

Justin Ray, Mayor  
Andrew Mitcham, 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  
Leah Hayes, City Attorney

**Jersey Village City Council  
Special Meeting Agenda**

Notice is hereby given of a Special Meeting of the City Council of the City of Jersey Village to be held on Monday, October 1, 2018 at 7:00 p.m. at the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

**B. SPECIAL SESSION**

1. Conduct a separate vote to ratify the property tax increase of 1.41% as reflected in the 2018-2019 budget adopted on September 17, 2018, and place the adoption of this tax rate increase on the October 15, 2018 meeting agenda as an action item. *Isabel Kato, Finance Director*
2. Conduct the first public hearing giving all persons interested the right to appear and to be heard on the proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent (percentage by which proposed tax rate exceeds the lower of rollback tax rate or effective tax rate calculated under Chapter 26, Tax Code.) *Justin Ray, Mayor*
3. Consider Resolution No. 2018-63, authorizing the City Manager to enter into an agreement with Brooks & Sparks, Inc. for the engineered design of the new Public Works facility located at 12527 Taylor Road. *Kevin T. Hagerich, Director of Public Works*

**C. RECESS THE SPECIAL SESSION**

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

**D. 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*

**E. ADJOURN EXECUTIVE SESSION**

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

**F. RECONVENE SPECIAL SESSION**

1. Consider Resolution No. 2018-64, authorizing the City Manager to enter into an agreement with Argos USA LLC, relating to the provision of development services within the City. *Austin Bleess, City Manager*

**G. 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: September 27, 2018 at 12:15 p.m. and remained so posted until said meeting was convened.

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Lorri Coody, TRMC  
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).



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

**AGENDA DATE:** October 1, 2018

**AGENDA ITEM:** B01

**EXHIBITS:** None

**AGENDA SUBJECT:** Place proposal to adopt the tax rate increase on the October 15, 2018 meeting agenda as an action item.

**Department/Prepared By:** Isabel Kato      **Date Submitted:** September 19, 2018

|                          |                         |        |
|--------------------------|-------------------------|--------|
| <b>BUDGETARY IMPACT:</b> | Required Expenditure:   | \$0.00 |
|                          | Amount Budgeted:        | \$0.00 |
|                          | Appropriation Required: | \$0.00 |

**CITY MANAGER APPROVAL:** [Script](#)

**BACKGROUND INFORMATION:**

On September 17, 2018, Council adopted Ordinance No. 2018-18, which adopted a budget that will raise more total property taxes than last year's budget by \$111,488 a 1.41 % increase from last year's budget, and of that amount \$131,709 is tax revenue to be raised from new property added to the tax roll this year.

Section 102.007(c) of the Local Government Code states that a governing body adopting a budget that requires raising more revenue from property taxes than in the previous year, must conduct a separate vote to ratify the property tax increase reflected in the newly adopted budget.

This vote, must be a record vote, and is in addition to and separate from the vote adopting the budget or the vote required to set the tax rate that is provided for by Chapter 26, Tax Code, or other law.

**ACTION REQUIRED ON THIS ITEM:**

**MOTION:** To ratify the property tax increase of 1.41% reflected in the newly adopted municipal budget for fiscal year 2018-2019 and that a proposal to adopt this tax rate increase be placed on the October 15, 2018 meeting agenda as an action item.

**Take record vote on this motion.**

# MAYOR

## Script for Record Vote

Read Item B1 on the Council Agenda and take discussion as usual.

Once all discussion has ended and it is time for the motion. Call for a motion as follows:

To ratify the property tax increase of 1.41% reflected in the municipal budget for fiscal year 2018-2019 adopted on September 17, 2018 and that a proposal to adopt this tax rate increase be placed on the October 15, 2018 meeting agenda as an action item.

Once you have a motion with a second, read the following: I will now call upon each Council Member by name to take the record vote. Once your name is called, answer AYE to signify your approval of the motion or NAY to signify your disapproval.

|   | AYE   | NAY   |
|---|-------|-------|
| Council Member Mitcham, state your vote     | _____ | _____ |
| Council Member Holden, state your vote      | _____ | _____ |
| Council Member Warren, state your vote      | _____ | _____ |
| Council Member Singleton, state your vote   | _____ | _____ |
| Council Member Wubbenhorst, state your vote | _____ | _____ |

You must now state if there is any Council Member not Present: Let the record reflect that Council Member \_\_\_\_\_ is absent and did not vote.

