

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON APRIL 17, 2023, AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

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

The meeting was called to order by Mayor Pro tem Mitcham at 7:01 p.m. with the following present:

Mayor Pro tem, Michelle Mitcham  
Council Member, Drew Wasson  
Council Member, Sheri Sheppard  
Council Member, James Singleton  
Council Member, Jennifer McCrea

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

Council Member Sheri Sheppard participated in the meeting via videoconference call.

Staff in attendance: Robert Basford, Assistant City Manager; Isabel Kato, Finance Director; Kirk Riggs, Chief of Police; Mark Bitz, Fire Chief; and Abram Syphrett, Director of Innovation and Technology.

Bobby Warren, Mayor, was not present at this meeting.

**B. INVOCATION, PLEDGE OF ALLEGIANCE**

1. Prayer and Pledge by: Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324.

**C. PRESENTATIONS**

1. **Presentation of Police Department Employee of the First Quarter 2023 by Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324.**

Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post #324, along with Mayor Pro tem Mitcham, presented the Police Department Employee of the First Quarter award to Officer Irvin Guzman.

**D. 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.

**Michael Stembridge, 15422 Jersey Drive, Jersey Village, Texas (832) 880-3869** – Mr. Stembridge spoke to City Council about the many years he has waited to receive flood mitigation. He wants to speak to the Mayor of this City concerning same. He believes that there is a “clique” on the Council. He has seen work on Wall Street, work on the elevations, etc., but he has not been included and the bayou has not been widened. He cannot afford to have his home raised to avoid flooding. He does not want the stadium. He is supporting James Fields for Mayor. He wants to vote off everyone currently on Council. He feels left behind. He wants the bayou to be widened.

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**Jim Fields, 16413 Saint Helier, Jersey Village, Texas (713) 206-1184** – Mr. Fields spoke to City Council about his concern for the homes that were elevated in that they are having serious foundation issues. It was reported to him by one resident that after 6 months he had a crack in his foundation. He is concerned about these problems. He suggests that on future home elevations that we have a City Engineer look at these homes before they are lifted. He also spoke to the Founder's Day event. He felt there were people there that were drunk. He does not believe this is what our children should see. He stated that he saw a server chugging a bottle of champagne. He went on to address flooding, stating that we still have flooding issues, and he wants the City to spend more time on these issues. He wants the Council to remove Resolution 2023-14 from the Consent agenda so that discussion can be had on this topic. He asked questions about the Open Meetings Act to which City Attorney Pruitt responded.

City Manager Bless was asked and did provide information about the structural engineering of the elevated homes.

**Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430** – Mr. Maloy spoke to City Council about Item 5 on the Consent Agenda. He would like this item moved to the Regular Agenda. He also asked if the City has hires a contractor to do the event center and the clubhouse what is the contractor's total cost of the projects and the contractor's risk. He is also asking why the Council has decided to approve this expenditure without voter approval or input. He gave background history wherein City Council did, at one time, discuss going out for a bond to fund this expenditure, which would require voter approval. However, somewhere along the line this idea did not come to fruition.

**Rick Faircloth, 16010 Lakeview Drive, Jersey Village, Texas (713) 466-8065** – Mr. Faircloth spoke to City Council about the golf cart ordinance. He stated the original ordinance was passed in 2020 and later amended in 2022. He stated that the ordinance does not address safety or seatbelts. He stated that he has seen people riding with young children in their laps and he is concerned for their safety. He also stated that there are carts on the road without the proper license. He also spoke to City Council about the upcoming budget talks. He stated that during this process he wants City Council to increase the over 65 exemption to be equal to the disability exemption.

**Ashley Brown, 15602 Lakeview Drive, Jersey Village, Texas (936) 662-5231** – Ms. Brown spoke to City Council about the Planning and Zoning Commission's recommendation concerning the 5,000-foot distance requirement for Airbnb rentals. She does not support this recommendation. She believes that all residents should be able to do what they want with their property. She gave information in support of her position on this issue. She believes that the 5,000-foot distance requirement is against her property rights and those of her neighbors.

