.



Lastly, the survey asked “Is the City doing enough to ensure that parks and facilities are accessible to all people regardless of ability? What do we need to improve?” A total of 210 open-ended comments received in this question. All responses were collected and coded into categories based on the content. The comments were categorized into five topics, Amenities, Accessibility, Safety, Program and Events, and Other.

Topics Covered in the Comments

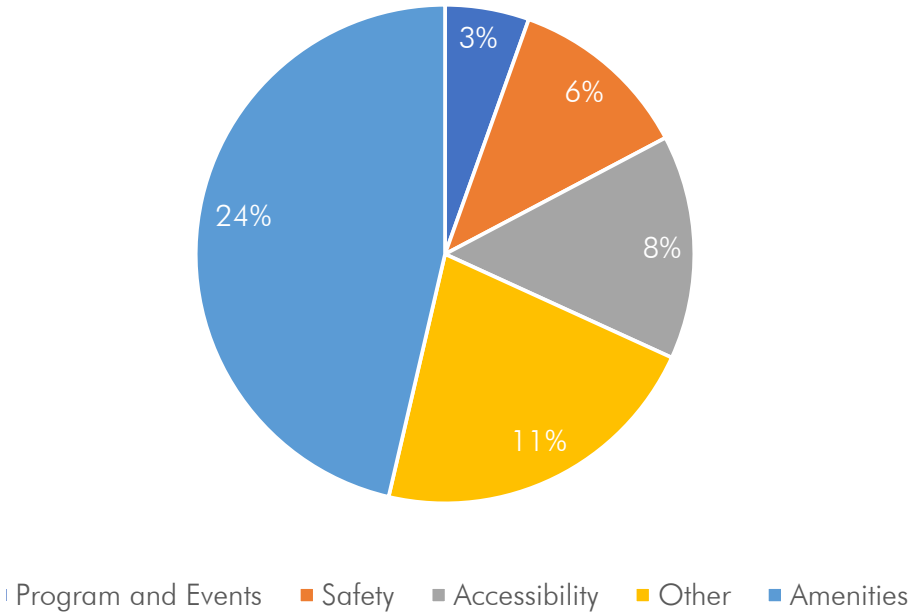


Figure 52. Comments categorized into key subject areas.

Overall, survey participants agreed that the City is doing enough to ensure that parks and facilities are accessible to all people regardless of ability, with 83% in agreement. There will always be opportunities to expand accessibility in the future, especially with the current recreation offerings from the industry, such as inclusive-play features such as play structures that offer stimulating activity for a range of disabilities including hearing, sight, mobility, learning, and other impairments.

Is the City doing enough to ensure that parks and facilities are accessible to all people regardless of ability?

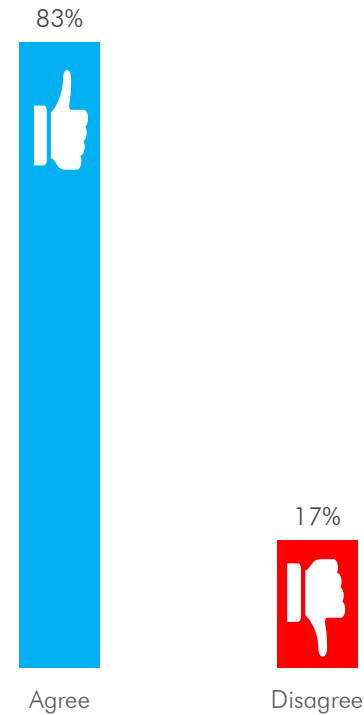
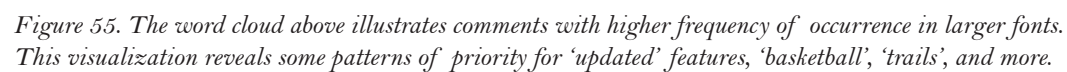


Figure 53. Survey respondents indicated high agreement with the City’s efforts to ensure accessibility.





## Recreation Behavior

Another approach to identifying recreation demand is the use of “Big Data” resources available from the Environmental Systems Research Institute (ESRI), a leader in geographic information systems software and data. The nationwide data sets for recreation behavior are based on reports from the recreation industry, retail statistics, and other sources. By querying their databases, rich insight is gained about recreation preferences in Jersey Village.

Analysis of 2019 recreation behavior data reveals that Jersey Village residents participate in a wide range of activities. The chart on the following page represents the percentage of the population in Jersey Village that participated in each activity.

In 2019, the top 10 most popular recreational activities for Jersey Village residents were:

1. Barbecues
2. Walking for exercise
3. Visiting a theme park
4. Attending sports events
5. Swimming
6. Jogging and running
7. Hiking
8. Weight lifting
9. Going to the zoo
10. Road bicycling

### Did You Know...?

Trails serve three of the most popular recreational activities in Texas - walking, bicycling, and running. They serve a greater number of people for less cost than just about any other recreational facility. A Texas trails study published by Texas Parks and Wildlife reported that nearly 70% of Texans walk for pleasure. This is the highest participation rate for any single recreational activity.



## 2019 Recreation Behavior by Jersey Village Residents ESRI Living Atlas

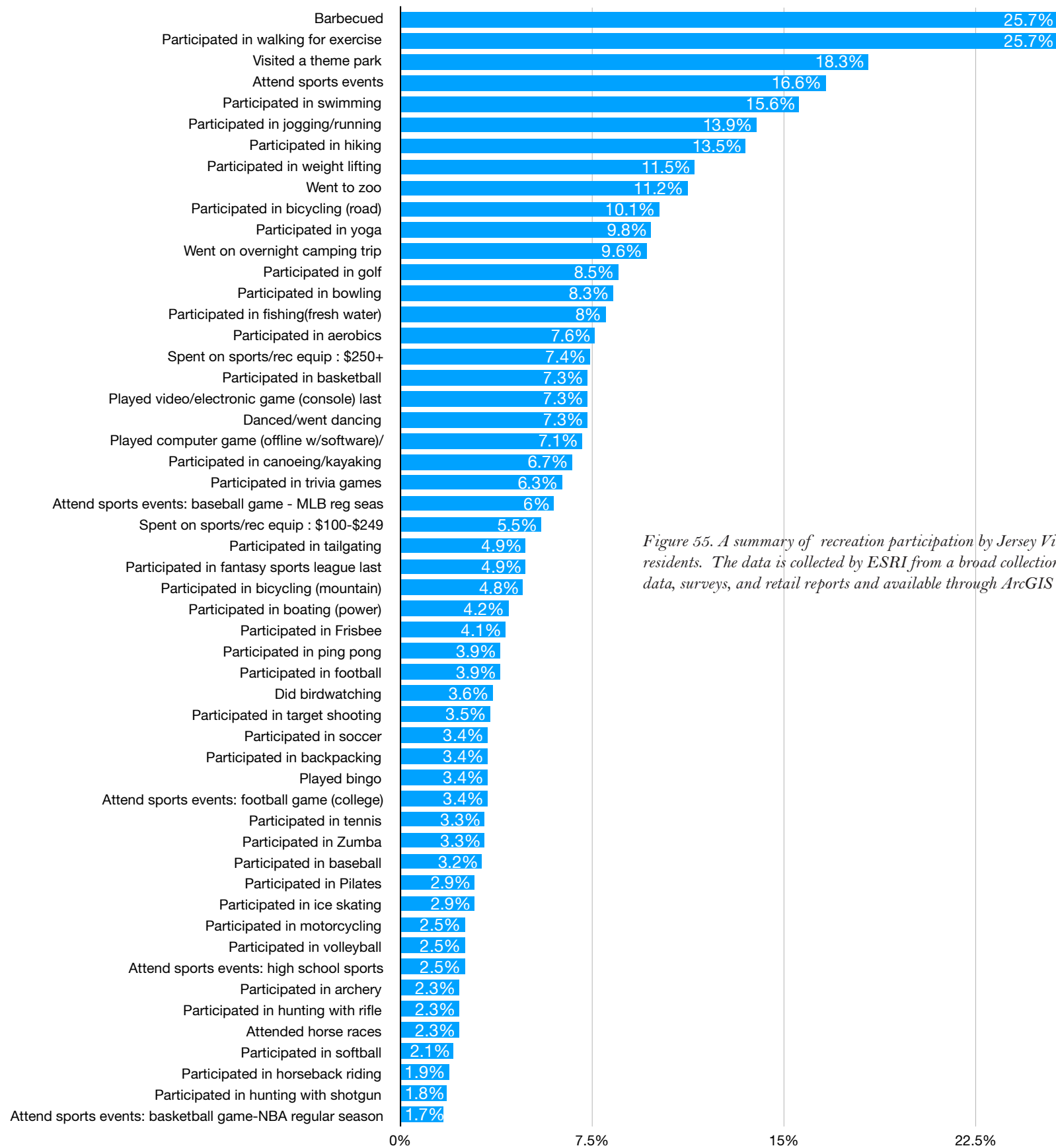


Figure 55. A summary of recreation participation by Jersey Village residents. The data is collected by ESRI from a broad collection of industry data, surveys, and retail reports and available through ArcGIS Online.

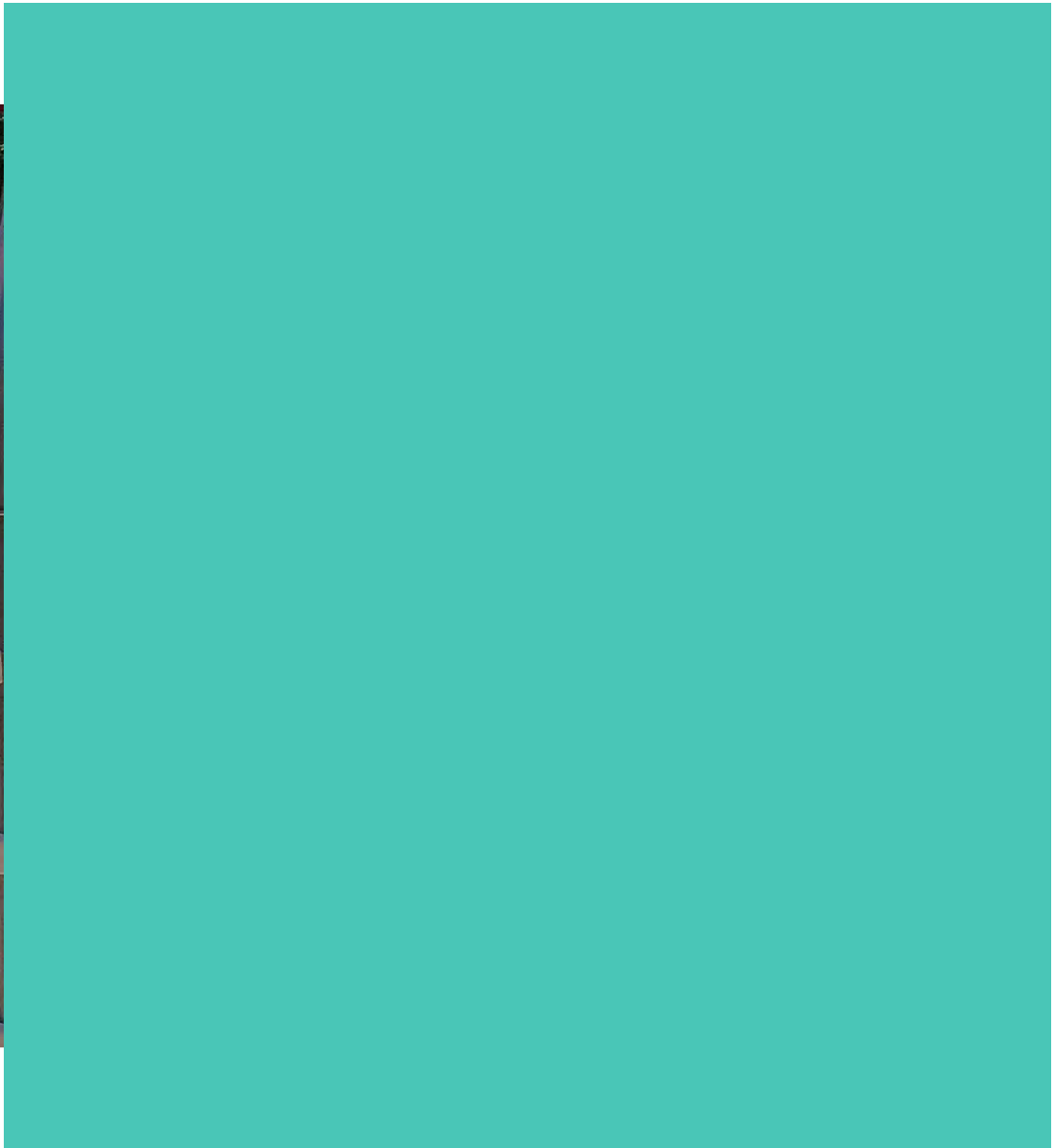




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# Needs Assessment



**Summary of Demand  
Available Resources  
Design Considerations**

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## Identifying Priorities for Parks and Facilities

In order to identify potential projects for development of new or improved parks, trails, and facilities; it's necessary to consider the demand for recreation, the available resources, and creative opportunities for implementation.

### Summary of Demand

Residents have expressed a desire for a wide range of recreational activities and amenities. While the City can't be expected to provide every desired feature in a parks system, some of the most requested types of activities can be accommodated. Trails are in high demand with 75% of survey respondents requesting them. Other high-demand items include Natural Areas, Event Space, Fitness Equipment, Meeting Space, and amenities such as Restrooms, and Shade Structures. With limited space within existing park land, the City must be selective with what is added to the parks to prevent overloading the parks with too many features and amenities.

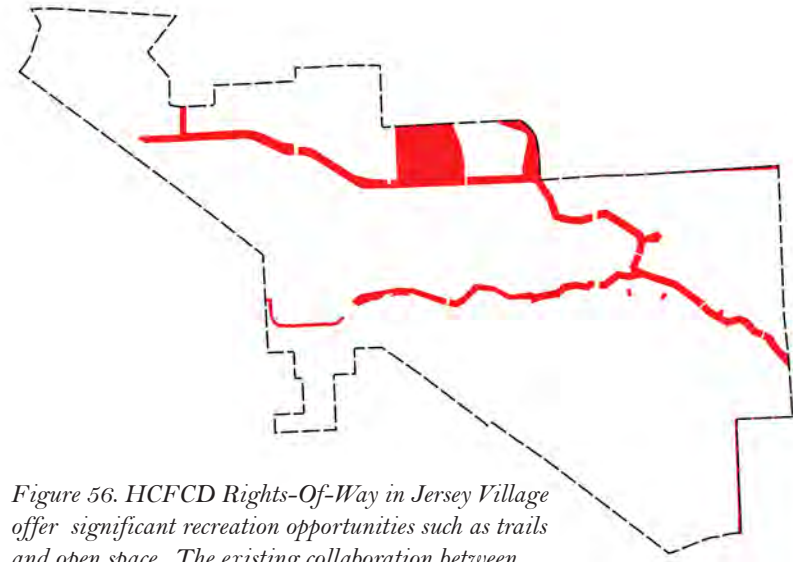
### Available Resources

From a resource-based perspective, looking at the existing land and facilities available to the City is an important first step. Some undeveloped city-owned parcels and rights-of-way can be utilized as recreation space, and in some cases, may not even need to be developed to meet recreation needs. For instance, access to natural areas can be facilitated by designating a few undeveloped city-owned properties as open space, along with providing access via trails and/or parking space.

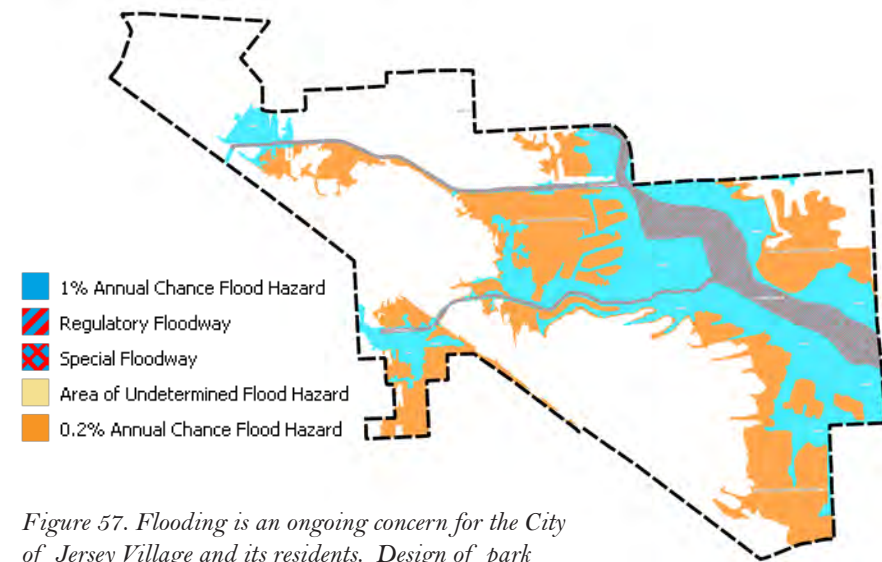
Additional opportunities for new recreation in Jersey Village include collaboration with other entities. For instance, the Harris County Flood Control District (HCFCD) maintains rights-of-way along the bayous in Jersey Village and owns several small parcels of land that could be used as parks space.

These rights-of-way offer some of the opportunity to create a trail system that cross the entire city. HCFCD has a history of working with communities to allow trails along these corridors, provided that the city takes over maintenance on the side of the channel that has trails. The trails would meet the demand for two of the most requested recreation features: Trails and Natural Areas.

Another opportunity for new park development would take advantage of undeveloped land along White Oak Bayou and Pleasant Colony Drive. The property is listed as being under the ownership of a property owners association, and may require an agreement with that organization as well as HCFCD for development. The park would fill a service gap in an area of the community that doesn't currently live within a 10 minute walk to a park.



*Figure 56. HCFCD Rights-Of-Way in Jersey Village offer significant recreation opportunities such as trails and open space. The existing collaboration between HCFCD and the City for the creation of trails and a dog park at the detention facility has been a great success.*

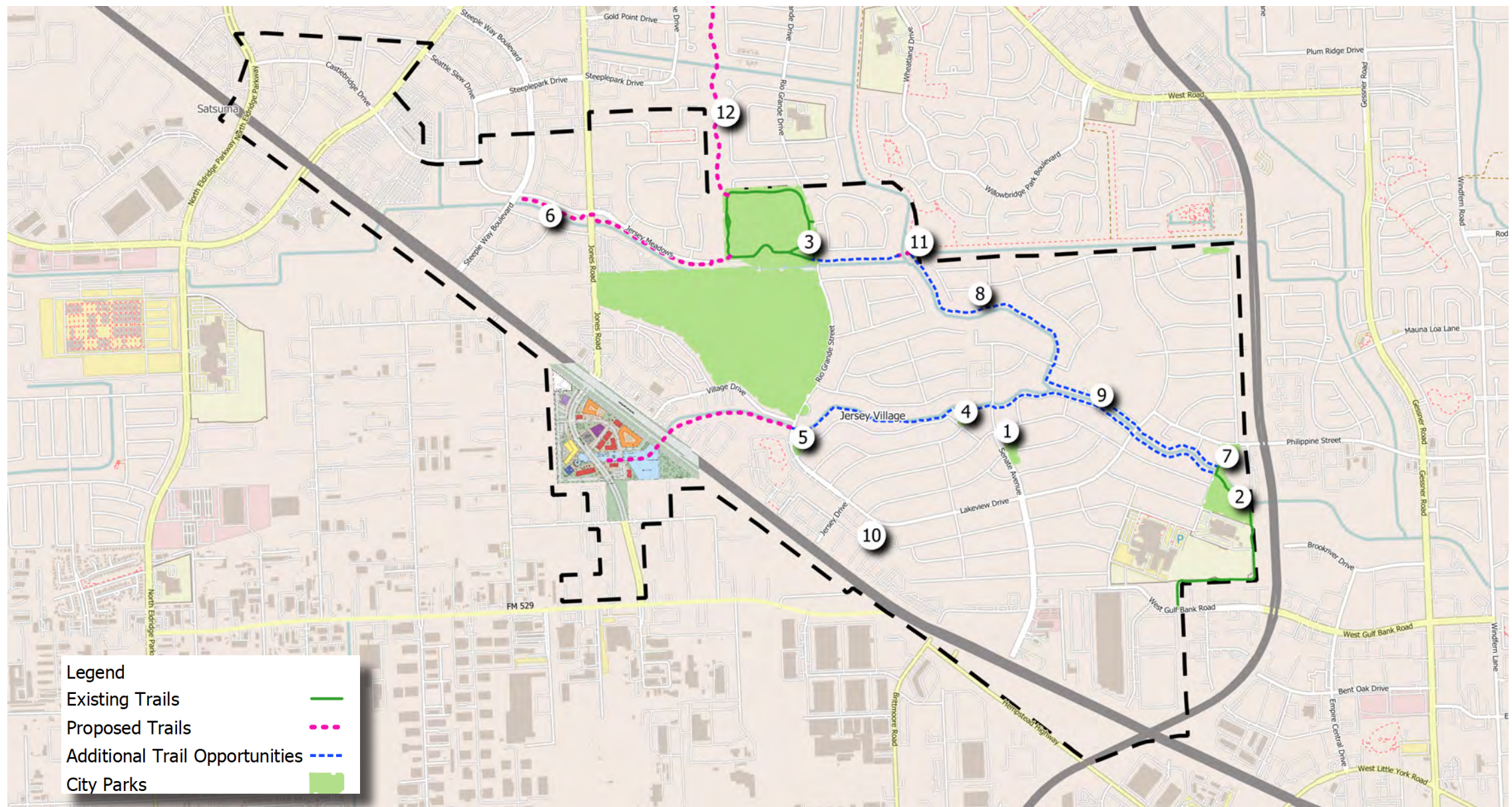


*Figure 57. Flooding is an ongoing concern for the City of Jersey Village and its residents. Design of park improvements should include solutions that minimize increases to stormwater runoff.*



## Park and Recreation Opportunities

Figure 58. Map of proposed improvements to the parks system.



