

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 Bless

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 FCP EMSD 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 FCPEMSD.

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 Bless 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

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS: (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.

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 Bless, 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 Bless 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

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

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