**Curtis Haverty, 15405 Ashburton, Jersey Village, Texas (832) 728-0188** – Mr. Haverty spoke to City Council. He thanked City Council. You all are our friends and neighbors and we voted you into office. He stated that Council is doing a great job. He supports the Council's work. He told the Council that he had a lot of fun at the Founder's Day event. He gave information about the event. There were fireworks and much more. The event was very safe. He wondered if other

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cities in America that are our size have these type of events. He encouraged City Council to keep doing what they are doing. He thanked City Council from the bottom of his heart for their hard work.

**Kimberlee Henao, 15601 Singapore Lane, Jersey Village, TX (832) 689-9878** – Ms. Henao gave historical information about the City from 1956, to include annexation. She also gave information about the formation of the City as a Home Rule City. She gave information about the process, including the rules and regulations of City government as a Home Rule City. She gave a summary of Articles II and V of the City Charter.

**E. CITY MANAGER’S REPORT**

City Manager Bless presented his monthly report as follows:

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – February 2023, General Fund Budget Projections as of March 2023, Utility Fund Budget Projections – March 2023, and Investment Report-Quarter Ended March 31, 2023**
- 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**

**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.

Each Consent Agenda item appears below with background information. Item 5 was pulled from the Consent Agenda for further discussion. Accordingly, Item 5 contains discussion information as well as Council’s vote, if applicable. The vote on Items 1 thru 4 is found at the end of the Consent Agenda.

There were brief comments from Council pointing out that the reports received

- 1. Consider approval of the Minutes for the Regular Session Meeting held on March 20, 2023, and the Special Session Meeting held on April 13, 2023.**

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2. **Consider Ordinance No. 2023-09, receiving the Planning and Zoning Commission’s Preliminary Report and calling a Joint Public Hearing of the City Council and the Planning and Zoning Commission concerning amendments to Chapter 14 “Building and Development”, concerning amendments to Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards; and by prescribing the notice requirements for a public hearing.**

**BACKGROUND INFORMATION:**

One of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

To that end, this Commission, during its March 27, 2023 meeting, has reviewed Chapter 14, Sections 14-100 through 14-104 for needed updates and has prepared its Preliminary Report in connection with same.

This item is to receive the Planning and Zoning Commission’s preliminary report, call a joint public hearing for May 17, 2023, and prescribe the type of notice to be given, and the time and place of the public hearing required as authorized by Chapter 211.006(c) of the Texas Local Government Code. **It must be passed by a two-thirds vote.**

**ORDINANCE NO. 2023-09**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S PRELIMINARY REPORT AND CALLING A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION CONCERNING AMENDMENTS TO CHAPTER 14 “BUILDING AND DEVELOPMENT”, BY AMENDING SECTIONS 14-100 THROUGH 14-104 TO ALLOW FOR UPDATES TO RESIDENTIAL DEVELOPMENT STANDARDS; AND BY PRESCRIBING THE NOTICE REQUIREMENTS FOR A PUBLIC HEARING.

3. **Consider Ordinance No. 2023-10, receiving the Planning and Zoning Commission’s Preliminary Report and calling a Joint Public Hearing of the City Council and the Planning and Zoning Commission concerning amendments to Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, Section 14-309 Specific Standards to allow for updates to commercial development standards; and by prescribing the notice requirements for a public hearing.**

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**BACKGROUND INFORMATION:**

One of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

To that end, this Commission, during its November 9, 2022, November 21, 2022, and March 27, 2023, meetings, has reviewed the following Sections of the Code for needed updates to commercial regulations and has prepared its Preliminary Report in connection with same.