1. Improvements to Carol Fox Park
2. Improvements to Clark Henry Park
3. Improvements to Jersey Village Dog Park
4. Improvements to St. John Park
5. Improvements to De Lozier Park
6. New Neighborhood Park on Pleasant Colony Drive

7. Outdoor Classroom at Philippine Park
8. New Passive Open Space Park
9. Trail Opportunities
10. Recreation at the Civic Center
11. Proposed Pedestrian Bridges
12. Trail Opportunity along Utility ROW





# Green Infrastructure



**The Value of Green Space**  
**Low Impact Design**

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## The Value of Green Space in the Community

An often overlooked component of a City's parks and recreation system is the undeveloped green space. This green space serves a variety of important uses including nature-based recreation such as bird-watching, hiking, exploring, fishing and mountain biking.

In addition to recreation benefits, green space provides important ecosystem services such as: stormwater runoff reduction, filtration of stormwater sediments, capture and storage of greenhouse gases, wildlife habitat, and aesthetics. In park planning for the future, it is important to capture and preserve much natural space and maintained green space.

In addition to preserving natural green space, the City should consider measures for conservation of natural resources with all future design and development of park facilities. Some key benefits include:

- Water Conservation
- Energy Conservation
- Stormwater Management
- Water Quality
- Riparian Protection
- Habitat Preservation
- View Preservation

## Low Impact Design (LID)

In a world of ever-decreasing natural resources and increasing development, it becomes important for the City to consider and adopt Low Impact Development (LID) techniques during design and construction of parks and facilities. Issues such as stormwater management, water quality, heat islands, and water conservation can be addressed through sound design principles.

Tools such as bio-retention of stormwater, bio-swales, use of drought-tolerant native plant materials and rainwater harvesting can effectively be implemented in park and facility designs. Use of such tools are rapidly becoming a standard practice, and in some cases is a requirement, in communities across the nation.

In addition to being a matter of good environmental stewardship, design and implementation of LID techniques in the City's projects, in particular for flood management, can also improve the City's overall rating with the Federal Emergency Management Agency's (FEMA) Community Rating System. Improving the City's score with this system can result in discounted insurance rates City-wide.

### LED Lighting in City Parks

An important consideration with the replacement or installation of lighting and both parks and facilities is the use of LED lighting. LED light fixtures use remarkably less energy compared to incandescent bulbs and provide costs savings as well as promote sound environmental stewardship.

### Solar Lighting in Parks

Solar technology has been advancing at a rapid pace, and the efficiency of modern photovoltaics allows for creative lighting solutions. Pavilions, parking lots, parks, and trails can all be illuminated with solar systems that reduce long-term costs and have a smaller footprint on the environment.

### Detention Facilities as Parks

Storm water management structures are a part of most development these days. Often in the form of detention ponds, these facilities occupy significant land areas that could otherwise be used for park space. With consideration during the design phase of a project, such facilities could be designed to include amenities such as a pond area with a continuous water level and park amenities such as trails and picnic areas.

### Rainwater Harvesting

Rainwater harvesting systems are becoming a popular tool for fulfilling two goals in City parks. These systems can reduce irrigation costs by utilizing captured rainwater from the roofs of pavilions and other structures to water the park landscape. Additionally, these systems can serve as educational components of the parks system, acting as demonstration facilities with educational signage to explain the value of the tool for the environment.

### Floodplain and Riparian Corridors

Floodplain and riparian corridors offer excellent opportunities for recreation, often providing long continuous connections through the community. Jersey Village has bayous crossing through the City that should be considered a part of the parks system. Developing natural or low-impact trails with decomposed granite surfaces would provide recreational access without impacting the floodplain and sensitive environmental areas



Figure 59. LED lighting is available for replacement of existing bulbs in parks or as a complete solution when choosing light standards for new facilities. Cost savings over the long-term are significant given the low energy requirement and long lifespan of the bulbs.



Figure 60. Bio-swales, similar to drainage ditches, utilize selected vegetation to filter and slow down stormwater runoff prior to its drainage into the water shed. These bio-swales can be designed using native vegetation adapted to the area, requiring minimal maintenance.



Figure 61. Solar powered lighting can be used along pathways without the need to connect to the electrical grid.

Figure 62. Rainwater harvesting should be considered during the development of future pavilions. The above example captures rainwater from a pavilion roof top and stores it in a 5,000 tank for use in irrigation of the park landscape.



Figure 63. Detention ponds are necessary part of development. Taking advantage of the open space during dry periods is an excellent way to expand recreation opportunities in the community. The facility above is utilized for soccer during dry periods.







# Potential Projects



**Park Improvements  
Hike and Bike Trails  
Indoor Recreation**



# Improvements to Carol Fox Park

Carol Fox Park is the most frequently visited park in Jersey Village and is rich with recreation features. Even though the park is loaded with amenities, residents have indicated a desire for a number of improvements to enhance the visitor experience.

The park is most frequently visited by families with young children, due to the excellent variety of play structures and centralized location of the park within the community. One priority identified in the online survey was the need for a public restroom at this park. With young children, this is an important amenity to consider providing.

The park also includes a sand volleyball court that could be enhanced with the addition of lighting to allow for extended use of the court in the evenings.

A summary of proposed improvements include the following features:

- Restrooms
- Shade sails over the play areas
- Shaded picnic areas with grills
- Walking paths

Figure 64. Recently installed shade structure over the pirate ship playground at Carol Fox Park



Figure 65. Examples of proposed picnic shelter (left) and restrooms (right) at Carol Fox Park.





Figure 66. Concept for improvements at Carol Fox Park.



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# Improvements to Clark Henry Park

Clark Henry Park is a popular recreation destination for Jersey Village residents. The park is home to many of the community events and festivals, and it's used daily for activities ranging from swimming in the summer months, to playground use, to active sports play. The local sports program, hosted by i9 Sports® facilitates youth baseball and soccer play during the Spring and Fall months. During other times of the year, the open space is utilized for local pick-up games, kite flying, and many other activities.

To elevate the sports play experience, improved grass soccer and baseball fields are proposed to accommodate the existing sports programming. The soccer field would be striped to accommodate a range of fields dimensions for varied age groups, game play can shift rapidly between sports. The baseball field is planned as a 175' diamond with backstop, suitable for Tee-Ball and early baseball age groups.

In addition to improvements to the sports fields, landscape enhancements are proposed near the playgrounds to create a gateway experience when entering the park. Seating is proposed along the hike and bike trail, and an allowance is planned in the budget for new site furnishings, landscaping, and irrigation.



Figure 67. Proposed grass soccer fields can be striped for multiple age groups or use in other sports such as football and lacrosse.



Figure 68. The proposed baseball diamond will include a grass field with backstop that provides a quality user experience without impacting floodplain issues that challenge this park.

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Figure 69. Proposed concept for improvements to Clark Henry Park.



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# Improvements to the Jersey Village Dog Park

The Jersey Village Dog Park is one of the more recent additions to the parks system and is a popular facility for residents. Input from the online survey reveals a need for shade structures in the park to provide a cool rest area for dogs and their owners. Also desired is an internal walking path within the fences of the park, as the existing trail is outside the fences.

Google Reviews gives this park 4.6 stars, with comments from users praising the beautiful landscape, ample space, and amenities. One comment requested a swimming area within the fenced park, and that might be a good consideration for the future.

The proposed concept for improvements to the dog park includes three shaded seating areas and a loop walking path.



Figure 70. Residents have requested a loop walking path within the dog park. Seating along the path would provide a convenient rest stop.



Figure 71. Providing shaded seating areas within the dog park can enhance the user experience on hot summer days.



Figure 72. Strategically locating an additional water fountain provides critical hydration for humans and dogs alike.

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Figure 73. Proposed improvements to the Jersey Village Dog Park.



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# The Jersey Meadow Nature Trail

The Jersey Village Nature Trail has been a remarkably popular facility for residents to walk or run through a natural landscape with pleasant views of the detention basin. The site was originally planned to serve stormwater management needs for Jersey Village and other communities along the watershed, while additionally providing habitat for waterfowl and recreation opportunities.

The site has an opportunity to become a recreation destination for not only residents, but people from the surrounding region with the development of trail infrastructure along the bayous. Enhancements to the detention basin and trail such as boardwalks along the banks and pedestrian bridges leading to the islands would facilitate greater opportunities to experience natural systems and wildlife at the park. Adding interpretive signs along the trail at key locations would serve to educate visitors about how the systems work to improve wildlife habitat, filter stormwater pollutants, and reduce flood damage.

The proposed concept illustrates a robust approach that includes additional trail development, seating areas, boardwalks, bridges, and wetlands and landscape enhancements. The costs estimates for development include a significant budget for additional wetland vegetation and earthworks to improve function of the facility for ecosystem services. These improvements, though costly, offer significant benefit to the watershed. The scale of improvements for wetland plantings can be adjusted according to the City’s budget while still achieving the desired user experience.



Figure 80.. Example of a boardwalk across a stormwater detention basin at Keith-Wiess Park in Northeast Houston. The project was developed in partnership with Harris County Flood Control District.



Figure 81. Example of interpretive sign educating visitors about migratory waterfowl. These types of signs can add an educational and entertaining element to the nature trail experience.

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Figure 82. Proposed concept for enhancements to the Nature trail and detention facility, including boardwalks, bridges, additional trails, and wetland and landscape improvements.



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# Improvements to St. John Park

With limited new park land available in Jersey Village, it’s important to make the most use of existing parks within the City. St. John is a passive park in Jersey Village, situated in a cul-de-sac on St. John Court. The park offers a quiet place in the neighborhood to sit in the shade and relax. With some improved amenities such as new site furnishings, pathways, and landscape elements; the park may see increased usage.

The proposed concept for improvements to St. John Park includes a plaza with crushed granite surfacing and decorative seat walls. Within the plaza there would be picnic tables for neighborhood gatherings, with benches, lighting, and a bike rack in the park as well. Proposed decomposed granite pathways would provide circulation within the park. Existing trees will be protected during development to maintain the shade and aesthetics currently available on site. The proposed light fixture would include outlets for powering seasonal Christmas decorations in keeping with Jersey Village traditions.



Figure 83. Example of picnic plaza with seatwalls and crushed granite surface.



Figure 84. A small fire pit can elevate the experience evening gatherings.



Figure 85. View of St. John Park. The park offers ample open space within the mature tree canopy.



Figure 86. Concept for improvements to St. John Park.



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# Improvements to De Lozier Park

De Lozier Park is an underutilized property in the parks system that offers the opportunity to provide additional amenities that make the space more inviting. As a popular spot for area residents to get together, providing a large pavilion as a gathering space can elevate the user experience. A proposed playground would provide something for children as well. The park sits across the street from a large park owned by Champion Forest Baptist Church, and the proposed amenities are seen as complementary to the Church’s offerings.

Additional amenities proposed include the following:

- Benches
- Bike Racks
- Lighting
- Crushed Granite Plaza
- Seat walls
- Picnic Shelter
- Pathways
- Landscaping



Figure 87. Example of play structures proposed at De Lozier Park.



Figure 88. Example of typical amenities for a small neighborhood park.



Figure 89. Concept for improvements to De Lozier Park.



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# Proposed Neighborhood Park on Pleasant Colony Drive

Along Pleasant Colony Drive and Seattle Slew Drive west of Jones Road, there is property along both sides of White Oak Bayou that could offer approximately 6.5 acres of new park land to the City. The property currently is shown on the tax rolls to be owned by the Steeplechase Park Owner's Association, and therefore would require either acquisition of the land or execution of an interlocal agreement for development.

This area of Jersey Village is under-served with regards to recreation and is one of the most significant service gaps in the parks system. With multifamily residential development along Pleasant Colony Drive, providing a neighborhood park is a priority for the area.

The proposed concept offers a rich selection of features and amenities including the following:

- Pavilions
- Playground
- Multi-use Field
- Workout Stations
- Basketball Court
- Tennis Court
- Restroom
- Trails
- Parking
- Lighting
- Landscaping



Figure 90. Example of proposed basketball courts.

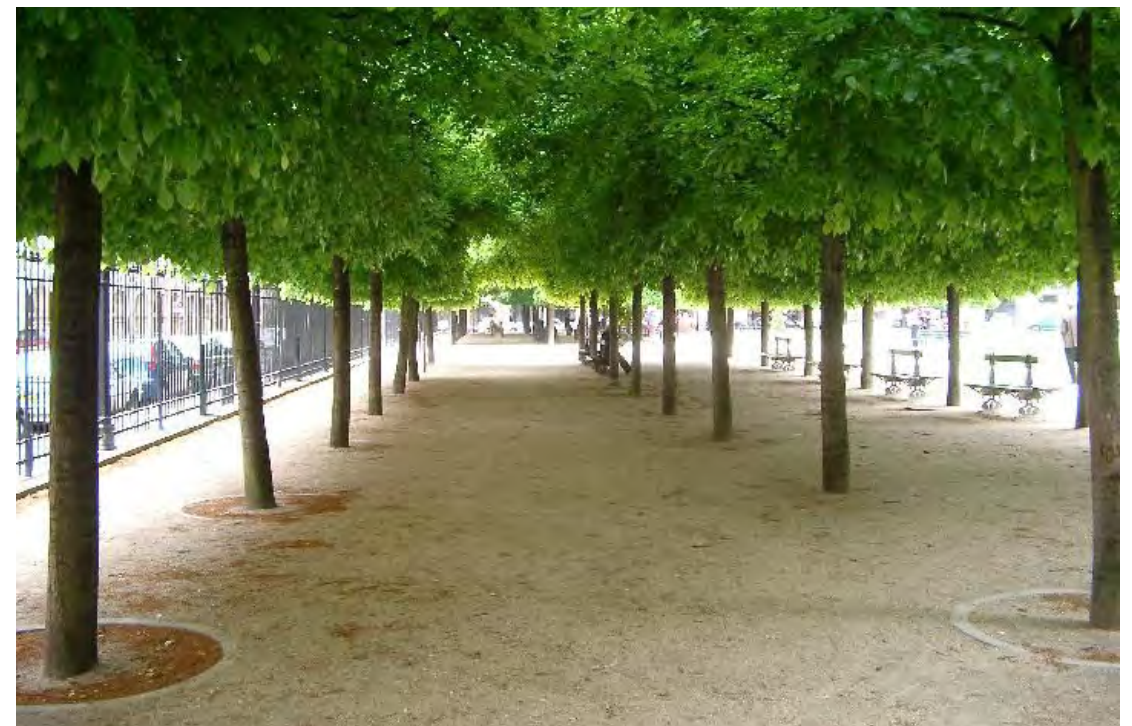


Figure 91. Example of proposed alley of shade trees with decomposed granite pathway.



Figure 92. Concept for park on Pleasant Colony Drive.



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# Improvements to Philippine Park

Philippine Park is a quiet, passive park with ample shade and a minimum of amenities. The park offers plenty of open space for recreation such as taking a walk, reading a book, or other passive activities. The majority of the park resides within the Regulatory Floodway, thereby limiting most types of development such as structures. There is, however an opportunity to add features such as walking paths and a nature-themed playground. Other proposed amenities include site furnishings such as picnic tables, a bike rack, and benches.

The park is located within walking distance of E.S. Post Elementary and is adjacent to a day care facility. With education in mind, the proposed concept includes an outdoor learning center that would be comprised of a pavilion structure with seating and an open 'outdoor learning ring' that provides an environment outside the classroom for teaching under the shade of trees.

Figure 94. Example of typical seating along the proposed pathways in Philippine Park.



Figure 93. Example of natural play elements.

Figure 95. Example of outdoor classroom.





Figure 96. Concept for improvements to Philippine Park.



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# Recreation at the Civic Center

The existing Civic Center is a building that has changed use over time. Once a Church for many years, the City took ownership and converted it into a multi-purpose facility that serves as City Hall and City Council chambers, offices for the Parks and Recreation Department, and is home to various events and activities throughout the year. The outside area is home to the monthly Farmer’s Market, a popular event in the community.

As the City looks forward to development of a new City Hall in the future Village Center development, the property is primed for re-use once again. At approximately 3.48 acres, the site could serve a wide range of uses. Green space is valued by the community, and is an option work considering for the property.

The site offers an opportunity to consider indoor recreation with the development of a new recreation center in place of the old City Hall, Municipal Court, and offices. A very preliminary program of typical spaces and amenities has been developed to study the required space and develop early opinions of probable cost. The following features are proposed:

- Lobby/Reception Area
- Gymnasium
- Gym Storage
- Indoor Track (sport floor, 3 lanes)
- Fitness Room Area
- Locker Rooms (men’s, women’s, 19 lockers, 5 stalls, 3 sinks, showers)
- Utility, Electrical, Mechanical, IT, Circulation Spaces
- Total Floor Area - 20,782 square feet

\*Note: Estimated cost is based on preliminary concepts prior to an architectural design process. Program elements, materials, building methods, and other details will vary during a formal design process.



Figure 97. The recreation center is proposed with an indoor track and gymnasium as core elements of the program.



Figure 98. Non-traditional use of buildings for recreation is more common than one may think. One example is the City of Boerne, TX, where for many years they partnered with the YMCA to operate a recreation center within a local retail strip center. Such an example illustrates that re-use of existing buildings can be a feasible and cost-conscious means of accomplishing community goals.

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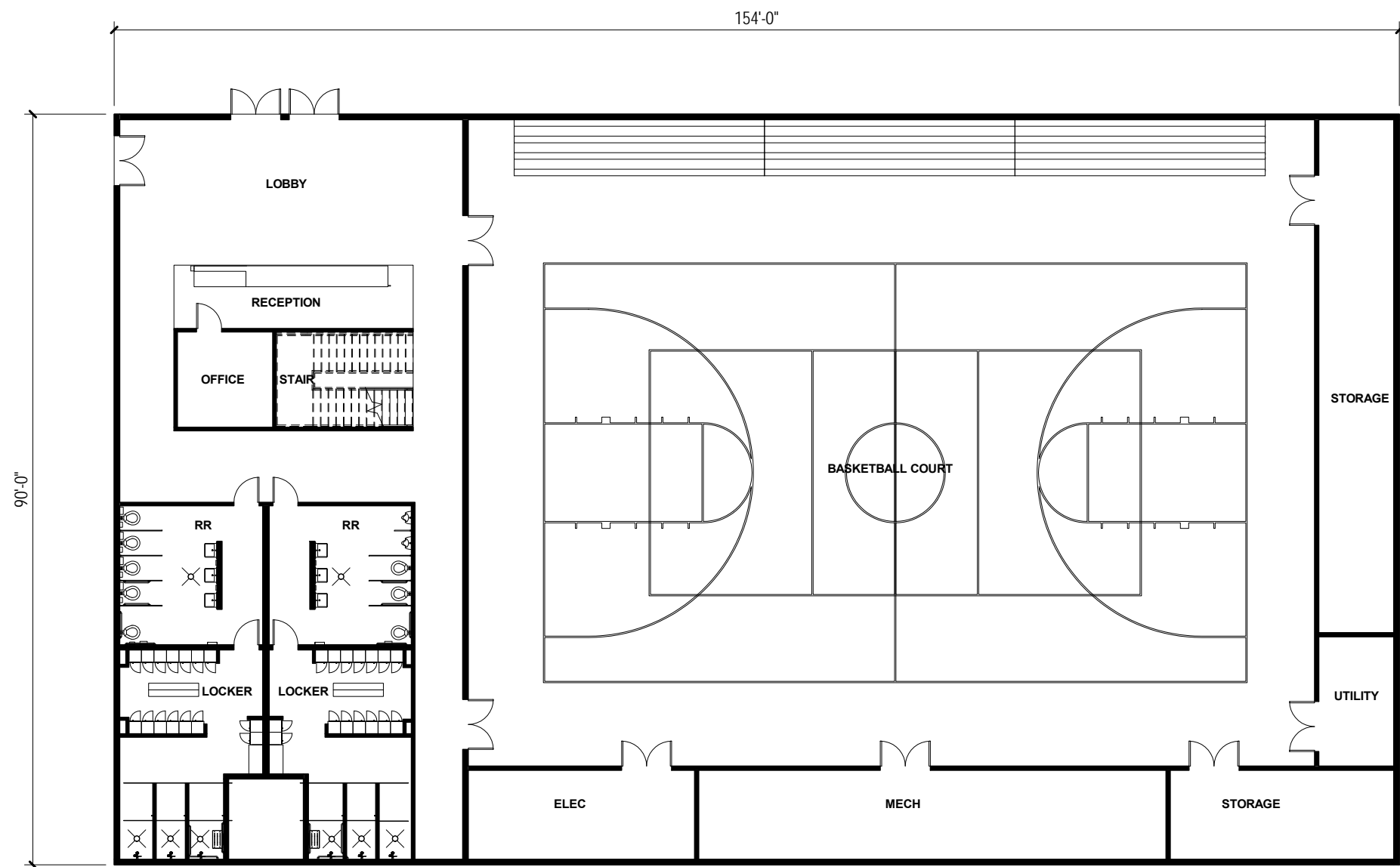


Figure 98. Concept for proposed recreation center and landscape improvements at the Civic Center.