Once the record vote is established, announce:

Motion Carried, if that is the case, and call the next item on the agenda.

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

**AGENDA DATE:** October 1, 2018

**AGENDA ITEM:** B02

**AGENDA SUBJECT:** Conduct First Public Hearing on proposed tax rate.

**Department/Prepared By:** Lorri Coody      **Date Submitted:** August 30, 2018

**EXHIBITS:** [Public Hearing Notice](#)  
[Notice of 2018 Tax Year Proposed Property Tax Rate](#)  
[TV Notice](#)  
[Presentation](#)  
[Public Hearing Script](#)

**BUDGETARY IMPACT:**

**CITY MANAGER APPROVAL:**

**BACKGROUND INFORMATION:**

Section 26.05(d) of the Tax Code provides that Council cannot adopt a tax rate that exceeds the lower of the rollback tax rate or the effective tax rate calculated until two public hearings on the proposed tax rate have been conducted.

On August 20, 2018 Council passed Resolution No. 2018-50 Setting two public hearings – the first for October 1 and the second for October 8. Tonight is the first of the two public hearings required by the Texas Tax Code.

**RECOMMENDED ACTION:**

Conduct the first public hearing giving all persons interested the right to appear and to be heard on the proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Chapter 26, Tax Code.)

❖ Before closing the public hearing the Mayor shall make the following statement in accordance with Section 26.06 (d) of the Tax Code:

***The City Council will meet on Monday, October 15, 2018 at 7:00 p.m. at the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas, for the purpose of voting on the proposed tax rate.***

# NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR JERSEY VILLAGE

A tax rate of \$0.742500 per \$100 valuation has been proposed for adoption by the governing body of Jersey Village. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of Jersey Village proposes to use revenue attributable to the tax rate increase for the purpose of Flood Mitigation Projects and Improvement of Public Facilities.

|                           |                      |
|---------------------------|----------------------|
| PROPOSED TAX RATE         | \$0.742500 per \$100 |
| PRECEDING YEAR'S TAX RATE | \$0.742500 per \$100 |
| EFFECTIVE TAX RATE        | \$0.742992 per \$100 |
| ROLLBACK TAX RATE         | \$0.715990 per \$100 |

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for Jersey Village from the same properties in both the 2017 tax year and the 2018 tax year.

The rollback tax rate is the highest tax rate that Jersey Village may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS  
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

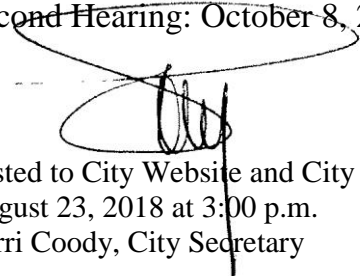
For assistance or detailed information about tax calculations, please contact:

ISABEL KATO  
Jersey Village Tax Assessor-Collector 16327  
Lakeview Dr. Jersey Village TX 77040  
713-466-2104  
ikato@ci.jersey-village.tx.us  
jerseyvillage.info

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: October 1, 2018 at 7:00 PM at 16327 Lakeview Dr. Jersey Village, TX 77040.

Second Hearing: October 8, 2018 at 7:00 PM at 16327 Lakeview Dr. Jersey Village, TX 77040.

  
Posted to City Website and City Bulletin Board  
August 23, 2018 at 3:00 p.m.  
Lorri Coody, City Secretary







# Jersey Village

## A Texas Star Community



## **Notice of Public Hearings on Tax Increase**

**October 1, 2018 at 7:00 PM**

**October 8, 2018 at 7:00 PM**

**City of Jersey Village Civic Center, 16327 Lakeview Drive**





# Notice of Public Hearings on Tax Increase

The City of Jersey Village will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Chapter 26, Tax Code). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The public hearing will be held on October 1, 2018 at 7:00 PM and October 08, 2018 at 7:00 PM at City of Jersey Village Civic Center 16327 Lakeview Dr. Jersey Village, Texas.