- Section 14-5 Definitions
- Section 14-11 Penalty
- Section 14-88 All Districts
- Sections 105 Thru 110
- Section 14-244 Permits and Fees
- Section 14-252 Commercial Signs
- Section 14-283 Off Street Parking
- Section 14-309 Specific Standards

This item is to receive the Planning and Zoning Commission’s preliminary report, call a joint public hearing for May 17, 2023, and prescribe the type of notice to be given, and the time and place of the public hearing required as authorized by Chapter 211.006(c) of the Texas Local Government Code. **It must be passed by a two-thirds vote.**

**ORDINANCE NO. 2023-10**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S PRELIMINARY REPORT AND CALLING A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION CONCERNING AMENDMENTS TO SECTION 14-5 DEFINITIONS, SECTION 14-11 PENALTY, SECTION 14-88 ALL DISTRICTS, SECTIONS 105 THRU 110, SECTION 14-244 PERMITS AND FEES, SECTION 14-252 COMMERCIAL SIGNS, SECTION 14-283 OFF STREET PARKING, SECTION 14-309 SPECIFIC STANDARDS TO ALLOW FOR UPDATES TO COMMERCIAL DEVELOPMENT STANDARDS; AND BY PRESCRIBING THE NOTICE REQUIREMENTS FOR A PUBLIC HEARING.

4. **Consider Resolution No. 2023-13, finding that CenterPoint Energy Houston Electric, LLC’s Application for Approval to Amend its Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates within the**

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**City should be denied; finding that the City’s Reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.**

**BACKGROUND INFORMATION:** The City, along with approximately 41 other cities served by CenterPoint Energy Houston Electric, LLC (“CenterPoint” or “Company”) is a member of the Gulf Coast Coalition of Cities (“GCCC”). The coalition has been in existence since the early 1990’s. GCCC has been the primary public interest advocate before the Public Utility Commission, the courts, and the Legislature on electric utility regulation matters for over 20 years.

On April 5, 2023, CenterPoint filed an Application for Approval to Amend its Distribution Cost Recovery Factor (“DCRF”) Pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in distribution revenues of \$84,571,868 for the period of compared to the revenues approved in its most recent DCRF proceeding, Docket No. 53442.

GCCC has engaged the services of a consultant, Mr. Karl Nalepa, to review the Company’s filing. GCCC’s attorney recommends that all GCCC members adopt the Resolution denying the rate change. Once the Resolution is adopted, CenterPoint will have 30 days to appeal the decision to the Public Utility Commission where the appeal will be consolidated with CenterPoint’s filing for the environs and those cities that have relinquished their original jurisdiction currently pending at the Commission.

The purpose of the Resolution is to deny the DCRF application proposed by CenterPoint.

**Explanation of “Be It Resolved” Paragraphs:**

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Cities will submit monthly invoices that will be forwarded to CenterPoint for reimbursement.
4. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides CenterPoint and counsel for the cities will be notified of the City’s action by sending a copy of the approved and signed Resolution to counsel.

**RESOLUTION NO. 2023-13**

A RESOLUTION OF THE CITY OF JERSEY VILLAGE, TEXAS, FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC’S APPLICATION FOR

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APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

- 5. Consider Resolution 2023-14, approving the Guaranteed Maximum Price for the Clubhouse Renovation at Jersey Meadow Golf Club, approving funds for the furniture, fixtures and equipment for the Clubhouse Renovation and authorizing the City Manager to enter into an agreement with Brookstone L.P. for the renovation of the existing Golf Course Clubhouse.**

**BACKGROUND INFORMATION:**

On January 7<sup>th</sup>, 2022, during a city council workshop meeting the council reviewed the history of the Golf Course Clubhouse project and discussed the options available regarding the future of the Jersey Meadow Clubhouse. The options outlined included renovating the existing facility, using the existing new design from PGAL Inc., designing a more cost-efficient clubhouse and event space, and designing a new clubhouse while gutting and remodeling the existing facility to use as an event space. City council agreed that the best option moving forward would be to design a new clubhouse containing a pro shop, offices, bar & grill, bathrooms, and storage while also designing the remodel of the existing clubhouse into an enclosed pavilion for events and directed staff to prepare a request for proposal for the design of a new clubhouse facility.