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Schematic 1. Level One Floor Plan - Proposed Jersey Village Recreation Center

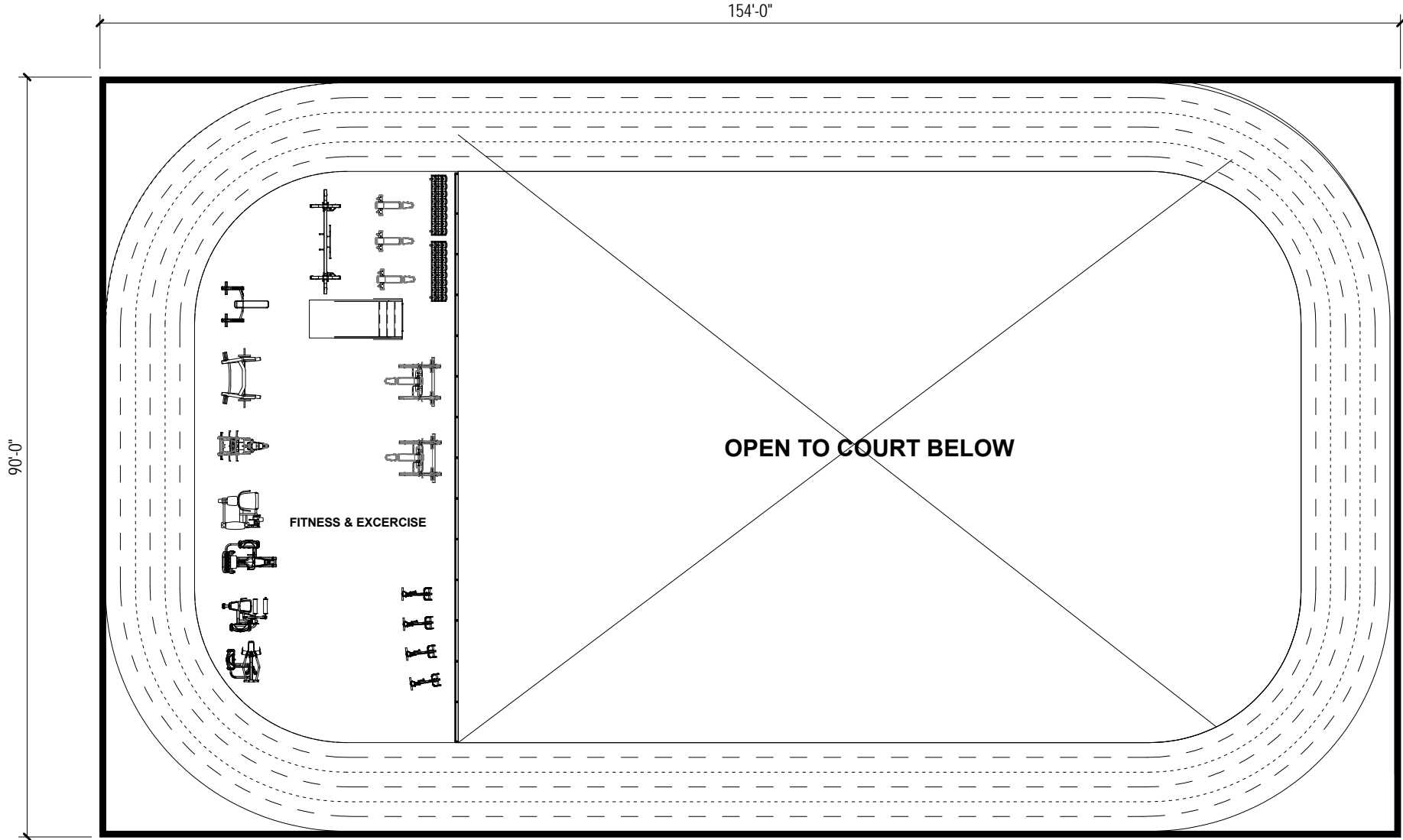


① LVL 1 FLOOR PLAN  
1/16" = 1'-0"

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Schematic 2. Level Two Floor Plan - Proposed Jersey Village Recreation Center



① LVL 2 FLOOR PLAN  
1/16" = 1'-0"

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# Proposed Passive Open Space Park

An existing City-owned property and adjacent right-of-way along White Oak Bayou near the intersection of Kube Court and Senate Avenue offers an opportunity to add an approximate 2.0 acres of new park land. The parcel is partially forested and resides behind a row of houses, lending it to use as a passive open space rather than a highly-developed park.

The proposed amenities include a small parking lot, interior pathways, decorative foot bridges, landscaping, and interpretive signage describing natural features in the area. Benches and picnic tables would be located at scenic points within the park. The park would provide a quiet place for relaxation and enjoying views of nature.



Figure 99. This park is envisioned as a relaxing location to get away for a few hours in the quiet shade along White Oak Bayou.



Figure 100. Interpretive signs are proposed to educate park visitors about local flora, fauna, and natural systems.



Figure 101. Proposed pathways within the park with seating nodes.

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Figure 102. Concept for a new passive open space park in the north park of Jersey Village.



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# Proposed Trails along White Oak Bayou

Jersey Village has a complete network of sidewalks throughout the City, however only has one trail dedicated to recreation. The bayous that transect the City present the opportunity to provide pedestrian and bicycle connections across town, linking parks, neighborhoods, and public spaces.

The rights-of-way along the bayous in Jersey Village are owned and maintained by the Harris County Flood Control District (HCFCD). Should the City develop these trails along the bayous, the design and construction must meet the standards established by HCFCD, and the City will be required to maintain the right-of-way from then on. It will be important to consider the added maintenance costs when moving forward with this project, however the benefits of this addition to the park system may outweigh this cost. A total of 5.6 miles of trails are proposed.

The proposed trail along the southern tributary of White Oak Bayou is planned to connect to the future Village Center along SH 290. The planned route works well with the proposed design of the Village Center, however crossing SH 290 would require routing the trail under the highway bridge with a culvert/tunnel. If this is not feasible due to cost, the route can be realigned to cross at the intersection of Jones Road and SH 290.



Figure 103. Trailhead opportunity at Welwyn Park. The existing gate could be modified to allow access to a proposed trail along the bayou.



Figure 104. Example of a pedestrian bridge crossing along Brays Bayou in Houston, TX.



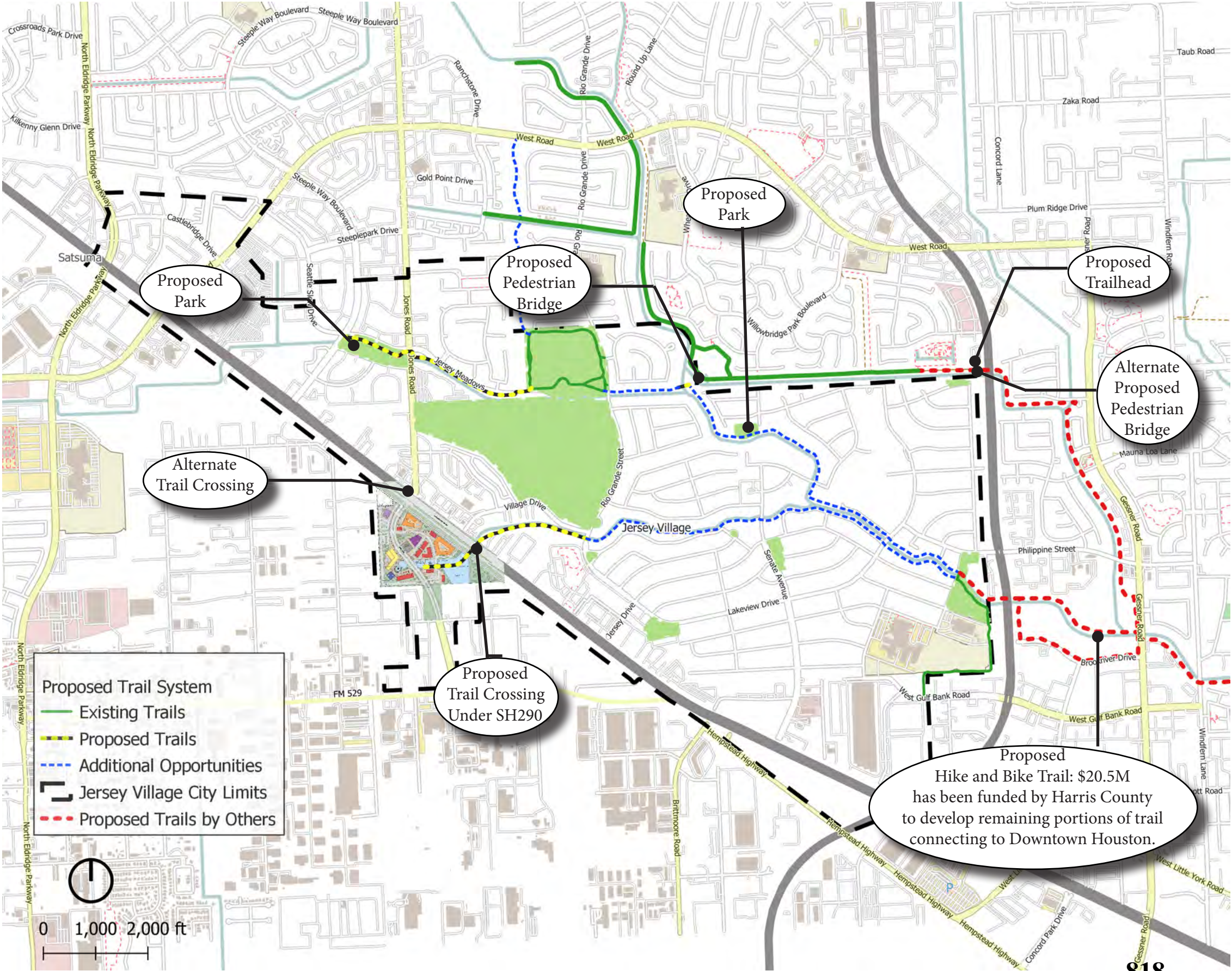
Figure 105. Existing hike and bike trail along White Oak Bayou in Jersey Village.

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Proposed Jersey Village Trail System

Figure 106. Proposed city-wide trail alignments.



Proposed Hike and Bike Trail: \$20.5M has been funded by Harris County to develop remaining portions of trail connecting to Downtown Houston.

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## Parks Master Plan Open House

A public 'open house' event was hosted on November 10th, 2020 at the Civic Center to update residents on the progress of the master plan development and to share preliminary concepts for improvements to the Jersey Village parks system.

A summary of public input to date was available along with displays detailing proposed park improvements, new parks, proposed trails, and facilities. Residents were asked to identify their favorite concepts and leave comments at each of several stations. The consulting team was available to discuss concepts and answer questions with residents throughout the event.

Total participation is estimated a between 50 and 60 residents for the Open House. A total of 46 participants signed in, though more signed as families. All participants, consultants, and City staff practiced the use of masks and hand sanitizers to limit potential spread of Covid 19.



Figure 107. Residents discussing proposed concepts during the Parks Master Plan Open House.



Figure 108. Residents discussing proposed concepts during the Parks Master Plan Open House.



Proposed Concepts	Sticker Votes
<b>Delozier Park Improvements</b>	
Playgrounds	6
Seating Area	3
Pavilion	7
<b>JV Dog Park Improvements</b>	
Pavilions	8
Pathways	2
Drinking Fountain	4
<b>JV Nature Trail Improvements</b>	
Bridges and Boardwalks	34
Interpretive Signs	3
<b>St. John Park Improvements</b>	
Picnic Area and Swinging Benches	2
Fire Pit	3
Plaza	3
<b>Philippine Park Improvements</b>	
Outdoor Classroom	2
Decorative Landscaping	1
Pathways with Benches	2
<b>Clark Henry Park Improvements</b>	
New Playground Structures	2
Multi-use Sports Field	11
Tee-Ball Field	6
Benches along Trail	8
Overall Concept	1
<b>Carol Fox Park Improvements</b>	
Restrooms	27
Seating along Pathways	1
Pavilion	14
Shade Sails over Playgrounds	9
Overall Concept	1

Table 6. Tabulation of ‘Sticker Votes’ cast by Open House participants to identify their favorite concepts for improvements to the parks system. Votes are used to gauge overall interest in each proposed feature.

<b>New Passive Open Space Park</b>	
Picnic Area, Seating Nodes, and Swinging Benches	5
Decorative Wooden Foot Bridges	2
Pathways with Benches	1
<b>New Pleasant Colony Park</b>	
Athletic Practice Field with Bleachers	2
Tennis Courts	3
Basketball Courts	5
Overall Concept	2
<b>Trail System</b>	
Pedestrian Bridge near Ballinger Park	19
Trail Crossing under SH 290 to Village Center	18
Pedestrian Bridge near Welwyn Park	9
White Oak Bayou Trail	1
Overall Concept	3



Figure 109. Residents discussing proposed concepts during the Parks Master Plan Open House.





# IMPLEMENTATION PLAN



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**Project Prioritization  
Potential Projects  
Project Design and Construction  
Funding Opportunities**



## Project Implementation

The *Parks Master Plan* identifies the potential projects for parks and recreation, and justification through stakeholder input. However, the timing of project implementation is largely a function of funding availability and the City's will to move forward on a given project.

### Potential Projects

The following Potential Projects have been identified for consideration in this plan:

- Improvements to Carol Fox Park
- Improvements to Clark Henry Park
- Improvements to Jersey Village Dog Park
- Improvements to St. John Park
- Improvements to De Lozier Park
- New Neighborhood Park on Pleasant Colony Drive
- Outdoor Classroom at Philippine Park
- New Passive Open Space Park
- Trailhead at Welwyn Park
- Trails along Bayous
- Recreation at the Civic Center
- Enhancements to Jersey Meadow Nature Trail

City Council may elect to implement all or none of the projects identified in this master plan. These projects should be viewed as opportunities, however this plan does not commit the City to any given project for implementation.

### Project Design and Construction

When it comes to parks and recreation planning, identifying the needs of residents and developing a vision for the future parks system are important first steps. Once a project has been identified and approved for further study, the process of funding, design and construction can begin.

The proposed parks projects would likely be funded through a municipal bond, while also exploring other funding mechanisms. Following a decision to move forward on a potential project, the City will need to engage a qualified design team to further program the details of the project.

The Design Development phase of this process will allow the City to further refine the important details that bring the park and recreation project to life. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents. It is important during to continue to gather input from stakeholders during this process to ensure that key details are not left out.

Construction documentation, bidding and construction of the project is the phase where it will be important to have the right team for the job. Quality construction documents followed by strict adherence to the drawings during construction administration will ultimately determine the quality of the end result. All too often great projects are turned over to a general contractor to be completed with insufficient supervision, resulting in poor performance, change orders and added costs. The City will need the designer to act as an advocate for the City throughout the construction process to ensure success.

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. On the following pages are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

## Funding Opportunities

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. The following are the primary funding mechanisms for the Parks and Recreation Department. Additionally, there are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and programs.

### Special Revenue Funds - Hotel/ Motel Occupancy Tax Fund

This fund is used to account for proceeds from hotel occupancy taxes received during the year. Expenditures from this fund are restricted to tourism activities. An appropriations style budget is adopted for this fund on an annual basis. Examples of activities that may qualify for use of this fund are multi-day festivals, tournaments, and similar events that can attract visitors to stay overnight in the community. Expenditures must fit into one of the categories authorized by statute. According to the Comptroller's Data Analysis & Transparency Division, these categories include:

- The construction, maintenance and operation of a convention or visitor center;
- Facilities and personnel for the registration of convention delegates;
- Advertising and promotional programs to attract tourists;
- Encouragement and promotion of the arts;
- Historical restoration and preservation projects;
- Advertising to encourage tourists to visit historic sites and museums;
- Signage directing the public to sights and attractions frequently visited by tourists;
- Certain transportation systems serving tourists and hotel guests; and, for certain cities, Sporting events for which the majority of participants come from out of town;
- Qualifying sports facilities that routinely host regional or national tournaments; and
- Coliseums or multi-use facilities.

### **Special Revenue Funds - General Obligations Bonds**

Funds used to account for the receipt of bond funds and the expenditures of such funds to construct/improve various public buildings, purchase of land for parks and recreation facilities, street improvement projects and sidewalk construction.

### **Community Development Block Grants**

The Department of Housing and Urban Development (HUD) provides assistance to communities across the nation for a wide range of activities through the Community Development Block Grants Program. These funds are often distributed to individual communities by the state as match-grants to fund projects supporting economic development and improved quality of life. Texas Parks and Wildlife Department awards grants from this program annually to develop and enhance parks and open space.

### **Certificates of Obligation**

A certificate of obligation (CO) is a debt instrument that can be issued by a city, county, or health/hospital district to: (1) pay for the construction of a public work; (2) purchase materials, supplies, equipment, machinery, buildings, land, and right-of-way for authorized needs and purposes; and (3) pay contractual obligations for professional services. COs function similarly to bonds, but with fewer procedural requirements. COs are issued for terms of up to 40 years and usually are supported by property taxes or other local revenues.

### **TRPA Grants Program (match grants)**

**Local Parks Non-Urban Outdoor - potential funding: \$750,000**

**Small Community - potential funding: \$150,000**

**Recreation Trails - potential funding: \$200,000**

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on selected sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including 1) Outdoor Recreation 2) Indoor Recreation 3) Small Community 4) Regional 5) Community Outdoor Outreach Program. All grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public.

### **Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program**

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of funding for shared use paths, trails and

related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trailside and trailhead facilities and trail linkages.
- Purchase and lease of trail construction and maintenance equipment.
- Construction of new trails (with restrictions for new trails on Federal lands).
- Acquisition of easements or property for trails.
- Assessment of trail conditions for accessibility and maintenance.
- Development and dissemination of publications and operation of educational programs to promote safety and environmental protection related to trails (including supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training) (limited to 5 percent of a State's funds).
- State administrative costs related to this program (limited to 7 percent of a State's funds).

### **National Recreational Trails Fund**

TPWD administers the National Recreational Trails Fund (NRTF) in Texas under the approval of the Federal Highway Administration (FHWA). The National Recreational Trails Fund supports recreational trail construction, renovation and acquisition. The grants are funded from a portion of the federal gas tax generated by gasoline purchases for off-road motorcycles and four-wheelers. Thirty percent of the total NRTF grants must be earmarked for motorized recreational trails, while another 30 percent must be spent on non-motorized trail projects. The remaining 40 percent is discretionary. The reimbursable grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and a maximum award of \$400,000 for motorized (off-highway vehicle) trail grants.

In May 2019, the Texas Parks and Wildlife Commission approved \$3.81 million dollars in grants to fund 22 motorized and non-motorized recreational trail-related projects across the state.

Funding a Project

One of the most important considerations during plan implementation is deciding how to fund a project. On previous pages, a variety of mechanisms were described for funding a parks and recreation capital project. Funds may come from one or multiple sources, and a very common one is the use of General Obligation Bonds.

General Obligation Bonds are paid for with ad valorem revenues (property taxes), and therefore they are subject to voter approval. Because of this, it’s important for voters to understand the financial impact on their households over the life of the bond.