## Notice of Public Hearings on Tax Increase

A Tax Rate of \$0.7425 per \$100 valuation has been proposed for adoption by the governing body of Jersey Village. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

|                                  |                   |
|----------------------------------|-------------------|
| <b>PROPOSED TAX RATE</b>         | <b>\$0.742500</b> |
| <b>PRECEDING YEAR'S TAX RATE</b> | <b>\$0.742500</b> |
| <b>EFFECTIVE TAX RATE</b>        | <b>\$0.742992</b> |
| <b>ROLLBACK TAX RATE</b>         | <b>\$0.715990</b> |



## **Notice of Public Hearings on Tax Increase**

**The average taxable value of a residence homestead in City of Jersey Village last year was \$238,262. Based on last year's tax rate of \$0.742500 per \$100 of taxable value, the amount of taxes imposed last year on the average home was \$ 1,793.44.**





## **Notice of Public Hearings on Tax Increase**

**The average taxable value of a residence homestead in City of Jersey Village this year is \$245,441. If the governing body adopts the rollback tax rate for this year of \$0.715990 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$1.776.47.**



## **Notice of Public Hearings on Tax Increase**

**If the governing body adopts the proposed tax rate of \$0.742500 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$1842.25.**

**Members of the public are encouraged to attend the hearings and express their views.**



## **Important Numbers Dial 911 for Emergency**

|                                |                     |
|--------------------------------|---------------------|
| <b>Main City Phone Number:</b> | <b>713-466-2100</b> |
| <b>After Hours:</b>            | <b>713-466-5824</b> |
| <b>Non Emergency Fire:</b>     | <b>713-466-2130</b> |
| <b>Non Emergency Police:</b>   | <b>713-466-5824</b> |