During the February Council meeting the City Council authorized the City Manager to begin negotiating a contract with FGM Architects for the design of a new club house. The proposed contract utilized a Construction Manager At Risk (CMAR) format.

During the June Council meeting, the City Council authorized the City Manager to begin negotiating an agreement with Brookstone Construction for Construction Manager At Risk of the new Jersey Meadow Golf Course Club House.

Staff held the schematic design work sessions during the months of April, May, and June where they used existing stakeholder input from the previous PGAL design, lessons learned, additional staff input with recommendations from FGMA to refine the schematic design towards an initial draft for presentation to council.

Brookstone was introduced to the design team at the end of June, and they were provided with the schematic design draft so that they could begin formulating the initial budget estimate. During the month of July, the budget estimate was presented to the design team. This estimate came in over our budget, so the design team began to brainstorm alternative solutions. These alternative solutions were presented to the design team in August.

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During the September 12, 2022, council Meeting council reviewed the alternative solutions and advised staff to move forward with the exhibit that included the new clubhouse, renovation to the existing building, an updated budget along with the requirement to add sprinklers to the design for fire safety.

Project Updates since the December 2022 Council Agenda Item:

Design updates

- Staff confirmed that the upgraded sanitary line was the most effective and efficient option and added that portion to the scope of work which produced a budget estimate increase of \$140,000 as previously anticipated.
- Drainage has been reviewed and updated accordingly.
- Staff requested that the design team swap the red brick for a white limestone look to match our marquee entrance and create a more comfortable feel.
- The construction documents were finalized at the end of January and sent to Brookstone to begin formulating their Guaranteed Maximum Price.

Existing Building Roof, Canopy, and Entry Portal

- During GMP bid formulation some issues were brought forward from contractors and subcontractors pertaining to the existing canopy resulting in the confidence of the proposed roof replacement plan that was designed to dwindle. Staff, along with FGMA and Brookstone have formulated the GMP presented today with some alternates to consider pertaining to both buildings.
  - Roof: The original plan was to place a new roof on top of the original roof, which has caused some concerns from the contractors. Because of these concerns the roof replacement was not placed in this GMP and still needs to be addressed.
    - Alternate A would be to cap the existing roof with a new roof and would be the most expensive option with a preliminary cost estimate of \$346,047.
    - Alternate B would be to have the existing metal roof removed and replaced with a new metal roof system. This is the least expensive cost option with an additional preliminary cost estimate of \$103,814. This is the most feasible option.
  - Canopy & Entry Portal: The canopy will more than likely need to be replaced along with the roof system. An additional alternate the staff recommends would be to widen the entry portal while the canopy is being replaced. Both items have a preliminary cost estimate of \$213,632.
- Both adjustments to the project will need to be reviewed and confirmed by a structural engineer, design adjustments will need to be made for the entry portal, followed by a meeting with the design team. After that Brookstone will need to gather all updates to formulate the final estimate for these pending upgrades. With some uncertainty, these estimates could not be formally included in this GMP. The plan is to bring the final renovation GMP back to council as soon as practical, hopefully in April.

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Staff has split the GMP into two documents to illustrate the cost of the new building and preliminary cost of the renovation. The total construction cost for both projects is projected at \$7,918,293 which includes the final new building GMP (\$6,045,340), the preliminary GMP for the renovation INCLUDING the recommended roof/canopy/entry portal preliminary estimates (\$1,872,953). FF&E costs are estimated at 10% (\$791,829.30) overall, with more money being allocated to the new building, bringing the total project budget to \$8,710,122.30. The remaining project budget will be included in the FY23-24 budget.