Below is an analysis that evaluates the cost for each proposed project as a function of how much property tax will be paid per household each year to fund the capital costs. This cost varies depending on the taxable value of a given property. For instance: If Clark Henry Park improvements are funded by a bond, a \$300,000 household would pay approximately \$20 each year for 15 years to pay for the project, while a property valued at \$500,000 would pay \$33 per year.

Assumptions and Considerations

It’s important to understand that the analysis below only considers bond funding with an assumed 15-year payment period at a conservative 3% debt service. Interest rates and payment terms can vary, however the analysis helps to put things into perspective and inform voters.

Also of importance is to understand that just because a General Obligation Bond is used to fund a project, it doesn’t necessarily mean that property taxes will go up. In most communities, old debt periodically rolls off of the books as bonds are paid off. This is often an appropriate time to sell new bonds to pay for capital projects without requiring residents to ‘feel the impact’ of new taxes.

Capital Project	Project Cost Estimate (avg. low-high)			Annual Cost per Valuation			
	Probable Cost	Annual Debt Svc	I&S Rate per \$100 Value	\$200,000	\$300,000	\$500,000	\$800,000
Improvements to Clark Henry Park	\$779,820	\$65,323	0.006	\$12	\$18	\$31	\$49
Improvements to Carol Fox Park	\$615,224	\$51,535	0.005	\$10	\$15	\$24	\$39
Improvements to Philippine Park	\$566,358	\$47,442	0.004	\$9	\$13	\$22	\$36
Recreation at the Civic Center	\$6,918,983	\$579,580	0.055	\$109	\$164	\$273	\$436
Improvements to Delozier Park	\$576,948	\$48,329	0.005	\$9	\$14	\$23	\$36
Improvements to Jersey Village Dog Park	\$227,709	\$19,074	0.002	\$4	\$5	\$9	\$14
Improvements to St. John Park	\$72,587	\$6,080	0.001	\$1	\$2	\$3	\$5
Proposed Pleasant Colony Park	\$2,431,043	\$203,640	0.019	\$38	\$57	\$96	\$153
Improvements to Jersey Village Nature Trail	\$6,308,040	\$528,403	0.050	\$99	\$149	\$249	\$398
Proposed Passive Open Space Park	\$630,496	\$52,814	0.005	\$10	\$15	\$25	\$40
Proposed Hike and Bike Trail System	\$2,985,556	\$250,090	0.024	\$47	\$71	\$118	\$188

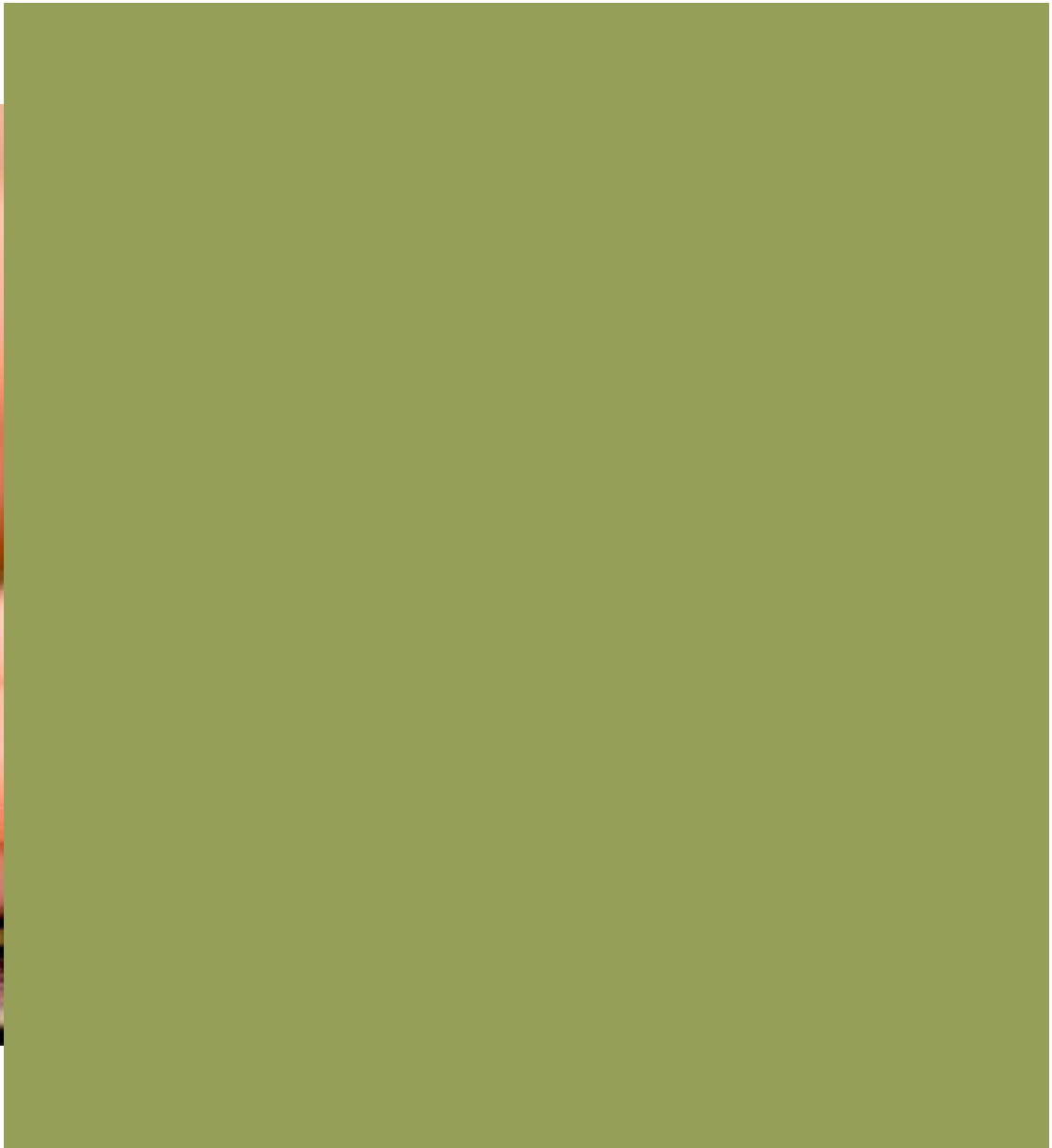
\*annual cost per valuation based on 2019 City tax rates and total property valuation

\*assumes 3% debt service and 15-year bond



# APPENDIX

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



## Opinions of Probable Cost for Proposed Projects Maintenance Costs

**Table 8. Opinion of Probable Costs (OPC) DRAFT**

Item / Description		Qty	Unit	Rate	Cost
<b>1</b>	<b>Site</b>				<b>\$23,013</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$6,393
1.2	Sitework	1	7%	\$0.07	\$8,950
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$3,836
1.4	Utilities	1	3%	\$0.03	\$3,836
<b>2</b>	<b>Parking</b>				<b>\$-</b>
<b>3</b>	<b>Structures</b>				<b>\$58,000</b>
3.1	Pavilion ( Medium 10 x 20)	1	ea	\$26,000	\$26,000
3.2	Picnic Shelter (10 x 10)	2	ea	\$16,000	\$32,000
<b>4</b>	<b>Hardscapes</b>				<b>\$53,850</b>
4.1	Concrete Sidewalks	50	lf	\$33	\$1,650
4.2	Site Furnishings (litter, benches, waste station, picnic, bike rack)	1	allow	\$20,000	\$20,000
4.3	Exterior Lighting (Pedestrian-Pole)	4	ea	\$1,500	\$6,000
4.4	6' Decomposed Granite loop trails	640	lf	\$30	\$19,200
4.5	Water Fountains	1	ea	\$7,000	\$7,000
<b>5</b>	<b>Play Amenities</b>				<b>\$10,000</b>
5.1	Pre-fabricated Obstacle Course	1	ea	\$10,000	\$10,000
<b>6</b>	<b>Landscape</b>				<b>\$6,000</b>
6.1	Trees (45 gal)	8	ea	\$500	\$4,000
6.2	Irrigation Drip - Trees	8	ea	\$250	\$2,000
	<b>Subtotal</b>				<b>\$150,863</b>
	Contractor's OH/Markup				\$37,716
	Contingency				\$9,429
	<b>Total</b>				<b>\$198,008</b>
	Professional Services Allowance		15%	\$0.15	<b>\$29,701</b>
	<b>Total Project Cost</b>				<b>\$227,709</b>

## Improvements to Clark Henry Park

*Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs.*

Table 9. Opinion of Probable Costs (OPC) DRAFT

Item / Description		Qty	Unit	Rate	Cost
1 Site					\$62,177
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$17,271
1.2	Sitework	1	7%	\$0.07	\$24,180
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$10,363
1.4	Utilities	1	3%	\$0.03	\$10,363
2 Parking					\$-
3 Structures					\$206,000
3.1	Restroom (family)	1	ea	\$100,000	\$100,000
3.2	Shade Sails	2	ea	\$45,000	\$90,000
3.3	Picnic Shelter	1	ea	\$16,000	\$16,000
4 Hardscapes					\$48,425
4.1	Concrete Sidewalks	225	lf	\$33	\$7,425
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$25,000	\$25,000
4.5	Exterior Lighting (Pedestrian-Pole)	6	ea	\$1,500	\$9,000
4.8	Water Fountains	1	ea	\$7,000	\$7,000
5 Play Amenities					\$91,000
5.1	Poured in place surface	6,500	sf	\$14	\$91,000
6 Landscape					\$-
Subtotal					\$407,602
Contractor's OH/Markup					\$101,900
Contingency					\$25,475
Total Construction Costs					\$534,977
Professional Services Allowance			15%	\$0.15	\$80,247
Total Project Costs					\$615,224

Improvements to Carol Fox Park

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**Table 10. Opinion of Probable Costs (OPC) DRAFT**

	Item / Description	Qty	Unit	Rate	Cost
<b>1</b>	<b>Site</b>				<b>\$84,238</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$23,399
1.2	Sitework	1	7%	\$0.07	\$32,759
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$14,040
1.4	Utilities	1	3%	\$0.03	\$14,040
<b>2</b>	<b>Parking</b>				<b>\$-</b>
<b>3</b>	<b>Structures</b>				<b>\$25,000</b>
3.4	Outdoor Learning	1	ea	\$25,000	\$25,000
<b>4</b>	<b>Hardscapes</b>				<b>\$39,189</b>
4.1	Concrete Sidewalks	733	lf	\$33	\$24,189
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$15,000	\$15,000
4.3	Outdoor learning ring	1	allow	\$12,000	\$12,000
<b>5</b>	<b>Play Amenities</b>				<b>\$230,000</b>
5.2	Nature Playgrounds - 2-5/5-12	1	ea	\$80,000	\$80,000
5.5	Open Fields (multi-use)	1	ea	\$150,000	\$150,000
<b>6</b>	<b>Landscape</b>				<b>\$173,800</b>
6.1	Landscape Beds & Mulch	8000	sf	\$16.50	\$132,000
6.2	Irrigation - Planting Beds	8000	sf	\$2.10	\$16,800
6.3	Tree Preservation	2000	lf	\$12.50	\$25,000
	<b>Subtotal</b>				<b>\$552,227</b>
	Contractor's OH/Markup				\$138,057
	Contingency				\$34,514
	<b>Total</b>				<b>\$724,798</b>
	Professional Services Allowance		15%	\$0.15	<b>\$108,720</b>
	<b>Total Project Cost Range</b>				<b>\$833,518</b>

## Improvements to Philippine Park

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

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Table 11. Opinion of Probable Costs (OPC) DRAFT

SCOPE	DESCRIPTION	QTY	RATE			AREA	UNITS	COST RANGE		
			LOW	MED	HIGH			LOW	MED	HIGH
MAIN BUILDING	2-STORY FACILITY	1								
CONSTRUCTION COST		1	\$125	\$150	\$175	20,782	SF	\$2,597,750	\$3,117,300	\$3,636,850

Item / Description		Qty	Unit	Rate	Cost
1	Site				\$699,255
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$194,238
1.2	Sitework	1	7%	\$0.07	\$271,933
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$116,543
1.4	Utilities	1	3%	\$0.03	\$116,543
2	Parking				\$-
3	Structures				\$3,636,850
3.4	Recreation Center	20782	sf	\$175	\$3,636,850
4	Hardscapes				\$38,150
4.1	Concrete Sidewalks	550	lf	\$33	\$18,150
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$20,000	\$20,000
5	Play Amenities				\$-
6	Landscape				\$209,750
6.1	Landscape Beds & Mulch	10000	sf	\$16.50	\$165,000
6.2	Irrigation - Planting Beds	10000	sf	\$2.10	\$21,000
6.3	Trees (45 gal)	15	ea	\$500	\$7,500
6.4	Irrigation Drip - Trees	15	ea	\$250	\$3,750
6.5	Tree Preservation	1000	lf	\$12.50	\$12,500
Subtotal					\$4,584,005
Contractor's OH/Markup					\$1,146,001
Contingency					\$286,500
Total					\$6,016,507
Professional Services Allowance				15%	\$902,476
Total Project Cost					\$6,918,983

Recreation at the Civic Center

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

**Table 12. Opinion of Probable Costs (OPC) DRAFT**

Item / Description		Qty	Unit	Rate	Costs
<b>1</b>	<b>Site</b>				<b>\$58,308</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$16,197
1.2	Sitework	1	7%	\$0.07	\$22,675
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$9,718
1.4	Utilities	1	3%	\$0.03	\$9,718
<b>2</b>	<b>Parking</b>				<b>\$-</b>
<b>3</b>	<b>Structures</b>				<b>\$85,000</b>
3.1	Pavilion (Large 30x30)	1	ea	\$85,000	\$85,000
<b>4</b>	<b>Hardscapes</b>				<b>\$55,435</b>
4.1	6' Concrete Sidewalks	320	lf	\$33	\$10,560
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$30,000	\$30,000
4.5	Exterior Lighting (Pedestrian-Pole)	2	ea	\$1,500	\$3,000
4.6	Decomposed Granite Plaza	890	sf	\$5	\$4,450
4.7	Seat Walls	165	lf	\$45	\$7,425
<b>5</b>	<b>Play Amenities</b>				<b>\$120,000</b>
5.1	Pre-fabricated Playground - 2-5/5-12	1	ea	\$120,000	\$120,000
<b>6</b>	<b>Landscape</b>				<b>\$63,500</b>
6.1	Trees (45 gal)	6	ea	\$500	\$3,000
6.2	Landscape Beds	2500	sf	\$16.50	\$41,250
6.3	Irrigation - Planting Beds	2500	sf	\$2.10	\$5,250
6.4	Irrigation Drip - Trees	6	ea	\$250	\$1,500
6.5	Tree Preservation	1000	lf	\$12.50	\$12,500
	<b>Subtotal</b>				<b>\$382,243</b>
	Contractor's OH/Markup				\$95,561
	Contingency				\$23,890
	<b>Total Construction Costs</b>				<b>\$501,694</b>
	Professional Services Allowance		15%	\$0.15	\$75,254
	<b>Total Project Costs</b>				<b>\$576,948</b>

## Improvements to De Lozier Park

MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

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Table 13. Opinion of Probable Costs (OPC) DRAFT

Item / Description		Qty	Unit	Rate	Cost
1 Site					\$607,240
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$178,600
1.2	Sitework	1	6%	\$0.06	\$214,320
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$107,160
1.4	Utilities	1	3%	\$0.03	\$107,160
2 Parking					\$-
3 Structures					\$-
4 Hardscapes					\$1,760,000
4.1	Concrete Sidewalks	18500	lf	\$27	\$499,500
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$80,000	\$80,000
4.3	Exterior Lighting (Pedestrian-Pole)	50	ea	\$1,500	\$75,000
4.4	Water Fountains	4	ea	\$7,000	\$28,000
4.5	Boardwalks	14000	sf	\$60	\$840,000
4.6	Pedestrian Bridges (3 total)	350	lf	\$250	\$87,500
4.7	Signage and Wayfinding	1	allow	\$150,000	\$150,000
5 Play Amenities					\$80,000
5.1	Nature Playgrounds	1	allow	\$80,000	\$80,000
6 Landscape					\$1,732,000
6.1	Landscape Beds & Mulch	20000	sf	\$16.50	\$330,000
6.2	Irrigation - Planting Beds	20000	sf	\$2.10	\$42,000
6.3	Trees (30 gal)	100	ea	\$350	\$35,000
6.4	Irrigation Drip - Trees	100	ea	\$250	\$25,000
6.5	Created Wetlands	130000	sf	\$10	\$1,300,000
Subtotal					\$4,179,240
Contractor's OH/Markup					\$1,044,810
Contingency					\$261,203
Total Construction Costs					\$5,485,253
Professional Services Allowance			15%	\$0.15	\$822,788
Total Project Costs					\$6,308,040

Improvements to Jersey Meadow Nature Trail

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**Table 14. Opinion of Probable Costs (OPC) DRAFT**

Item / Description		Qty	Unit	Rate	Cost
<b>1</b>	<b>Site</b>				<b>\$23,013</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$6,393
1.2	Sitework	1	7%	\$0.07	\$8,950
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$3,836
1.4	Utilities	1	3%	\$0.03	\$3,836
<b>2</b>	<b>Parking</b>				<b>\$-</b>
<b>3</b>	<b>Structures</b>				<b>\$58,000</b>
3.1	Pavilion ( Medium 10x20)	1	ea	\$26,000	\$26,000
3.2	Picnic Shelter (10x10)	2	ea	\$16,000	\$32,000
<b>4</b>	<b>Hardscapes</b>				<b>\$53,850</b>
4.1	Concrete Sidewalks	50	lf	\$33	\$1,650
4.2	Site Furnishings (litter, benches, waste station, picnic, bike rack)	1	allow	\$20,000	\$20,000
4.3	Exterior Lighting (Pedestrian-Pole)	4	ea	\$1,500	\$6,000
4.4	6' Decomposed Granite loop trails	640	lf	\$30	\$19,200
4.5	Water Fountains	1	ea	\$7,000	\$7,000
<b>5</b>	<b>Play Amenities</b>				<b>\$10,000</b>
5.1	Pre-fabricated Obstacle Course	1	ea	\$10,000	\$10,000
<b>6</b>	<b>Landscape</b>				<b>\$6,000</b>
6.1	Trees (45 gal)	8	ea	\$500	\$4,000
6.2	Irrigation Drip - Trees	8	ea	\$250	\$2,000
	<b>Subtotal</b>				<b>\$150,863</b>
	Contractor's OH/Markup				\$37,716
	Contingency				\$9,429
	<b>Total</b>				<b>\$198,008</b>
	Professional Services Allowance		15%	\$0.15	\$29,701
	<b>Total Project Cost Range</b>				<b>\$227,709</b>

## Improvements to the Jersey Village Dog Park

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Table 15. Opinion of Probable Costs (OPC) DRAFT

Item / Description		Qty	Unit	Rate	Costs
1 Site					\$7,336
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$2,038
1.2	Sitework	1	7%	\$0.07	\$2,853
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$1,223
1.4	Utilities	1	3%	\$0.03	\$1,223
2 Parking					\$-
3 Structures					\$-
4 Hardscapes					\$28,255
4.1	Concrete Sidewalks	235	lf	\$33	\$7,755
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$15,000	\$15,000
4.5	Exterior Lighting (Pedestrian-Pole)	1	ea	\$1,500	\$1,500
4.6	Decomposed Granite Plaza	350	sf	\$5	\$1,750
4.7	Seat Walls	50	lf	\$45	\$2,250
5 Play Amenities					\$-
6 Landscape					\$12,500
6.1	Tree Preservation	1000	lf	\$12.50	\$12,500
Subtotal					\$48,091
Contractor's OH/Markup					\$12,023
Contingency					\$3,006
Total Construction Costs					\$63,119
Professional Services Allowance			15%	\$0.15	\$9,468
Total Project Costs					\$72,587

Improvements to  
St. John Park

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**Table 16. Opinion of Probable Costs (OPC) DRAFT**