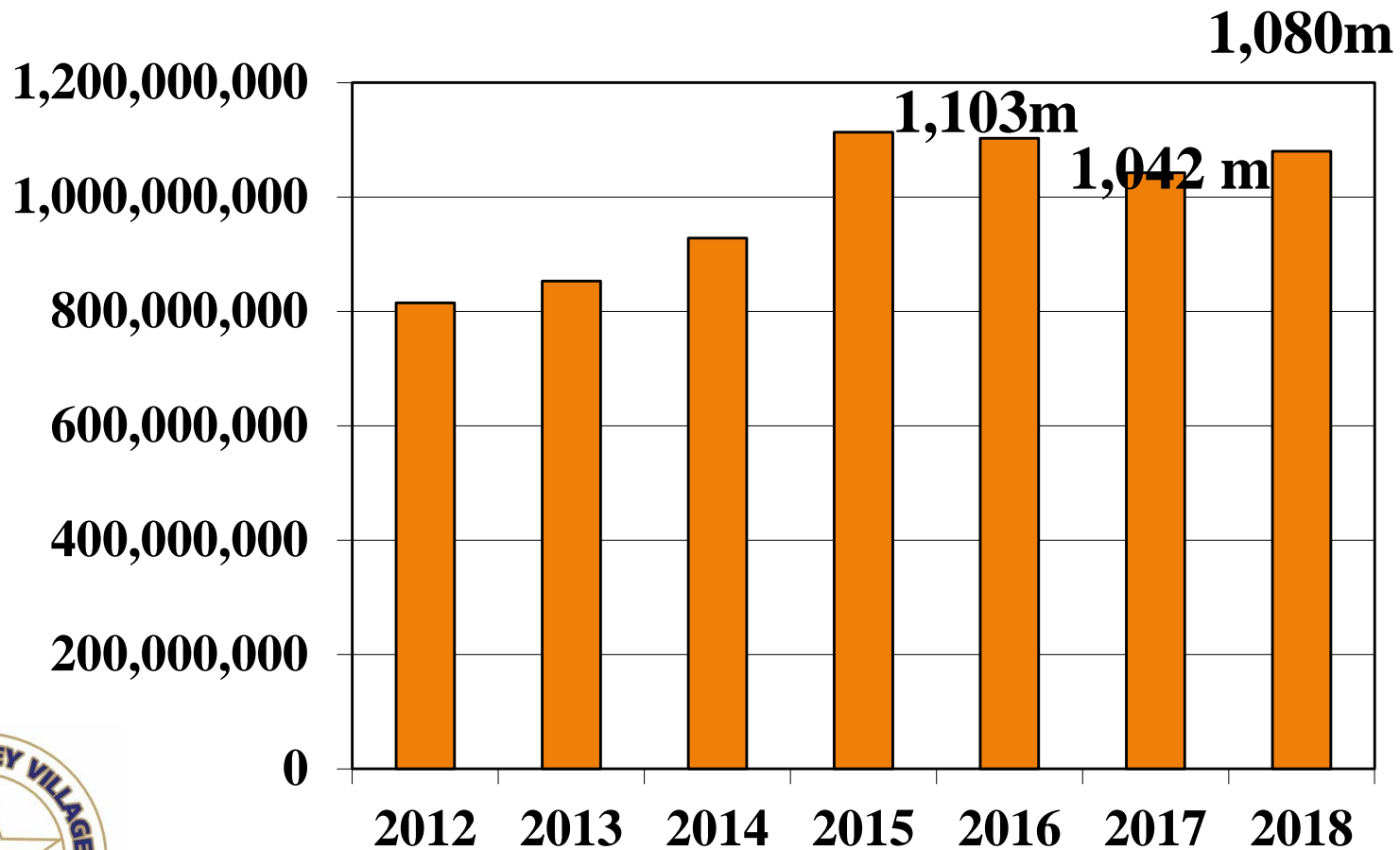
# Jersey Village

## A Texas Star Community

# City of Jersey Village Property Tax Rate Fiscal Year 2018-2019



# Property Values



# PROPERTY VALUES BY CATEGORY WITH SUBSTANTIAL CHANGES

- Real – Vacant -23%
- Real – Vacant Commercial -48%
- Tangible – Industrial 35%
- Tangible – Commercial -24%



# Historical Assessed Valuation

|      |         |
|------|---------|
| 2012 | 814.5   |
| 2013 | 853.0   |
| 2014 | 928.0   |
| 2015 | 1,113.0 |
| 2016 | 1,103.0 |
| 2017 | 1,042.0 |
| 2018 | 1,080.0 |



# Tax Rates

|             |          |
|-------------|----------|
| ■ Current   | 0.74250  |
| ■ Effective | 0.742992 |
| ■ Rollback  | 0.715990 |
| ■ Proposed  | 0.74250  |





# Effective Tax Rate

The effective tax rate generates the same amount of revenue in the new fiscal year on taxable property that was in tax roll the previous year



# Rollback Tax Rate

The rollback tax rate is the sum of the Rollback Maintenance & Operations rate and Debt Service rate.



# Property Tax Rate (per \$100)

|              | 2017-2018      | 2018-2019      | Difference     |
|--------------|----------------|----------------|----------------|
| Debt Service | 0.211923       | 0.126099       | -.085824       |
| Operations & |                |                |                |
| Maintenance  | 0.530577       | 0.616401       | .085824        |
| <b>TOTAL</b> | <b>0.74250</b> | <b>0.74250</b> | <b>0.00000</b> |



# Property Tax Revenue

|                          | 2017-2018    | 2018-2019    | Difference   |
|--------------------------|--------------|--------------|--------------|
| Debt Service             | 2.27m        | 1.36 m       | -0.91m       |
| Operations & Maintenance | 5.60m        | 6.65m        | 1.05m        |
| <b>TOTAL</b>             | <b>7.87m</b> | <b>8.01m</b> | <b>0.14m</b> |



# Definitions

- Operations & Maintenance Rate:  
Salaries, Supplies, Day to Day Operations
- Debt Service:  
Interest and Principal on bonds and other  
debt secured by Property Tax