**Updates Since March 20, 2023, Council meeting:**

- Preliminary estimates were evaluated and confirmed into final estimates.
- FF&E for the new building came in lower so we can utilize \$41,829.39 in the renovation portion reducing the total FF&E budget to \$750,000.
- The new building contingency has been reduced \$50,000 as a majority of that project has been bid on. This credit has been applied to the Renovation GMP Allowance.
- A reduction alternative for the new building & existing interior ceiling has been reviewed and accepted which has reduced the total budget by \$30,000 which will be reflected on this GMP.
- Soft cost fees have been updated and finalized which reduced the soft costs \$58,000. \$15,000 from the specialty consultants estimate, \$9,500 from change in service contingency was released and \$33,800 will be deducted from the design fee.
- The entry portal alternate has been moved from the existing building to the new building with a reduction of \$23,000 from the preliminary estimate as the new construction option was much more feasible from a practical, financial, and execution standpoint. This credit will be reflected on the Renovation GMP.
- Staff recommends accepting a lighting alternate that adds additional exterior lighting to the new canopy for a total of \$15,000. This amount is included already in the canopy position of renovation GMP.

Potential Value Engineering that will be considered during the project:

- The soffit in the existing building will be discussed as an additional value engineering option amongst the design team once renderings can be established but as of now it is still included in the project budget.
- The design team will consider reducing the number of piers on the existing building canopy. If deemed structurally feasible this will save additional funds.

Factoring in all adjustments and credits since the last council meeting, the renovation GMP including the roof and Canopy along with \$100,000 in allowances comes to \$1,933,613. The additional FF&E budget approval amount needed tonight for the existing building will be \$50,000 (\$41,829.39 savings from the new building that was approved in March can move over to this budget for a total of 91,829.39). This overall FF&E budget is a safe allowance, and we anticipate our final expense being under this \$750,000.

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This Renovation GMP, with allowances, of \$1,933,613 plus the \$6,745,340 (Resolution 2023-11) and the additional \$50,000 for FF&E requested tonight, the overall project total will be \$8,728,953 which is an increase of \$18,830.70 from the \$8,710,122.30 total presented in March.

March 20, 2023, Council approved the new building construction in the amount of \$6,045,340, along with FFE in the amount of \$700,000. Tonight's resolution represents the GMP for the renovation portion of the project in the amount of \$1,933,613 along with FFE in the amount of \$50,000.

City Council engaged in discussion about the proposed agreement and the cost of the project. There were questions about the increase in the cost of the project. Assistant City Manager Basford explained the reason for the increase.

Some members of Council explained their reasoning behind paying for this project with cash as opposed to bonds. It was explained that at this time the City's Financial Advisors recommended that this project would best be funded by cash. Some members felt that taking out debt is not a good idea.

With no further discussion on the matter, Council Member Singleton moved to approve Resolution 2023-14, approving the Guaranteed Maximum Price for the Clubhouse Renovation at Jersey Meadow Golf Club, approving funds for the furniture, fixtures and equipment for the Clubhouse Renovation and authorizing the City Manager to enter into an agreement with Brookstone L.P. for the renovation of the existing Golf Course Clubhouse. Council Member McCrea seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Singleton, and McCrea  
Mayor Pro tem Mitcham

Nays: None

The motion carried.

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE GUARENTEED MAXIMUM PRICE FOR THE EXISTING CLUBHOUSE RENOVATION AT JERSEY MEADOW GOLF CLUB, APPROVING FUNDS FOR THE FURNITURE, FIXTURES AND EQUIPMENT FOR THE RENOVATION AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BROOKSTONE L.P. FOR THE RENOVATION OF THE EXISTING GOLF COURSE CLUBHOUSE.

Item 5 was removed from the consent agenda. The discussion and vote for the removed item can be found under the appropriate Consent Agenda item. The vote for the remaining items NOT removed from the Consent Agenda is as follows:

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Council Member Wasson moved to approve items 1 through 4 on the Consent Agenda. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Singleton, and McCrea  
Mayor Pro tem Mitcham

Nays: None

The motion carried.