Item / Description		Qty	Unit	Rate	Costs
<b>1</b>	<b>Site</b>				<b>\$245,689</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$68,247
1.2	Sitework	1	7%	\$0.07	\$95,546
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$40,948
1.4	Utilities	1	3%	\$0.03	\$40,948
<b>2</b>	<b>Parking</b>				<b>\$95,500</b>
2.1	Pavement - Concrete (24 spaces)	7,400	sf	\$7.50	\$55,500
2.3	Crosswalk & ADA Ramps	8	ea	\$1,500	\$12,000
2.4	Striping & Signage	1	allow	\$12,000	\$12,000
2.5	Parking Lot Lighting	4	ea	\$4,000	\$16,000
<b>3</b>	<b>Structures</b>				<b>\$217,000</b>
3.1	Restroom (family)	1	ea	\$100,000	\$100,000
3.3	Pavilion ( Large 30x30)	1	ea	\$85,000	\$85,000
3.4	Pavilion ( Medium 20x20)	1	ea	\$32,000	\$32,000
<b>4</b>	<b>Hardscapes</b>				<b>\$410,240</b>
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$35,000	\$35,000
4.5	Exterior Lighting (Pedestrian-Pole)	6	ea	\$1,500	\$9,000
4.6	Decomposed Granite Plaza	1600	sf	\$5	\$8,000
4.7	Concrete Trails (1 mile)	5280	lf	\$33	\$174,240
4.8	Water Fountains	2	ea	\$7,000	\$14,000
4.10	Wayfinding/Signage	1	allow	\$20,000	\$20,000
4.11	Pedestrian Bridge	1	allow	\$150,000	\$150,000
<b>5</b>	<b>Play Amenities</b>				<b>\$508,000</b>
5.1	Pre-fabricated Playground - 2-5/5-12	1	allow	\$250,000	\$250,000
5.5	Open Fields (multi-use)	1	ea	\$10,000	\$10,000
5.8	Workout Stations	5	ea	\$10,000	\$50,000
5.9	Tennis Court	1	ea	\$78,000	\$78,000
5.1	Basketball Court	2	ea	\$60,000	\$120,000
<b>6</b>	<b>Landscape</b>				<b>\$134,200</b>

## Proposed Pleasant Colony Park

6.1	Trees (45 gal)	36	ea	\$500	\$18,000
6.2	Landscape Beds & Mulch	2500	sf	\$16.50	\$41,250
6.3	Grass - Sodded	15000	sf	\$0.32	\$4,800
6.4	Grass - Fine Grading, Seeded	2.00	ac	\$3,200	\$6,400
6.5	Irrigation - Grass	15000	sf	\$0.80	\$12,000
6.6	Irrigation - Planting Beds	2500	sf	\$2.10	\$5,250
6.7	Irrigation Drip - Trees	36	ea	\$250	\$9,000
6.8	Tree Preservation	3000	lf	\$12.50	\$37,500
Subtotal					\$1,610,629
Contractor's OH/Markup					\$402,657
Contingency					\$100,664
Total					\$2,113,951
Professional Services Allowance		15%	\$0.15	\$317,093	
Total Project Cost Range					\$2,431,043

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**Table 17. Opinion of Probable Costs (OPC) DRAFT**

Item / Description		Qty	Unit	Rate	Costs
<b>1</b>	<b>Site</b>				<b>\$63,720</b>
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$17,700
1.2	Sitework	1	7%	\$0.07	\$24,780
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$10,620
1.4	Utilities	1	3%	\$0.03	\$10,620
<b>2</b>	<b>Parking</b>				<b>\$24,000</b>
2.1	Pavement - Concrete (8 spaces)	2,200	sf	\$7.50	\$16,500
2.3	Crosswalk & ADA Ramps	1	ea	\$1,500	\$1,500
2.4	Striping & Signage	1	allow	\$2,000	\$2,000
2.5	Parking Lot Lighting	1	ea	\$4,000	\$4,000
<b>3</b>	<b>Structures</b>				
<b>4</b>	<b>Hardscapes</b>				<b>\$274,000</b>
4.1	Concrete Sidewalks	7000	lf	\$33	\$231,000
4.2	Site Furnishings (litter, benches, bike racks, picnic)	1	allow	\$20,000	\$20,000
4.3	Exterior Lighting (Pedestrian-Pole)	4	ea	\$1,500	\$6,000
4.4	Water Fountains	1	ea	\$7,000	\$7,000
4.5	Decorative Wooden Bridges	2			
4.6	Wayfinding/Signage	1	allow	\$10,000	\$10,000
<b>5</b>	<b>Play Amenities</b>				<b>\$-</b>
<b>6</b>	<b>Landscape</b>				<b>\$56,000</b>
6.1	Trees (45 gal)	20	ea	\$500	\$10,000
6.2	Grass - Fine Grading, Seeded	5.00	ac	\$3,200	\$16,000
6.3	Irrigation Drip - Trees	20	ea	\$250	\$5,000
6.4	Tree Preservation	2000	lf	\$12.50	\$25,000
	<b>Subtotal</b>				<b>\$417,720</b>
	Contractor's OH/Markup				\$104,430
	Contingency				\$26,108
	<b>Total</b>				<b>\$548,258</b>
	Professional Services Allowance		15%	\$0.15	\$82,239
	<b>Total Project Cost Range</b>				<b>\$630,496</b>

## Proposed Passive Open Space Park

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Table 18. Opinion of Probable Costs (OPC) DRAFT

Item / Description		Qty	Unit	Rate	Costs
1	Site				\$301,730
1.1	General Requirements/Mobilization	1	5%	\$0.05	\$83,814
1.2	Sitework	1	7%	\$0.07	\$117,339
1.3	Demolition/Clearing & Grubbing	1	3%	\$0.03	\$50,288
1.4	Utilities	1	3%	\$0.03	\$50,288
2	Parking				\$-
3	Structures				\$-
4	Hardscapes				\$1,676,278
4.1	Section 1 (10' wide, asphalt) (2.42 miles)	12798	lf	\$46	\$588,708
4.2	Section 2 (10 wide, asphalt) (2.14 miles)	11324	lf	\$46	\$520,904
4.5	Section 3 (10' wide, asphalt) (1.03 miles)	5471	lf	\$46	\$251,666
4.8	Pedestrian Bridge across Bayou, Steel Framed, Trex Decking (8' wide, 175'Long)*	1400	sf	\$225	\$315,000
5	Play Amenities				\$-
6	Landscape				\$-
Subtotal					\$1,978,008
Contractor's OH/Markup					\$494,502
Contingency					\$123,626
Total					\$2,596,136
Professional Services Allowance			15%	\$0.15	\$389,420
Total Project Cost Range					\$2,985,556

Proposed Hike and Bike Trail System

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MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021

Operation and Maintenance

City staff are well-versed in the operation and maintenance of Jersey Village parks and recreation facilities. Each additional park and facility will incur additional labor and material costs for the daily upkeep. For each potential project identified that adds new park land to the system that isn't currently being maintained, the costs and time for mowing, trash pickup, repairs, and general upkeep have been estimated. The resulting values for each facility are reported in total hours, approximate labor costs based on average salaries, and full time equivalents (FTE's).

Table 19. Trail Rights-of-Way

Maintenance Task	Area	SF/Hour	Rate	Total Labor (hours per visit)	Total Cost (Visit)	# of Visits	Annual Cost
Common Area Mowing	729,630	114,000	\$20.00	6	\$120.00	26	\$3,120
Trash Pickup			\$15.00	4	\$60.00	26	\$1,560
Expendables							
96" Commercial Mower Amortization (\$42,000, 5-year life)	N/A	N/A	N/A	N/A	N/A	N/A	\$8,400
Fuel		Per Visit	\$30.00	0.5	\$15.00	26	\$390
General Maintenance		Per Visit	\$30.00	1	\$30.00	26	\$780
Total Annual Labor				260	Total		\$14,250
Total FTE's				0.13			

\*Note: Maintenance costs are for new park land only and do not include costs for repair or replacement of equipment or amenities.

Table 20. Proposed Pleasant Colony Park

Maintenance Task	Area	SF/Hour	Rate	Total Labor (hours per visit)	Total Cost (Visit)	# of Visits	Annual Hours	Annual Cost	Total FTE
Common Area Mowing	283,391	71,280	\$20.00	4.0	\$80.00	26	104.0	\$2,080	0.052
Restrooms & Trash Pickup			\$15.00	2.0	\$30.00	26	52.0	\$780	0.026
Landscape & Irrigation			\$15.00	2.0	\$30.00	52	104.0	\$1,560	0.05
Expendables									
Fuel		Per Visit	\$30.00	0.5	\$15.00	26		\$390	
General Maintenance		Per Visit	\$30.00	1.0	\$30.00	26		\$780	
Total							260.0	\$5,590	0.13

Table 21. Proposed Passive Open Space Park

Maintenance Task	Area	SF/Hour	Rate	Total Labor (hours per visit)	Total Cost (Visit)	# of Visits	Annual Hours	Annual Cost	Total FTE
Common Area Mowing	95,440	71,280	\$20.00	1.0	\$20.00	26	26.0	\$520	0.013
Restrooms & Trash Pickup			\$15.00	1.0	\$15.00	26	26.0	\$390	0.013
Landscape & Irrigation			\$15.00	1.0	\$15.00	52	52.0	\$780	0.03
Expendables									
Fuel		Per Visit	\$30.00	0.5	\$15.00	26		\$390	
General Maintenance		Per Visit	\$30.00	1.0	\$30.00	26		\$780	
Total							104.0	\$2,860	0.052







# Jersey Village

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Parks Master Plan 2020-2030

DRAFT

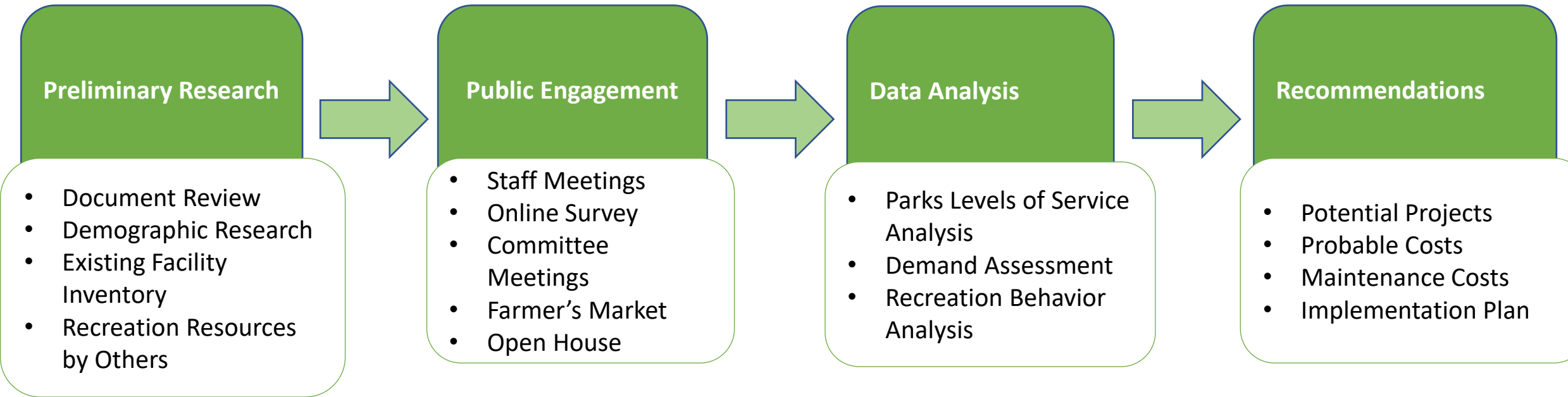


# Purpose of the Parks Master Plan

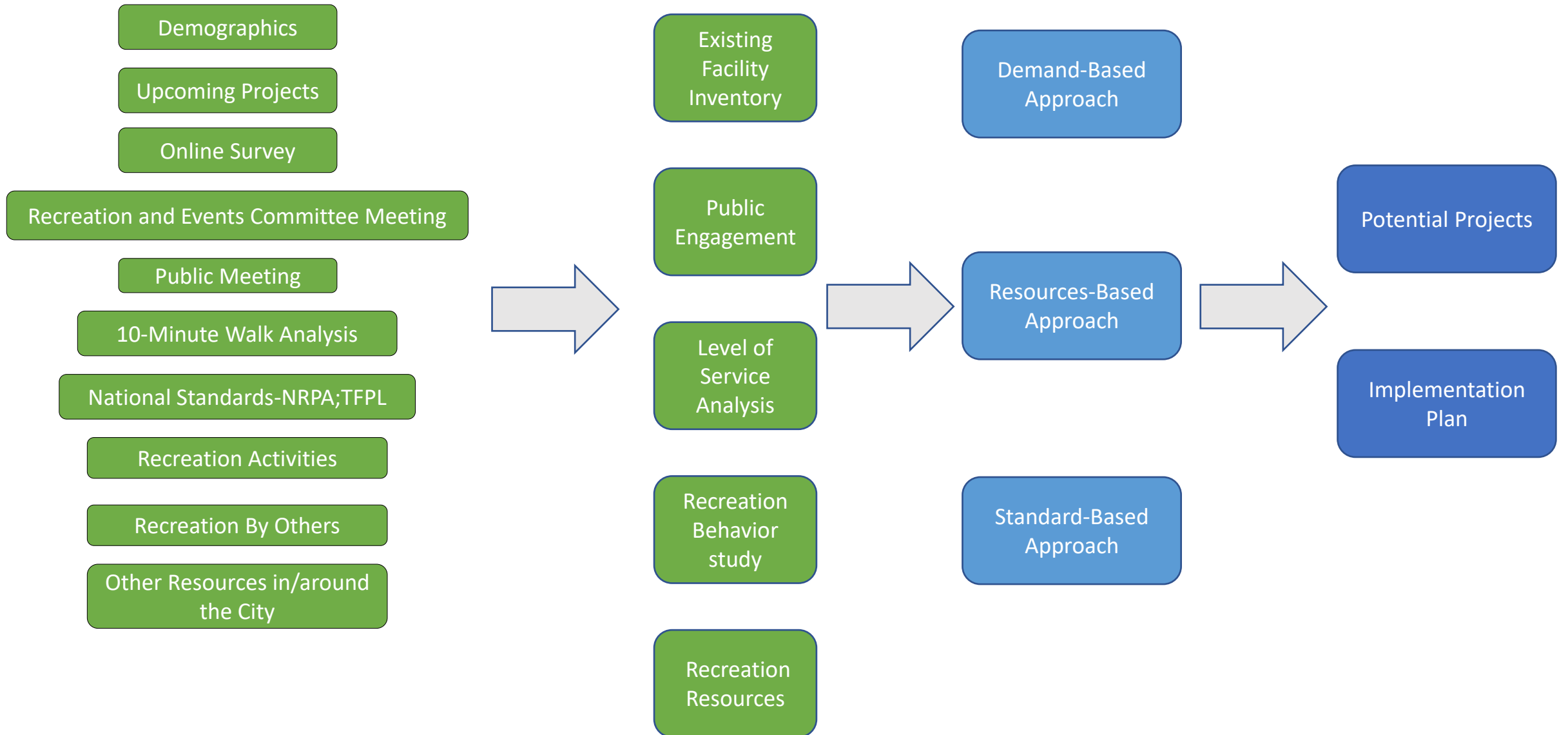
- Explore expanded recreational opportunities.
- Update existing parks and open spaces.
- Develop strategic partnerships among schools, community groups, businesses, and individuals in order to maximize resources and opportunities.
- Encourage programs and events that engage the community.
- Improve maintenance of parks and open spaces.
- Increase community connectivity.



# Planning Process



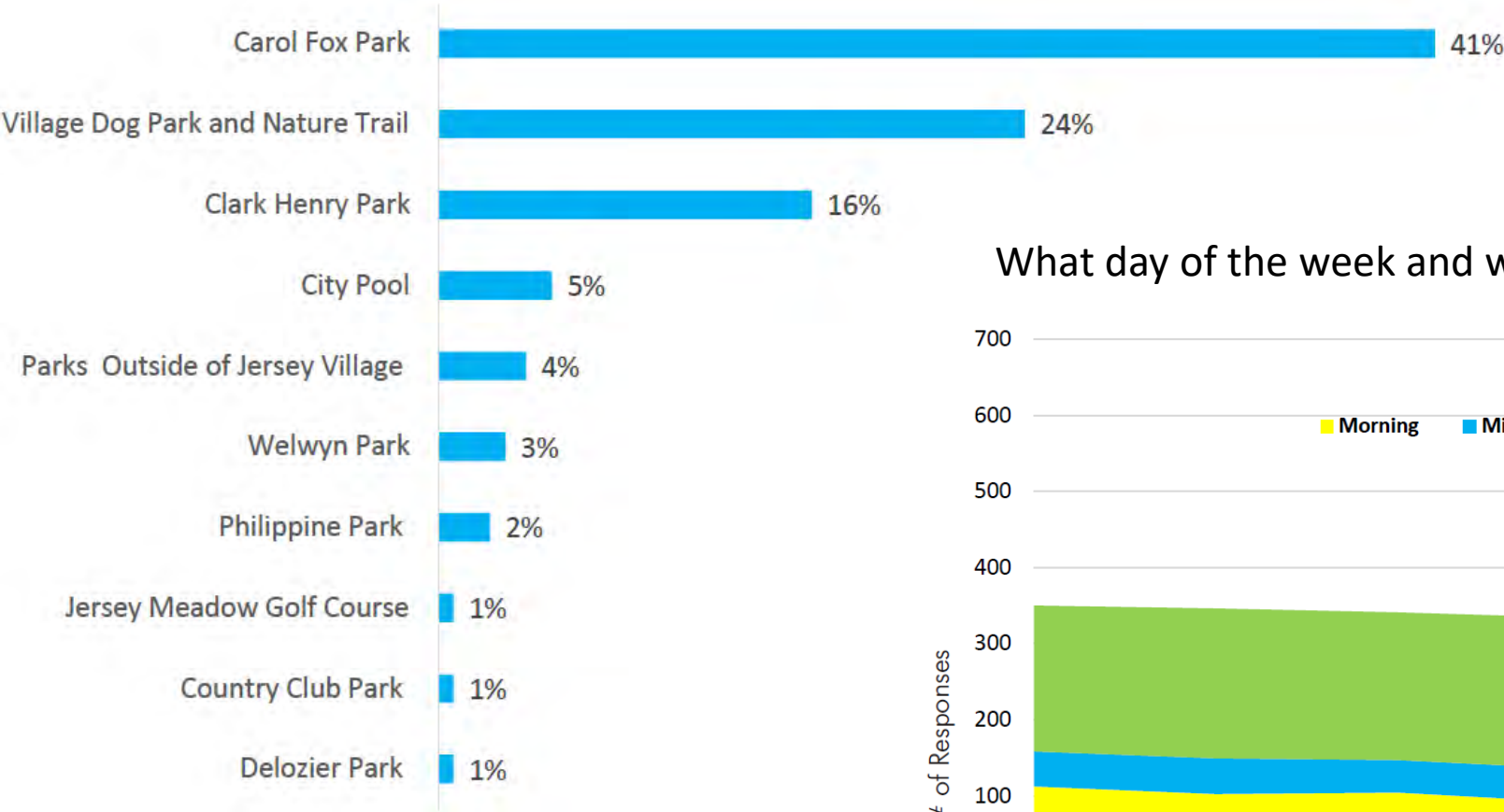
# Plan Development Process



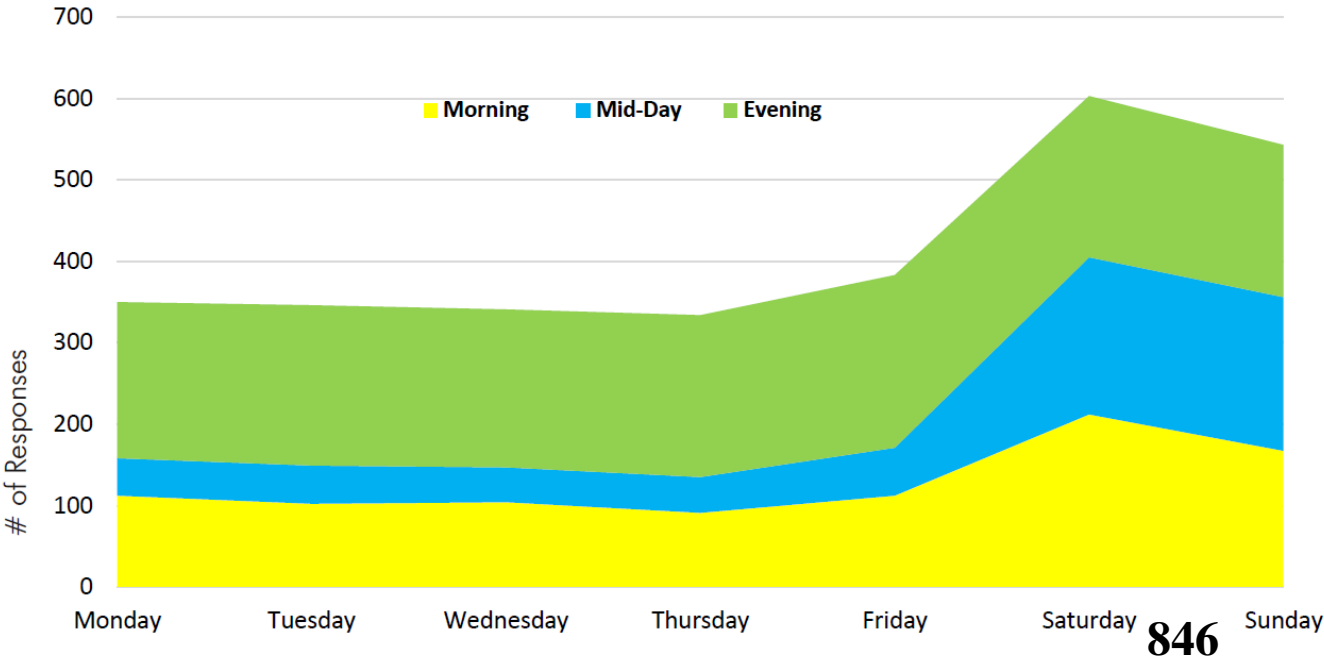
# Online Survey Highlights

464 responses from March 10<sup>th</sup> to November 15<sup>th</sup>

Which park does your family visit most often?