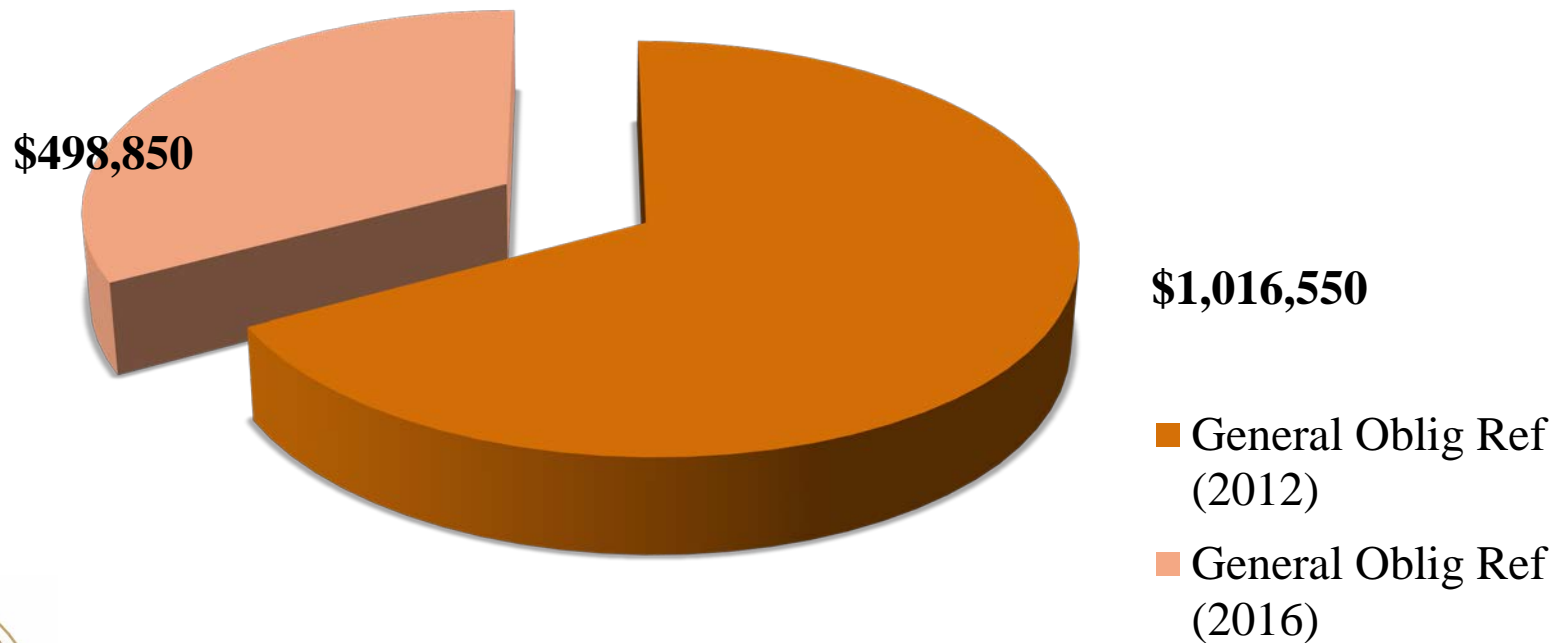
# Historical Tax Rate

|      |                   |
|------|-------------------|
| 2012 | .74250            |
| 2013 | .74250            |
| 2014 | .74250            |
| 2015 | .74250            |
| 2016 | .74250            |
| 2017 | .74250            |
| 2018 | .74250            |
| 2019 | .74250 (proposed) |