**G. REGULAR AGENDA**

**1. Consider Resolution No. 2023-15, reviewing and accepting the 2022 Annual Comprehensive Financial Report (CAFR) and the 2022 Single Audit Reports.**

Isabel Kato, Finance Director, introduced the item. She told Council that the City of Jersey Village is required to publish each year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

She introduced the Consultant Stephanie Harris from Belt Harris & Associates LLLP who gave an overview of the audit findings and the financial position of the City. She called the Council's attention to the following pages of the report and explained each page:

Page 17

Page 34

Pages 36 and 37

Pages 42 and 43

She also gave information on the Single Audit Reports that pertain to grant funding.

The Council discussed the report to include the reserves and how they have increased. There was discussion about how these funds are important in emergency situations as well as the importance of these funds for future planning. It was pointed out that our pension fund is very secure, which is important to take care of our employees.

The fund balance increase was discussed. The Consultant explained how a City accumulates a fund balance. A healthy fund balance represents good management practices and situates the city for emergency situations.

With no further discussion on the matter, Council Member Wasson moved to approve Resolution No. 2023-15, reviewing and accepting the 2022 Annual Comprehensive Financial Report (ACFR) and the 2022 Single Audit Reports. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Singleton, and McCrea

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Mayor Pro tem Mitcham

Nays: None

The motion carried.

RESOLUTION NO. 2023-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, REVIEWING AND ACCEPTING THE 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT (CAFR) AND THE 2022 SINGLE AUDIT REPORTS.

**H. MAYOR AND COUNCIL COMMENTS**

Pursuant to Texas Government Code § 551.0415, City Council Members and City staff may make 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.

**Council Member Sheppard:** Council Member Sheppard thanked City Staff for their hard work on Founder's Day. She has COVID and was not able to enjoy the event, but some of her family members were able to attend and they really enjoyed the event.

**Council Member McCrea:** Council Member McCrea thought Founder's Day was fantastic. She had a great time.

**Council Member Singleton:** Council Member Singleton stated that his family enjoyed Founder's Day as well and he appreciates all that Staff did to put on this event. He also thanked all the volunteers for their work. He encouraged all to vote. Early Voting will start soon.

**Council Member Wasson:** Council Member Wasson thanked all for their work on Founder's Day. He recognized Mayor Pro tem for her work tonight. He also encouraged all to vote. He encouraged all to attend the May budget retreat and the budget workshops in July. He also mentioned that property tax protests are due by May 15.

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**Mayor Pro tem Mitcham:** Mayor Pro tem Mitcham stated that Founder’s Day was fantastic. She sat in the dunking booth and even enjoyed this as well.

**I. RECESS THE REGULAR SESSION**

Mayor Pro tem Mitcham recessed the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.072 – Deliberations about Real Property and Section 551.071 – Consultations with Attorney at 7:59 p.m.

**J. EXECUTIVE SESSION**

1. Pursuant to the Texas Open Meeting Act Section 551.072 Deliberations about Real Property and Section 551.071 Consultations with Attorney, a closed meeting to deliberate the potential and possible purchase, exchange, sale, or value of real property, located within TIRZ3.

**K. ADJOURN EXECUTIVE SESSION**

Mayor Pro tem Mitcham adjourned the Executive Session at 9:06 p.m. and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

**L. RECONVENE THE REGULAR SESSION**

1. **Consider Resolution No. 2023-16, approving the sale of land in Tax Increment Reinvestment Zone Number 3 and authorizing the City Manager to sign any necessary documents to complete the sale.**

No discussion was had and no action was taken on this item.

**RESOLUTION NO. 2023-16 – NO ACTION TAKEN**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE SALE OF LAND IN TAX INCREMENT REINVESTMENT ZONE NUMBER 3 AND AUTHORIZING THE CITY MANAGER TO SIGN ANY NECESSARY DOCUMENTS TO COMPLETE THE SALE.

**M. ADJOURN**

There being no further business on the agenda the meeting was adjourned at 9:07 p.m.



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Lorri Coody, TRMC, City Secretary