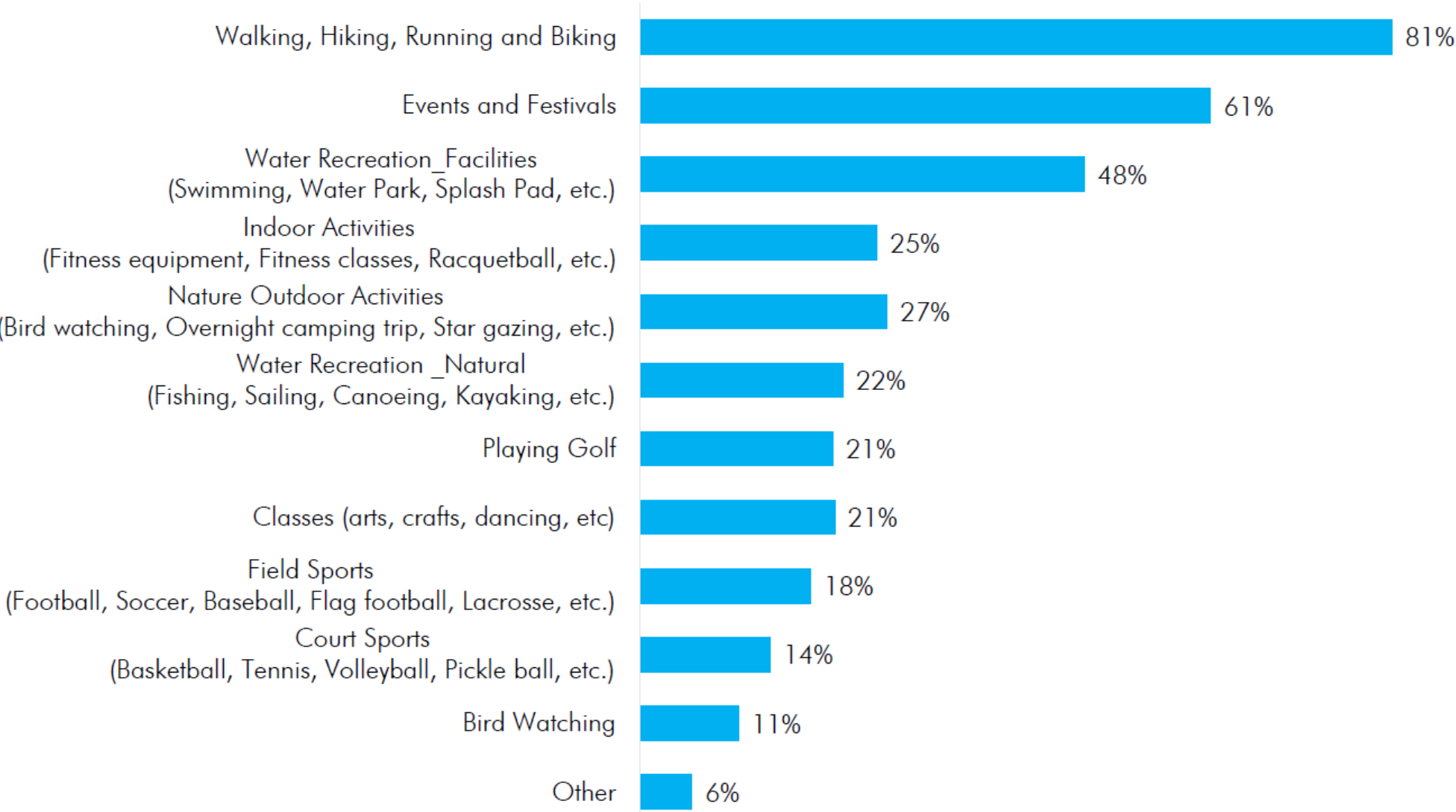


What day of the week and what time do you most use the parks?

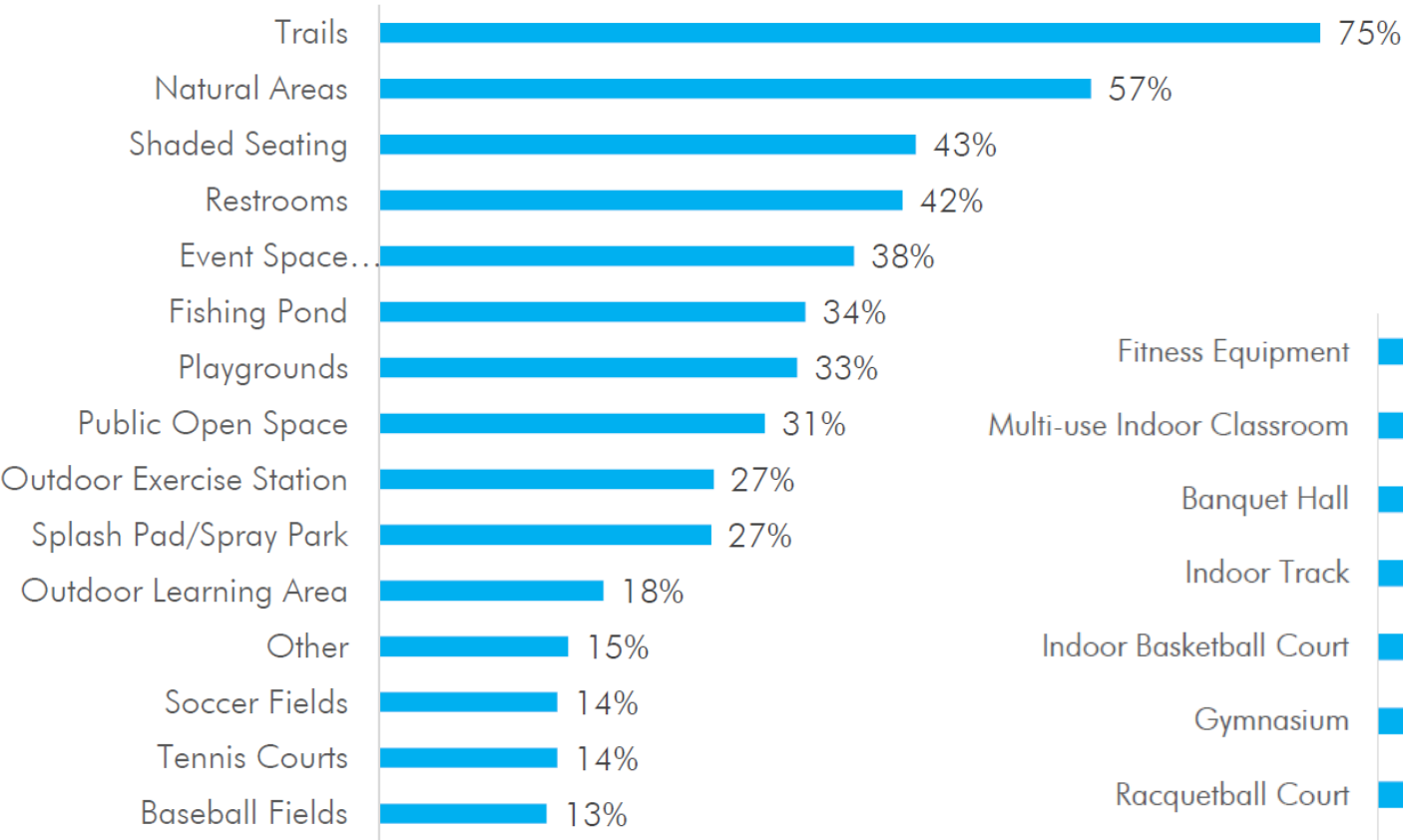




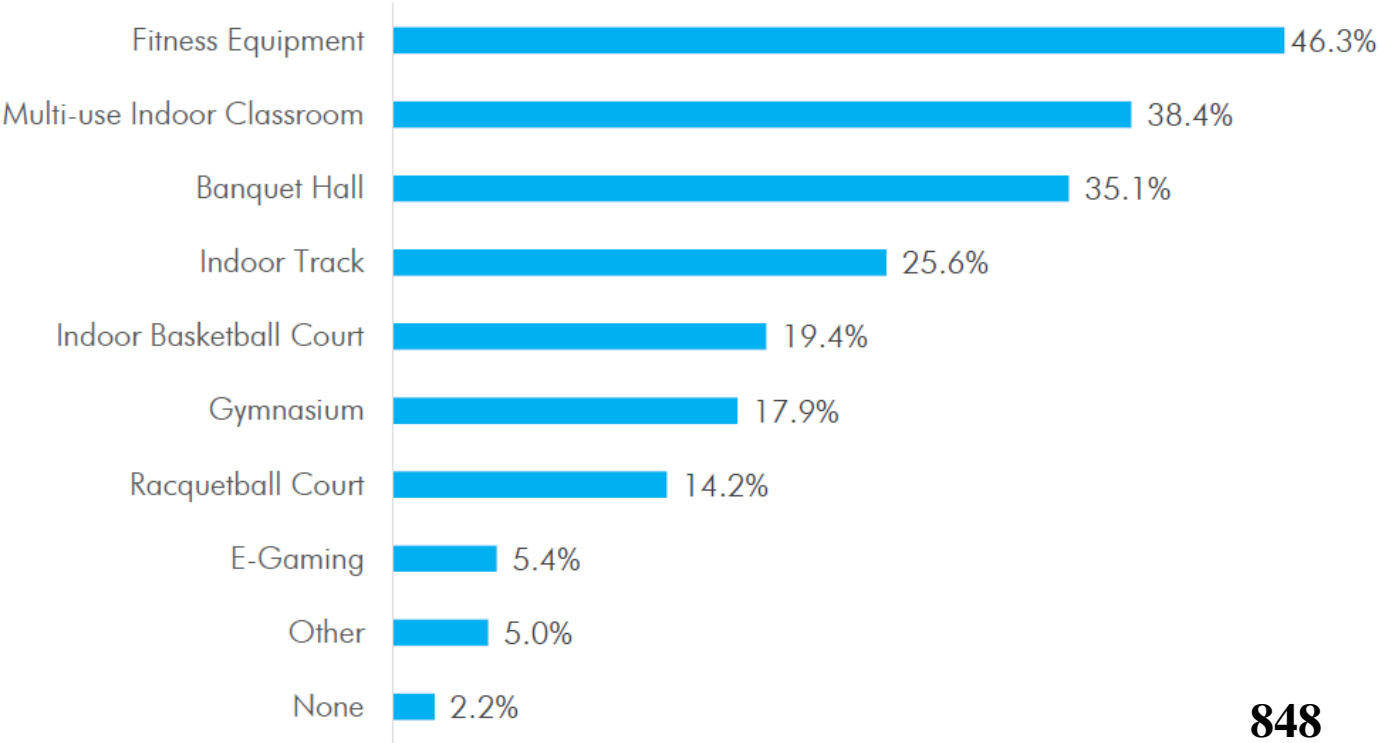
# What recreation activities do you CURRENTLY participate in?



What OUTDOOR recreation amenities would you want to have in Jersey Village in the future?

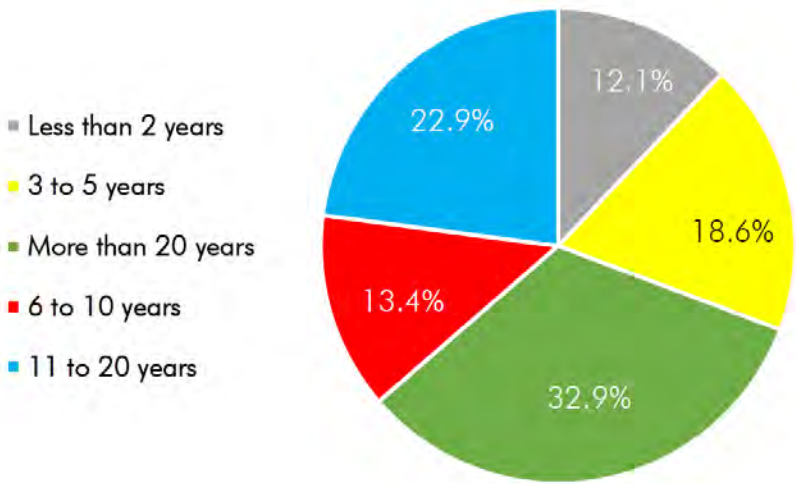


What INDOOR amenities would you like to have in Jersey Village in the future?

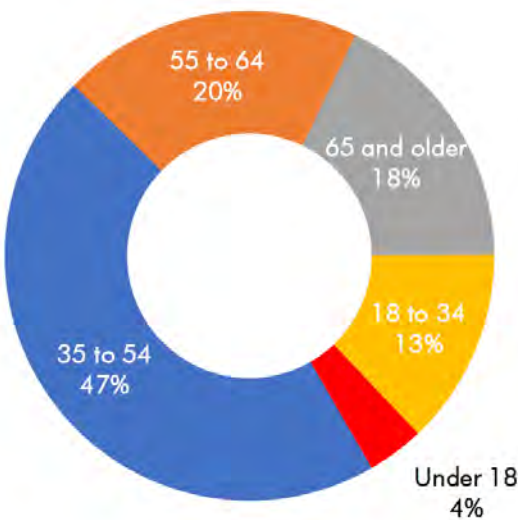


Participants Profiles

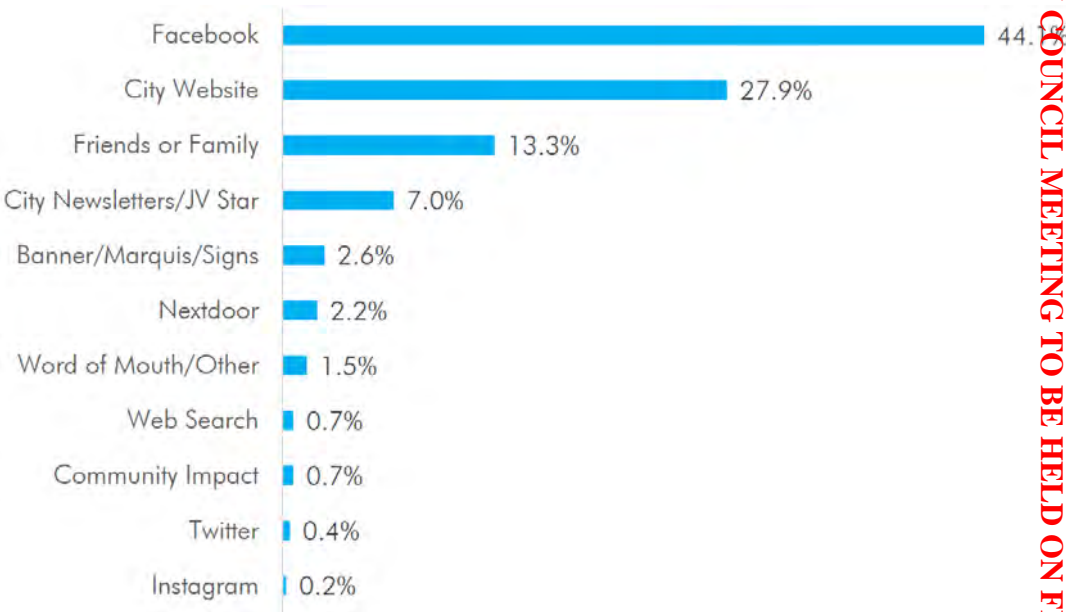
How long have you lived in Jersey Village?



Which age group are you in?



Where do you get your information for parks and recreation events/programs?





# Online Survey Highlights – Key Findings

The top five desired outdoor activities are as follows:

- Trails
- Natural Areas
- Shaded Seating
- Restrooms
- Event Space

The top five desired indoor activities are:

- Fitness Equipment
- Multi-use Classrooms
- Banquet Hall
- Indoor Track
- Indoor Basketball Court

The top key words appearing in response to the open-ended question regarding desired programs and events are:

- Events (23)
- Food (15)
- Classes (14), Senior (14), Festivals (14)
- Concerts (13), Activities (13)