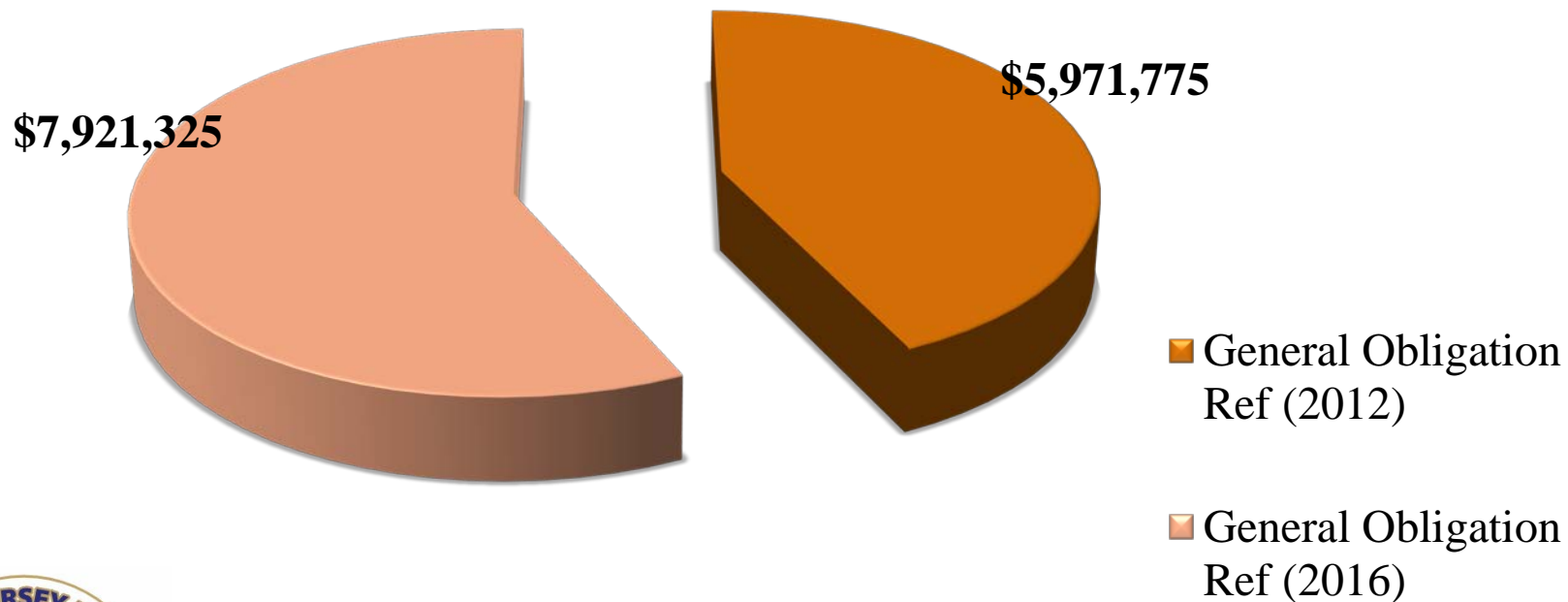




# FY 18-19 Debt Service Payments



# TOTAL DEBT SERVICE



# QUESTIONS



# MAYOR

## Script for First Public Hearing on Tax Rate Increase

### **Read Item B1 on the Council Agenda - then say:**

I now call to order this first public hearing on the City of Jersey Village's proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent. 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 today's hearing is to give all interested parties the right to appear and be heard the City's proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent.

I would now like to request the City Finance Director, Isabel Kato, to summarize the subject of this public hearing.

**(Once Isabel completes her summary, call the first person signing up to speak).**

**(After everyone has spoken . . . or if no one desires to speak, make the following statement :)**

The City Council will meet on Monday, October 15, 2018 at 7:00 p.m. at the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas, for the purpose of voting on the proposed tax rate.

**(Then close the public hearing by saying):**

There being no one (else) desiring to speak, I now close this first public hearing on the City's proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 1.41 percent.

## CITY COUNCIL - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST

**AGENDA DATE:** October 1, 2018

**AGENDA ITEM:** B03

**AGENDA SUBJECT:** Consider Resolution No. 2018-63, authorizing the City Manager to enter into an agreement with Brooks & Sparks, Inc. for the engineered design of the new Public Works facility located at 12527 Taylor Road.

**Department/** Public Works

**Prepared By:** Kevin T. Hagerich

**Date Submitted:** September 27, 2018

**EXHIBITS:** [Resolution No. 2018-63](#)

[Exhibit A](#) – Brooks & Sparks, Inc. – Agreement for Consulting Services

|                          |                         |    |            |
|--------------------------|-------------------------|----|------------|
| <b>BUDGETARY IMPACT:</b> | Required Expenditure:   | \$ | 32,000.00  |
|                          | Amount Budgeted:        | \$ | 00,000,000 |
|                          | Appropriation Required: | \$ | 00,000.00  |

### **CITY MANAGER APPROVAL:**

### **BACKGROUND INFORMATION:**

On July 9, 2018, the City of Jersey Village purchased a shell structure located at 12527 Taylor Road, Houston, Texas 77041 to serve as the new Public Works facility.

As discussed at the June 18, 2018 City Council Session, upon the purchase of this property, the building would require a build-out.

This request is to authorize the City Manager to enter into a contract with Brooks & Sparks, Inc. for the engineered design of the new Public Works facility located at 12527 Taylor Road.