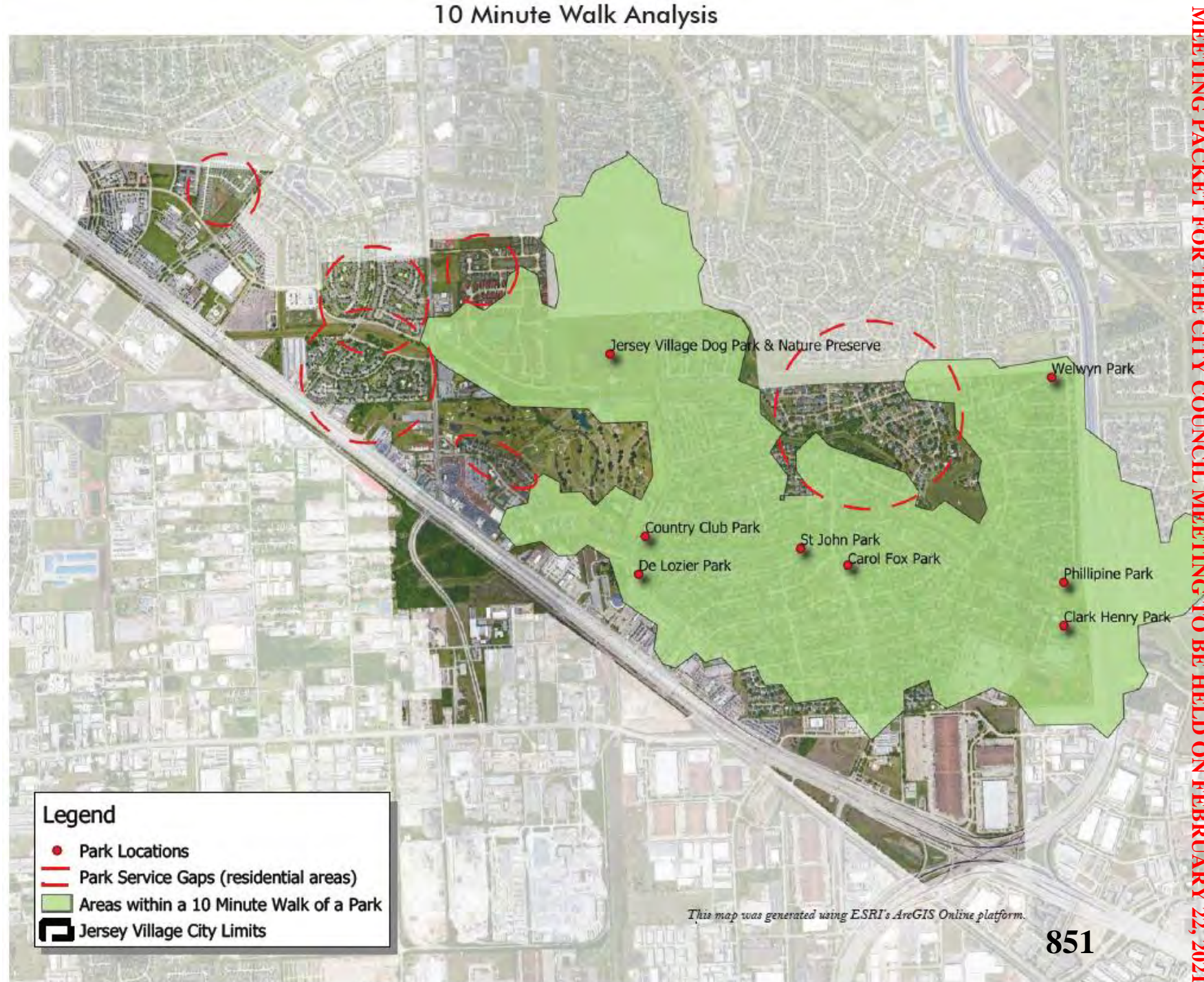
# Level of Service Analysis

## 10-minute Walk to Park Analysis

In 2019

80.2%

Of residents are within a 10-minute walk of a park



## Level of Service Analysis

## Park Facility

# NRPA Standards

# Park and Parkland

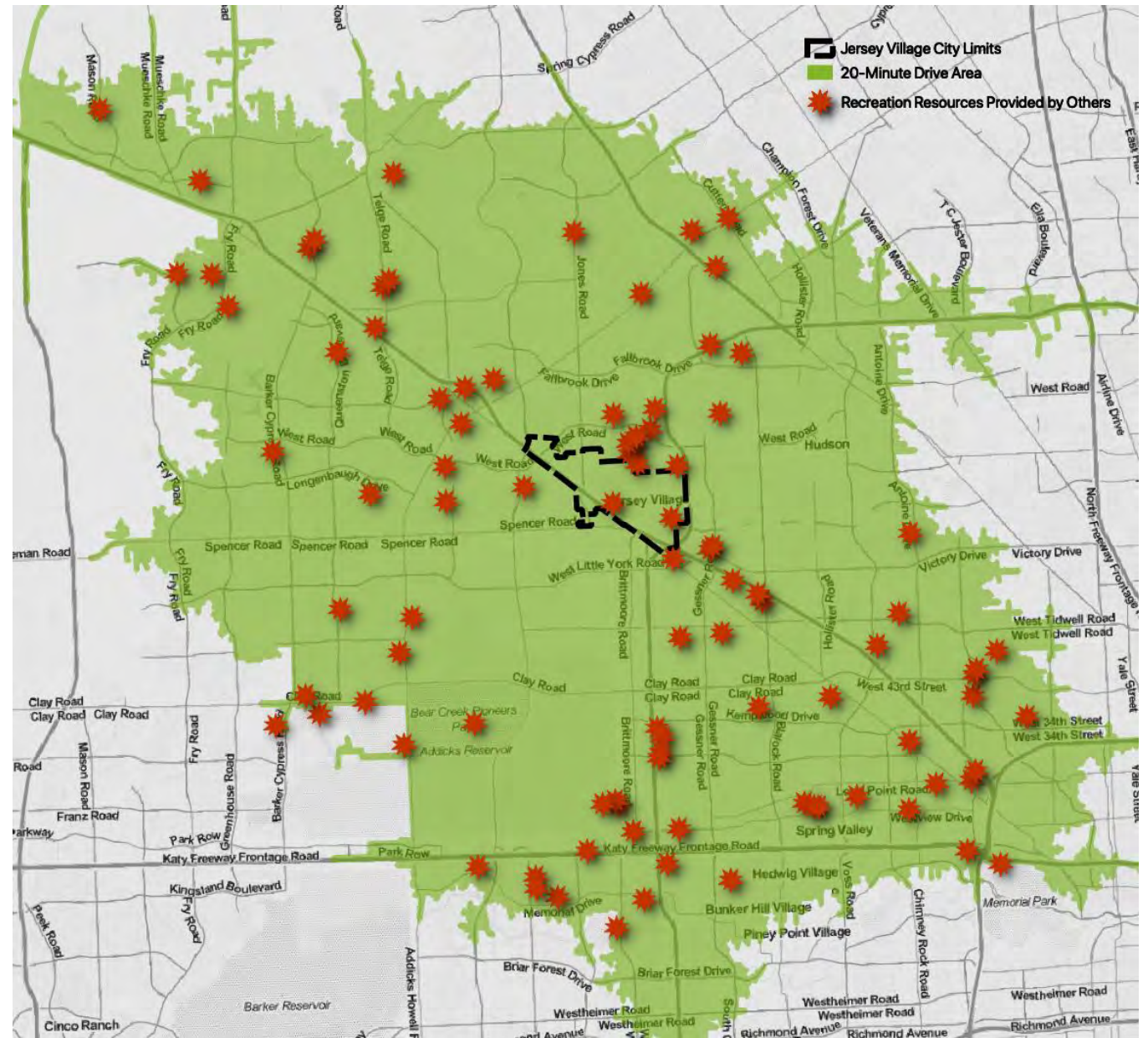
- 8 parks and 53 acres parkland
- 1,031 Residents per park
- 6.44 Acres park acreage per 1,000 residents
- 3% of city area are park land

Type of Facility		Median number of Residents per Facility	Residents per Facilities in Jersey Village	Number of Facilities Owned by the City
Outdoor	Playgrounds	3,163	1,177	7
	Basketball courts	5,971	8,240	1
	Tennis courts (outdoor only)	4,296		0
	Diamond fields: baseball - youth	6,597		0
	Diamond fields: softball fields - adult	12,527		0
	Rectangular fields: multi-purpose	7,469	8,240	1
	Diamond fields: softball fields – youth	11,917		0
	Dog park	47,000	8,240	1
	Diamond fields: baseball - adult	20,033		0
	Swimming pools (outdoor only)	34,035	8,240	1
	Totlots	14,000	1,648	5
	Rectangular fields: soccer field – youth	7,000	8,240	1
	Community gardens	34,170		0
	Rectangular fields: soccer field - adult	13,173		0
	Rectangular fields: football field	25,320		0
	Skate park	44,000		0
	Multipurpose synthetic field	41,938		0
Indoor	Community centers	28,987	8,240	1
	Recreation centers (including gyms and fitness centers)	31,539		0
	Senior centers	62,053		0
	Performance amphitheater	46,000		0
	Nature centers	75,021		0

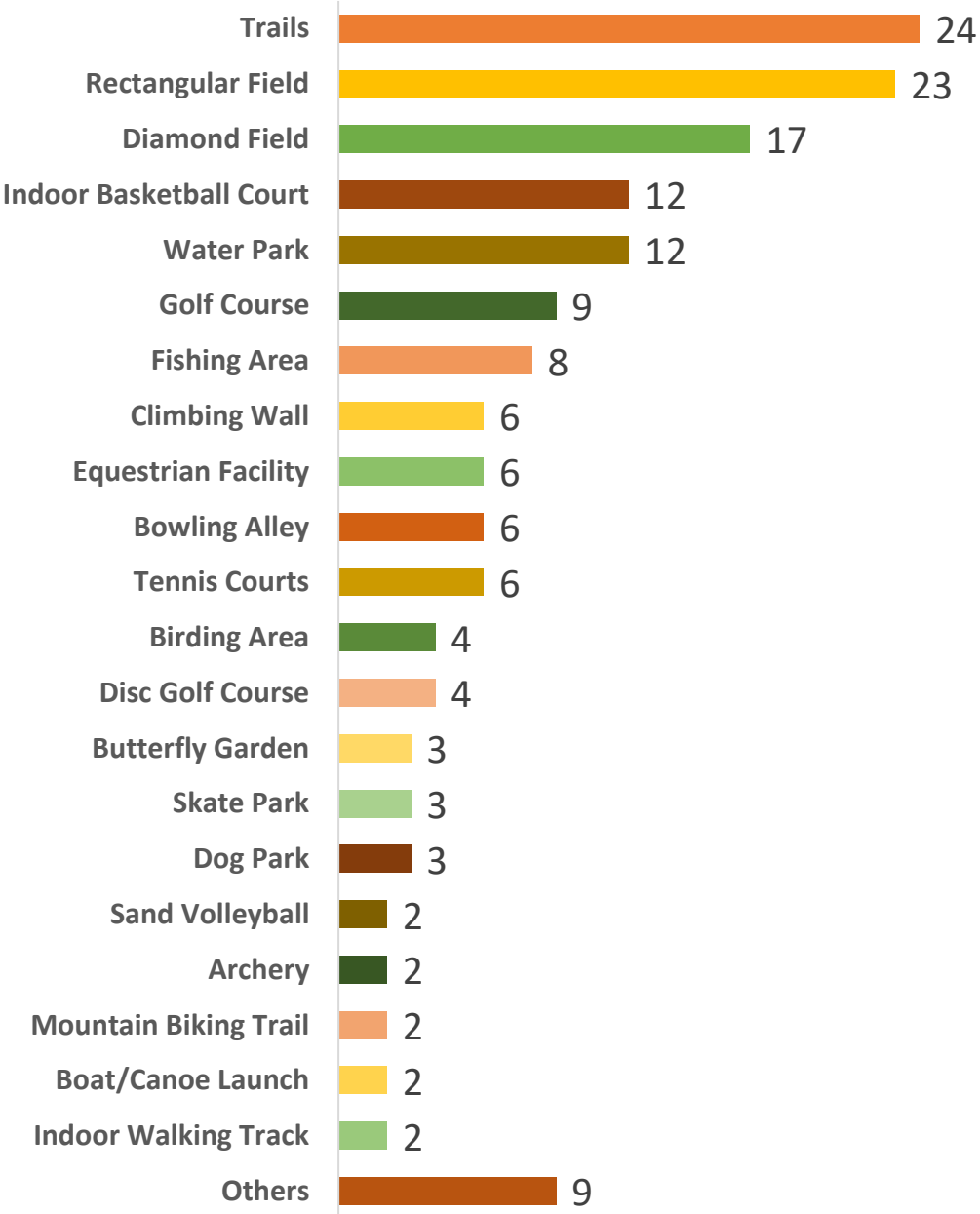


# Recreation by Others

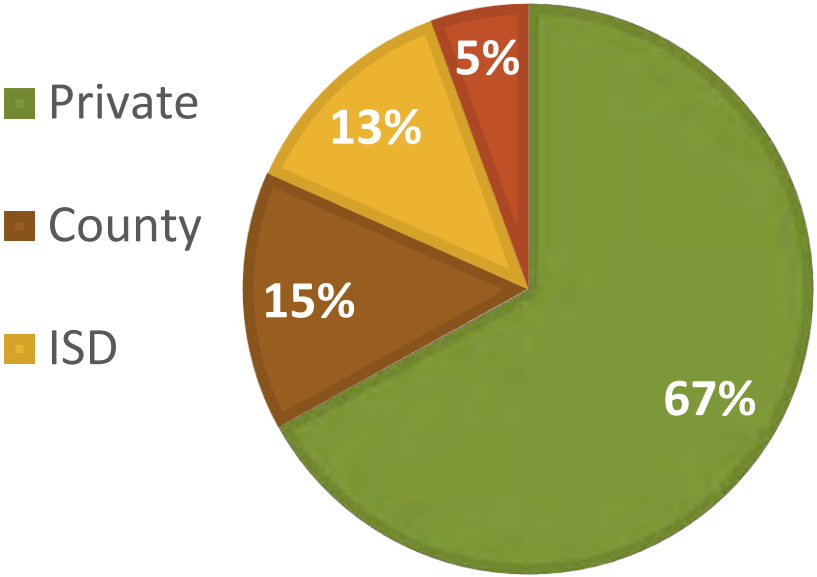
109 Recreation facilities identified in a 20-minute drive radius from City Hall.



Number of Amenities by Other Recreation Facilities



Recreation Facilities by Ownership



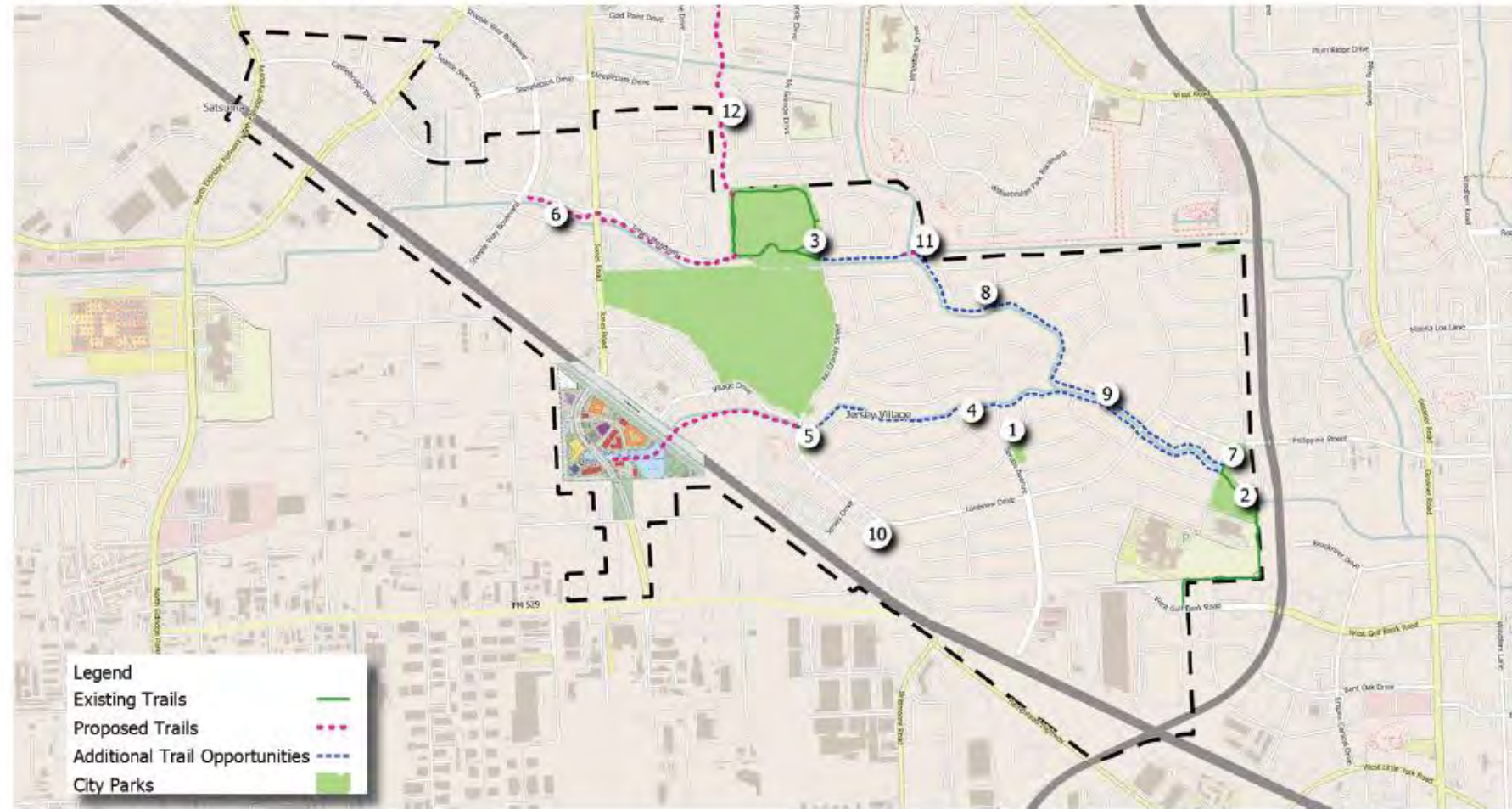


## Park and Recreation Opportunities

The proposed park improvements and additions represent opportunities for enhancements to the parks system based on stakeholder input and available open space.

The Parks Master Plan is a living document intended to guide the City in capital projects planning and budgeting, rather than a firm commitment to any given project(s).

Conceptual designs and Opinions of Probable Costs have been developed to a planning level of detail rather than shovel-ready projects.



1. Improvements to Carol Fox Park
2. Improvements to Clark Henry Park
3. Improvements to Jersey Village Dog Park
4. Improvements to St. John Park
5. Improvements to De Lozier Park
6. New Neighborhood Park on Pleasant Colony Drive

7. Outdoor Classroom at Philippine Park
8. New Passive Open Space Park
9. Trail Opportunities
10. Recreation at the Civic Center
11. Proposed Pedestrian Bridges
12. Trail Opportunity along Utility ROW



# Improvements to Carol Fox Park

## Proposed Improvements:

- Restrooms
- Shade sails over the play areas
- Shaded picnic areas with grills
- Walking paths





# Improvements to Clark Henry Park

## Proposed Improvements:

- Sports fields
- Landscape enhancements near entrance to playgrounds
- Seating along the hike and bike trail
- New site furnishings allowance





# Improvements to JV Dog Park

## Proposed Improvements:

- Shaded Seating
- Pavilion
- Walking Path within fenced dog park





# Enhanced Jersey Meadow Nature Trail



Figure 80. Example of a boardwalk across a stormwater detention basin at Keith-Hess Park in Northeast Houston. The project was developed in partnership with Harris County Flood Control District.



Figure 81. Example of interpretive sign educating visitors about migratory waterfowl. These types of signs can add an educational and entertaining element to the nature trail experience.



MEETING PACKET FOR THE CITY COUNCIL MEETING TO BE HELD ON FEBRUARY 22, 2021



# Improvements to St. John Park

## Proposed Improvements:

- Pathway
- Plaza and Seating Area
- Picnic Area
- Swinging Benches
- Fire Pit





# Improvements to De Lozier Park

## Proposed Improvements:

- Playground
- Benches
- Bike Racks
- Lighting
- Crushed Granite Plaza
- Seat walls
- Picnic Shelter
- Pathways
- Landscaping





# Improvements to Philippine Park

## Proposed Improvements:

- Outdoor Classroom
- Walking Paths
- Nature-themed Playground
- Picnic Tables
- Bike Rack
- Benches

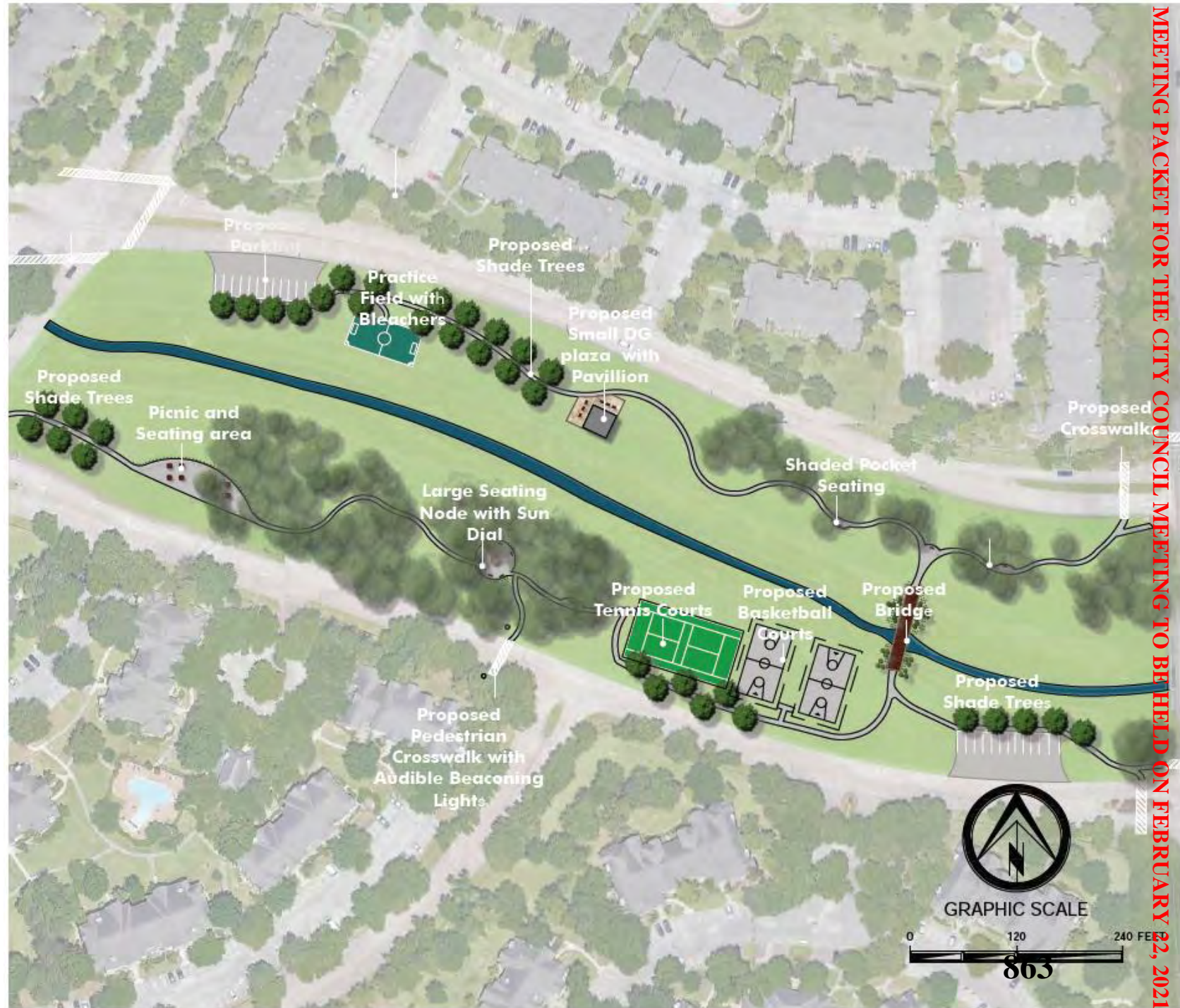




# Proposed Pleasant Colony Park

## Proposed Improvements:

- Pavilions
- Playground
- Multi-use Field
- Workout Stations
- Basketball Court
- Tennis/Pickleball Court
- Restroom
- Trails
- Parking
- Lighting
- Landscaping





# Proposed Passive Open Space Park

## Proposed Improvements:

- Pathways
- Picnic Areas
- Seating
- Shade Trees
- Interpretive Signage
- Decorative Foot Bridges

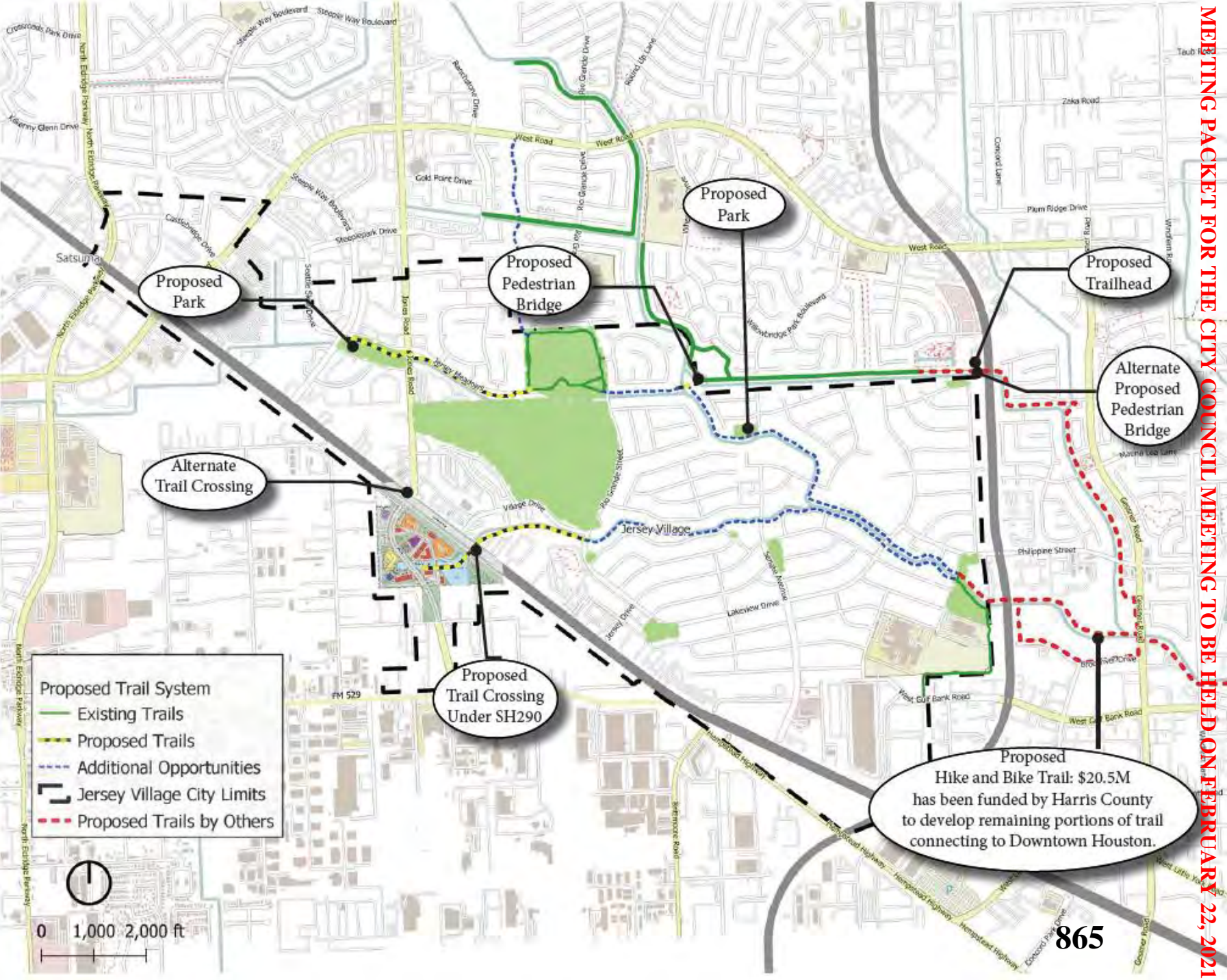




# Proposed Trail Connections

## Proposed Improvements:

- 5.6 Miles of Trail Opportunities
- Trail Head at Welwyn Park
- Pedestrian Bridge to Regional Trail System
- Pedestrian Crossing under SH 290



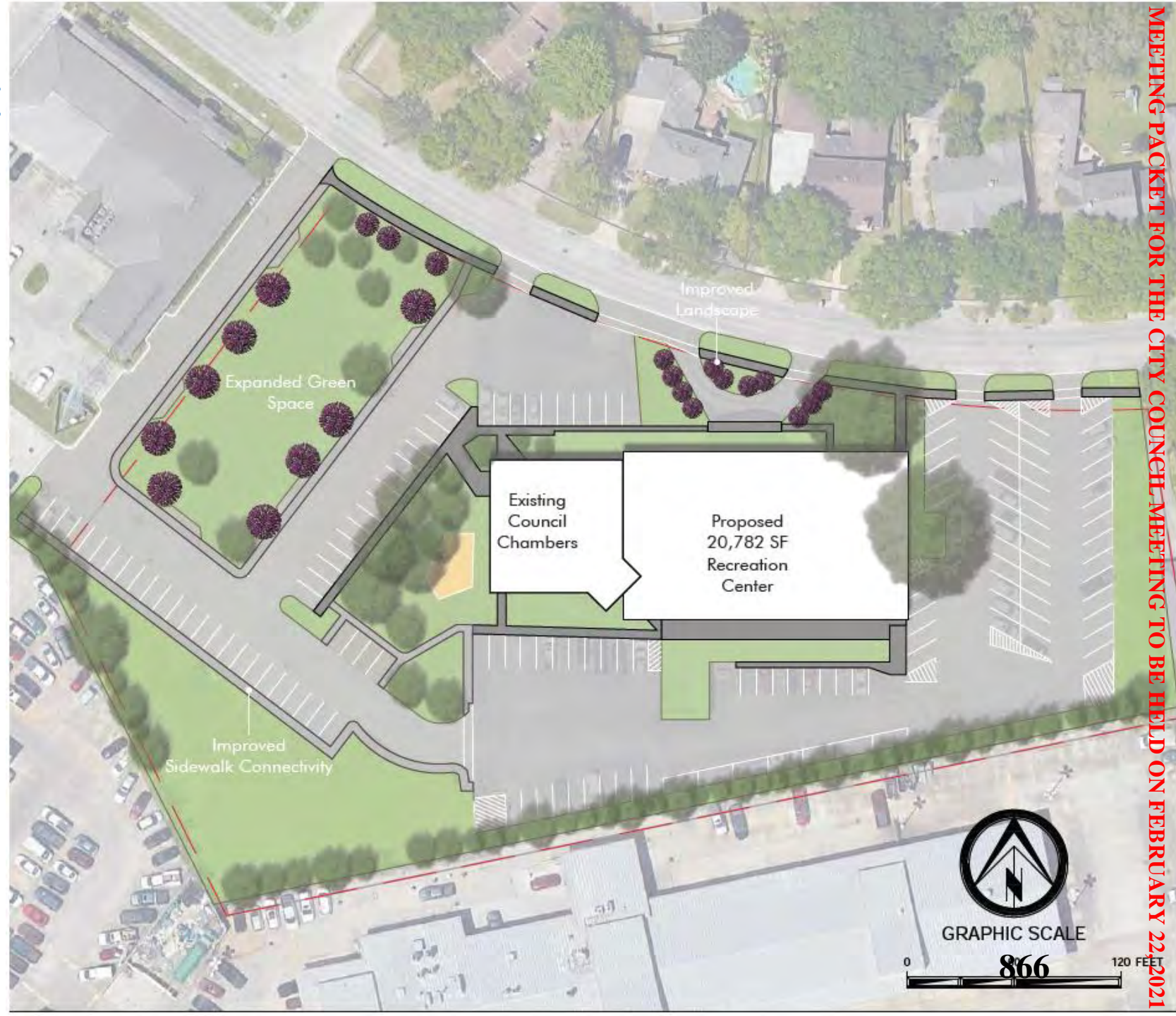


# Proposed Recreation at The Civic Center

(Long-Range 12-15 years)

## Proposed Improvements:

- Lobby/Reception Area
- Gymnasium
- Gym Storage
- Indoor Track (sport floor, 3 lanes)
- Fitness Room Area
- Locker Rooms (men's, women's, 19 lockers, 5 stalls, 3 sinks, showers)
- Utility, Electrical, Mechanical, IT, Circulation Spaces
- Total Floor Area - 20,782 square feet





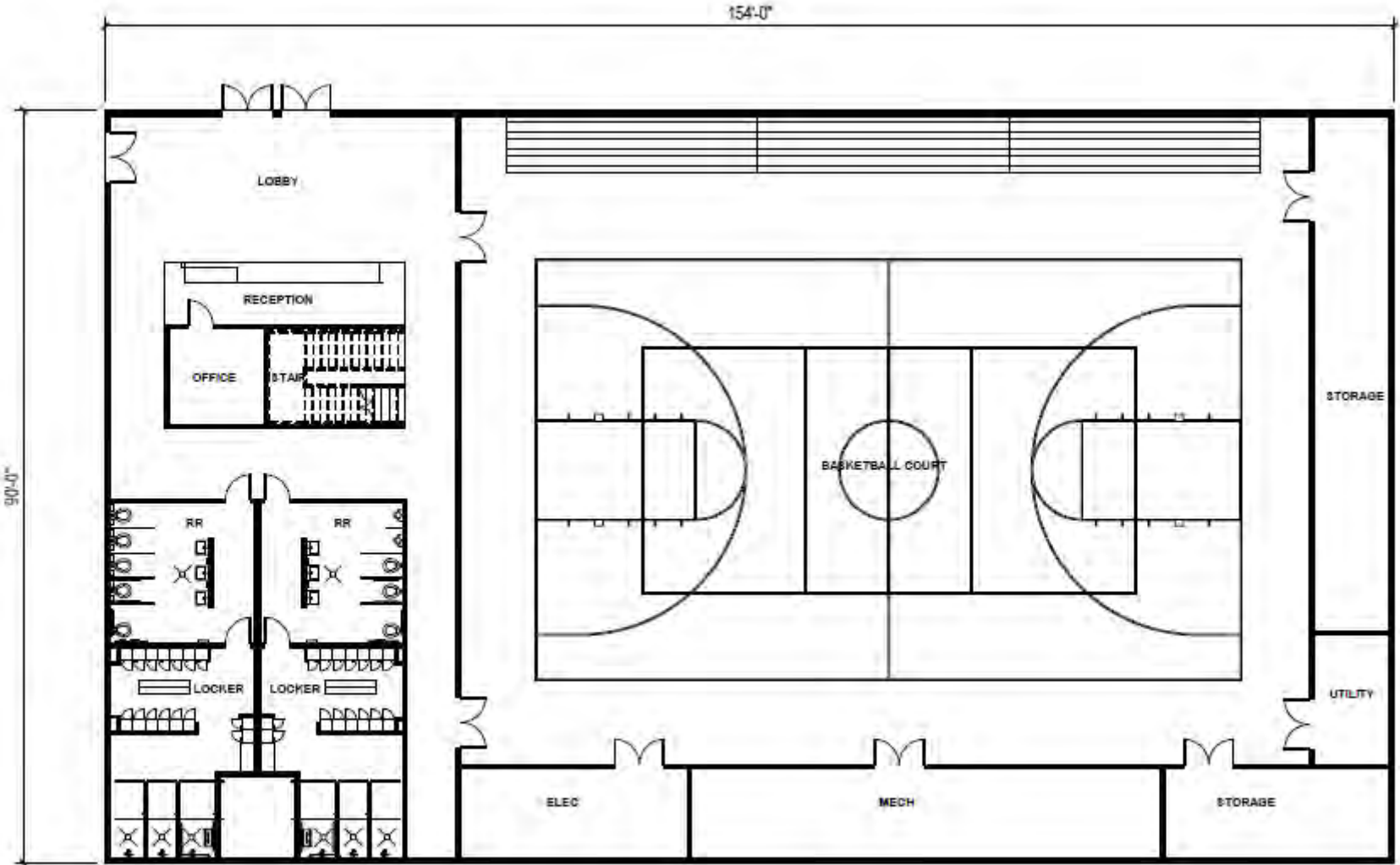
Schematic 1. Level One Floor Plan - Proposed Jersey Village Recreation Center



Figure 97. The recreation center is proposed with an indoor track and gymnasium as core elements of the program.



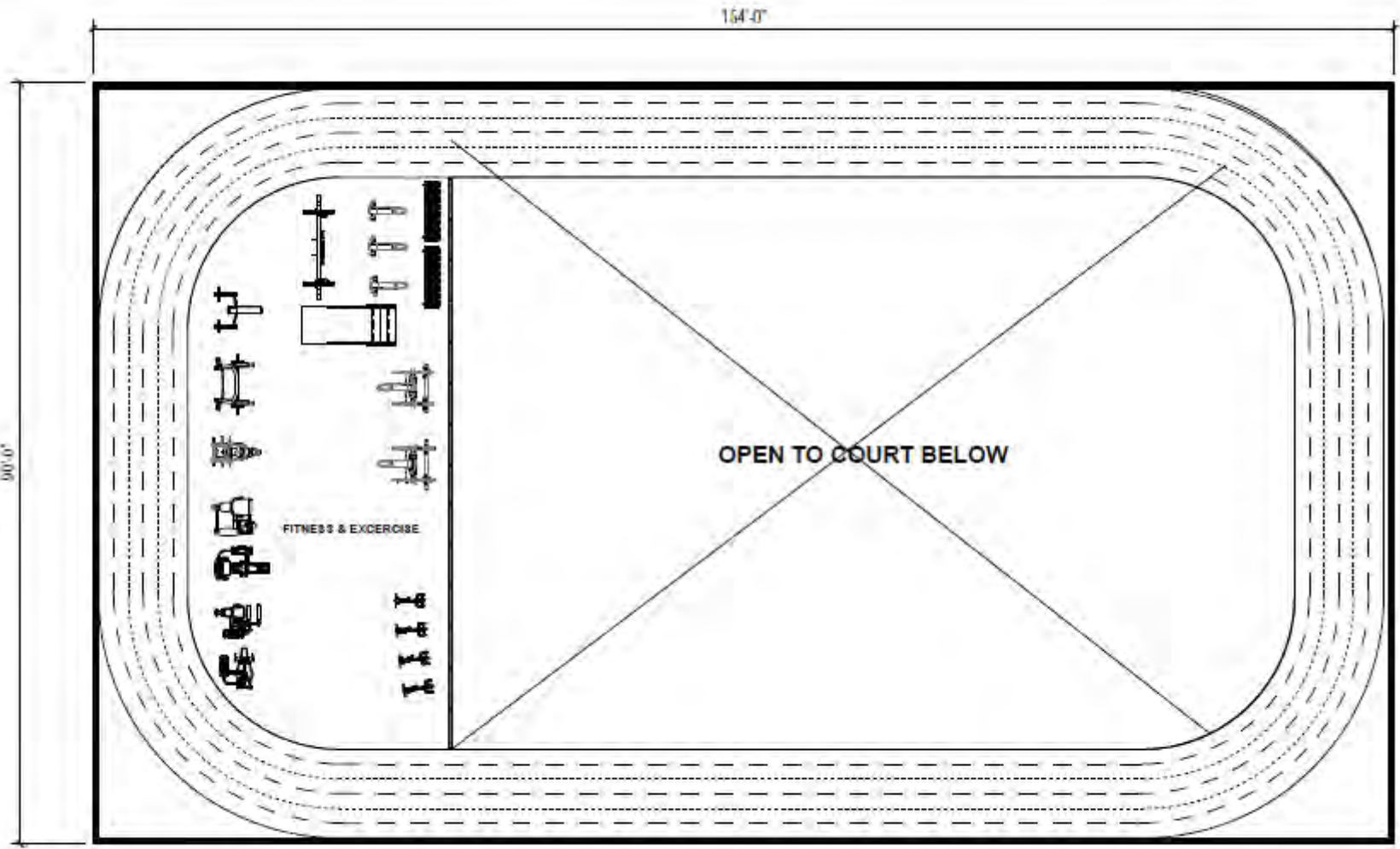
Figure 98. Non-traditional use of buildings for recreation is more common than one may think. One example is the City of Boerne, TX, where for many years they partnered with the YMCA to operate a recreation center within a local retail strip center. Such an example illustrates that re-use of existing buildings can be a feasible and cost-conscious means of accomplishing community goals.



① LVL 1 FLOOR PLAN  
1/16" = 1'-0"



Schematic 2. Level Two Floor Plan - Proposed Jersey Village Recreation Center



① LVL 2 FLOOR PLAN  
1/16" = 1'-0"

# Implementation - Opinion of Probable Costs

## Project Cost Estimate (avg. low-high)

## Annual Cost per Valuation

<u>Capital Project</u>	<u>Probable Cost</u>	<u>Annual Debt Svc</u>	<u>I&amp;S Rate per \$100 Value</u>	<u>\$200,000</u>	<u>\$300,000</u>	<u>\$500,000</u>	<u>\$800,000</u>
Improvements to Clark Henry Park	\$779,820	\$65,323	0.006	\$12	\$18	\$31	\$48
Improvements to Carol Fox Park	\$615,224	\$51,535	0.005	\$10	\$15	\$24	\$33
Improvements to Philippine Park	\$566,358	\$47,442	0.004	\$9	\$13	\$22	\$30
Recreation at the Civic Center	\$6,918,983	\$579,580	0.055	\$109	\$164	\$273	\$435
Improvements to Delozier Park	\$576,948	\$48,329	0.005	\$9	\$14	\$23	\$36
Improvements to Jersey Village Dog Park	\$227,709	\$19,074	0.002	\$4	\$5	\$9	\$14
Improvements to St. John Park	\$72,587	\$6,080	0.001	\$1	\$2	\$3	\$5
Proposed Pleasant Colony Park	\$2,431,043	\$203,640	0.019	\$38	\$57	\$96	\$155
Improvements to Jersey Village Nature Trail	\$6,308,040	\$528,403	0.050	\$99	\$149	\$249	\$399
Proposed Passive Open Space Park	\$630,496	\$52,814	0.005	\$10	\$15	\$25	\$40
Proposed Hike and Bike Trail System	\$2,985,556	\$250,090	0.024	\$47	\$71	\$118	\$188

\*annual cost per valuation based on 2019 City tax rates and total property valuation

\*assumes 3% debt service and 15-year bond





# Question & Discussion



## **H. MAYOR AND COUNCIL COMMENTS**

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**I. RECESS THE REGULAR SESSION**

**Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 – Economic Development Negotiations.**

**J. EXECUTIVE SESSION**

1. Pursuant to the Texas Open Meetings Act, Section 551.087, conduct deliberations regarding Economic Development Negotiations to locate a Retail Service Center within Jersey Village. *Austin Bleess, City Manager*

**K. ADJOURN EXECUTIVE SESSION**

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

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

**AGENDA DATE:** February 22, 2021                      **AGENDA ITEM:** L1

**AGENDA SUBJECT:** Consider Resolution No. 2021-15, authorizing the City Manager to enter into the First Amendment to the Chapter 380 Economic Development Agreement with Gordon NW Village, LP.

**Department/Prepared By:** Austin Bless, CM                      **Date Submitted:** January 26, 2020

**EXHIBITS:**                      [Resolution No. 2021-15](#)  
   [EX A](#) – Gordon NW Village – Chapter 380 Agreement Amendment

<b>BUDGETARY IMPACT:</b>	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

**CITY MANAGER APPROVAL:** AB

**BACKGROUND INFORMATION:**

This is an agenda item to consider authorizing approval of the First Amendment to Chapter 380 Agreement with Gordon NW Village as discussed in the Executive Session.

**RECOMMENDED ACTION:**

**MOTION:** To approve Resolution No. 2021-15, authorizing the City Manager to enter into the First Amendment to Chapter 380 Economic Development Agreement with Gordon NW Village, LP.



**RESOLUTION NO. 2021-15****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO THE FIRST AMENDMENT TO THE CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH GORDON NW VILLAGE, LP.**

**WHEREAS**, the City finds that the administration of a program of grants, including to Gordon NW Village, 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**, Developer will provide development services for City including providing a suitable third party to locate a retail sales center ("Retail Sales Center") in the City and has applied to City under its Program for financial assistance to locate such Retail Sales Center in the City; and

**WHEREAS**, the City and Gordon NW Village desire to amend the original agreement approved by Resolution 2020-09 on January 20, 2020; **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 the First Amendment to Chapter 380 Economic Development Agreement on behalf of the City of Jersey Village with Gordon NW Village LP in substantially the form as attached in Exhibit A.

**PASSED AND APPROVED** this 22nd day of February 2021.

**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

\_\_\_\_\_  
Lorri Coody, City Secretary