### **RECOMMENDED ACTION:**

**MOTION:** To approve Resolution No. 2018-63, authorizing the City Manager to enter into an agreement with Brooks & Sparks, Inc. for the engineered design of the new Public Works facility located at 12527 Taylor Road.

**RESOLUTION NO. 2018-63**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BROOKS & SPARKS, INC. FOR THE ENGINEERED DESIGN OF THE NEW PUBLIC WORKS FACILITY LOCATED AT 12527 TAYLOR ROAD.**

**WHEREAS**, the City of Jersey Village has purchased the property located at 12527 Taylor Road to serve as the new Public Works facility; and

**WHEREAS**, the building is a shell structure that requires a build-out; and

**WHEREAS**, it is the desire of City Council to enter into a contract for engineered design services;  
**NOW THEREFORE**,

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

**Section 1:** the City Manager is authorized to enter into an agreement with Brooks & Sparks, Inc. for the engineered design of the new Public Works facility located at 12527 Taylor Road.

**PASSED AND APPROVED** this 1<sup>st</sup> day of October 2018.

\_\_\_\_\_  
Justin Ray, Mayor

**ATTEST:**

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



September 27, 2018

Mr. Austin Bleess - City Manager  
City of Jersey Village  
16501 Jersey Street  
Houston, Texas 77040

RE: Proposal for Engineering Services – Build-Out Plans for the Public Works Building at 12527  
Taylor Road in Harris County, Texas

Dear Austin:

Brooks & Sparks, Inc. is pleased to submit this proposal to provide Build-Out Plans for the Public Works Building on Taylor Road. The services to be provided will include the following items of work:

Basic Services

The Basic Services consist of the acquisition of existing utility information, preparation of construction plans and specifications, and securing public bids for the project. The Basic Services are described as follows:

Design Phase

1. Acquire all pertinent plans, data, and information from Harris County Flood Control District and Jersey Village needed for the completion of the project.
2. Secure the services of a registered Architect to prepare plans for the interior and exterior build-out of the Public Works Building including architectural, mechanical, electrical, paving and plumbing in conformance with the City's requirements.
3. Submit the plans and application for a building permit to Harris County. The City of Jersey Village will pay the permit fee.
4. Prepare final cost estimate for construction.

Additional Services

Additional services, if needed, will be considered outside the scope of the lump sum fee for the scope of services as described above. Brooks & Sparks, Inc. will perform additional services based on the attached hourly billing rate schedule. Reimbursable expenses will be charged at the Engineer's cost plus 10%.

The following items are considered additional services and are not part of the lump sum fee or special services.

1. Platting, ROW and Easement Acquisitions - It is not anticipated that Platting, ROW or Easement Acquisitions will be required for the construction of the work. Therefore, these items are not included in the Basic Services. Should these services be needed, they can be provided as additional services. 3. Costs associated with permit fees, bid advertisements or public notices are not included in the above costs. Should those services be necessary, the associated engineering services will be considered additional services.
2. Should a topographic surveying be needed for the parking lot improvements, we will contract with a registered surveyor for the acquisition of topographic surveys of the area. Surveyor shall identify all utilities and topographic information which would pertain to the design and construction.
3. Costs for bidding or procuring a contractor for the construction of the project are additional services.
4. Costs for construction phase services for the project are additional services

#### Compensation

We can perform the Basic Services for \$32,000.

Should you be in agreement with the above scope of services, please execute the attached agreement and return one copy to us for our files. We appreciate the opportunity to present this proposal and assist the City of Jersey Village on this project.

If you should have any questions or require additional information, please call.

Sincerely,



Frank E. Brooks, P.E.  
Principal

## AGREEMENT FOR CONSULTING SERVICES

This Agreement is made effective this 1st day of October, 2018, by and between Brooks & Sparks, Inc. (hereinafter called the "Consultant"), and the City of Jersey Village (hereinafter called the "Client").

The Client has requested services of the Consultant in relation to:

**Build-Out Plans for the Public Works Building at 12527 Taylor Road in Harris County, Texas  
In Accordance With the Proposal Letter Dated September 27, 2018  
(Hereinafter called the "Project").**

Therefore, the Client and Consultant agree as follows:

After execution copy of this Agreement, the Consultant will provide the Client with services as defined in this agreement and proceed with the work as expeditiously as practical, inform the Client of any schedule changes and provide the Client with copies of the final product.

The Client will place at the Consultant's disposal all available information pertinent to the Project including previous drawings, reports and any other relative data and will arrange for and provide access to the Consultant, without liability of any nature to the Consultant except for Consultant's own negligence, to enter upon public and private lands as required for the Consultant to perform his work under this Agreement.

Payments for services of the Consultant will be based on a fixed price of Thirty two Thousand Dollars (\$32,000) for Basic Services as described in our proposal letter dated September 26, 2018. Fees for Additional Services will be invoiced in accordance with agreed upon amounts approved by the City of Jersey Village. Invoices will be submitted monthly and will reflect the percentage of the project completed at the date of the invoice. Payments for Basic Services, special services, additional services and reimbursable expenses shall be made by the Client within thirty (30) days after receipt of Consultant's invoice. Reimbursable expenses shall mean the Consultant's cost of reproduction of reports, drawings and similar Project related items.

Consultant will maintain insurance to protect both Consultant and the Client from claims under Workmen's Compensation, negligent acts of Consultant's employees, and claims due to errors, omissions or negligence in the performance of professional services for the Project.

All documents, including but not limited to original drawings, estimates, specifications, field notes and data are and shall remain the property of the Consultant. The Client shall obtain a set of reproducible as built drawings once the project is completed.

Termination of this Agreement prior to completion must be made in writing and may be made by either party. If this agreement is terminated by the Client, the Consultant will be paid for services performed to the date of termination. If this agreement is terminated by the Consultant, the Consultant will be paid for services performed on the completed portions of the project which are usable to the Client.

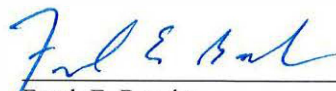
This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement may be modified or amended if the amendment is made in writing and is executed by both parties. This Agreement shall be governed by the laws of the State of Texas.

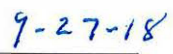
**CLIENT:**  
City of Jersey Village

**CONSULTANT:**  
Brooks & Sparks, Inc.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Frank E. Brooks

  
\_\_\_\_\_  
Date

**C. RECESS THE SPECIAL SESSION**

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

**D. 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*

**E. ADJOURN EXECUTIVE SESSION**

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

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

**AGENDA DATE:** October 1, 2018

**AGENDA ITEM:** F01

**AGENDA SUBJECT:** Consider Resolution No. 2018-64, authorizing the City Manager to enter into an agreement with Argos USA LLC, relating to the provision of development services within the City.

**Department/Prepared By:** Austin Bless, CM      **Date Submitted:** September 27, 2018

**EXHIBITS:**      [Resolution 2018-64](#)  
                  [EX A](#) – Argos USA LLC Agreement

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

**CITY MANAGER APPROVAL:** AB

**BACKGROUND INFORMATION:**

The Council has heretofore conducted an Executive Session to deliberate Economic Development Negotiations to locate a Retail Service Center within Jersey Village.

This item it to discuss and take appropriate action regarding those Executive Session deliberations.

**RECOMMENDED ACTION:**

**MOTION:** To approve Resolution No. 2018-64, authorizing the City Manager to enter into an agreement with Argos USA LLC, relating to the provision of development services within the City.



**RESOLUTION NO. 2018-64****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ARGOS USA LLC, RELATING TO THE PROVISION OF DEVELOPMENT SERVICES WITHIN THE CITY.**

**WHEREAS**, the City finds that the administration of a program of grants, including to Argos USA LLC, 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 finding a suitable third party to locate a retail sales center (“Retail Sales Center”) in the City and assistance with identifying a location for the Retail Sales Center, and has applied to City under its Program for financial assistance to locate such Retail Sales Center in the City; and

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

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

WHEREAS, an agreement was approved between the Developer and the City on August 20, 2018 and both sides wish to mutually amend the agreement as presented in Exhibit A.

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

**Section 1.** The City Manager is authorized to execute a Chapter 380 Economic Development Agreement on behalf of the City of Jersey Village with Argos USA, LLC in substantially the form as attached in Exhibit A.

**PASSED AND APPROVED** this 1st day of October 2018.

\_\_\_\_\_  
Justin Ray, Mayor

**ATTEST:**

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Lorri Coody, City Secretary

