

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JUNE 26, 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 Warren at 7:01 p.m. with the following present:

Mayor, Bobby Warren	City Manager, Austin Bleess
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Michelle Mitcham	City Attorney, Justin Pruitt
Council Member, James Singleton	
Council Member, Jennifer McCrea	

Council Member Sheri Sheppard was not present at this meeting.

Staff in attendance: Robert Basford, Assistant City Manager; Isabel Kato, Finance Director; Kirk Riggs, Chief of Police; Mark Bitz, Fire Chief; Abram Syphrett, Director of Innovation and Technology, Laura Capps, Human Resources Manager; and Miesha Johnson, Community Development Manager.

B. INVOCATION, PLEDGE OF ALLEGIANCE

1. Prayer by: Rose Singleton
2. Pledge by: Jane Mitcham and Adeline Mitcham

C. PRESENTATIONS

1. **Presentation of Employee of the Month for June - Otilia Castro.**

This item was not called.

2. **Presentation of the departmental lifesaving award to Officers Guzman and Garcia.**

This item was not called. It will be presented at the July Regular Session City Council Meeting.

3. **Presentation of the Stork Award to Kris Ledezma.**

Mark Bitz, Fire Chief, and Mayor Bobby Warren presented the award to Kris Ledezma.

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.

Bruce Bowden, 16325 Lewis Street, Jersey Village (713) 410-9766 – Mr. Bowden spoke to City Council about his recent request pertaining to conflict of interest by City Council and City Boards. He stated that he has not received a response. He is still requesting this information. He also spoke to the Mayor's Town Hall Meeting concerning the cost of golf and the cost to residents.

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He spoke to the problem of cut internet cables in the past week. He felt that the City should have done a better job in investigating this problem. Finally, he spoke to Tahoe Street and the sewer by-pass. He wants to know why this is taking so long to repair. Mayor Warren told Mr. Bowden that the sewer line is being replaced and it takes time.

Eric Henao, 15601 Singapore Lane, Jersey Village (832) 567-0974 – Mr. Henao spoke to City Council about the annexation for the area south of US HWY 290. He feels that the addition of this area should be thought of in terms of long term and as such he feels it is important to proceed with this annexation which would give the City control of the development of this area. He also spoke to the speed limit on US HWY 290 feeder roads. He supports a 45 MPH limit. He also mentioned the discussion on the bonds. He understands the need and will most likely support these bonds. He is encouraged by participation in the meeting by our youth. He supports the pool and the 4th of July activities.

Jim Fields, 16413 Saint Helier, Jersey Village (713) 206-1184 – Mr. Fields spoke to City Council about having the rules changed so that residents can ask questions of City Council on items on the agenda. He also spoke to an advertisement in the Mayor's Newsletter about the brewery's contribution to the 4th of July fireworks. He felt that the Mayor was promoting this establishment and felt it was not appropriate. Mayor Warren told him that it was not advertisement, but merely recognizing this contribution to the City. Mr. Fields continued, telling the City Council that there are too many junk cars in the City and our laws pertaining to same are not being enforced. He closed by pointing out issues with the City's management of the pool and hopes these issues will be address.

Rick Faircloth, 16010 Lakeview, Jersey Village (713) 466-8065 – Mr. Faircloth told City Council about the over-65 exemption. In reading the backup information provided in the meeting packet, he feels that a \$10,000 increase is not enough. He believes that the exemption should be raised an additional \$50,000.

Patricia Rae, 135 Watercress Circle, Jersey Village, Texas (281) 615-3464 – Ms. Rae lives in Windham Lakes. She is concerned about the number of benches around the retention pond. She feels that this is a waste of tax dollars given there are so many benches in the park. She wants to know why there are so many and how much did it cost the City. She wants to know why none of the benches were placed around the lake in her neighborhood. She also complained about the Ezee Fiber issue and cut internet lines. She stated that the City should look into this issue further and wants the City to contact this company concerning this issue. Mayor Warren stated that the permit for this company has been pulled. The City conducted a meeting this morning with the vendor and they are developing a plan in order to avoid this issue in the future. The permit remains pulled until further notice. He also addressed the bench issue and requested suggestions from residents concerning this issue.

Kimberly Henao, 15601 Singapore Lane, Jersey Village, Texas (832) 689-9878 – Ms. Henao continued her report concerning the history of the City. It is her 21st installment and contained information about the City from 1993.

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E. CITY MANAGER’S REPORT

City Manager, Austin Bless, gave the following monthly report. Assistant City Manager Basford gave an explanation concerning the benches at City Parks, explaining that the benches are relocated for special events held by the City.

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – April 2023, General Fund Budget Projections as of May 2023, and Utility Fund Budget Projections – May 2023**
- 2. Fire Departmental Report and Communication Division’s Monthly Report**
- 3. Police Department Monthly Activity 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.

- 1. Consider approval of the Minutes for the Regular Session Meeting held on May 17, 2023, the Work Session Meeting held on May 17, 2023, and the Special Session Meeting held on June 12, 2023.**
- 2. Consider Resolution No. 2023-28, setting the 17th day of July 2023 at 6:00 p.m. in the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas 77040 as the date, time, and place for a public hearing on the proposed fiscal year 2023-2024 municipal budget.**

BACKGROUND INFORMATION:

In accordance with Section 102.006 of the Local Government Code, a municipality shall hold a public hearing on its proposed budget and shall provide for public notice of the date, time, and location of the hearing.

RESOLUTION NO. 2023-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE

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PROPOSED FISCAL YEAR 2023-2024 MUNICIPAL BUDGET; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

3. **Consider Resolution No. 2023-29, receiving the Planning and Zoning Commission’s 2023 Annual Progress Report pertaining to the City’s progress in implementing the Comprehensive Plan.**

BACKGROUND INFORMATION:

The Planning and Zoning Commission (P&Z) met on May 17, 2023 to discuss and review of the City’s progress in implementing the Comprehensive Plan and to prepare their Annual Progress Report for presentation to City Council on June 26, 2023. The review included the following:

1. The City’s progress in implementing the Plan;
2. Changes in conditions that form the basis of the Plan;
3. Community support for the Plan’s goals, strategies, and actions; and
4. Changes in State laws.

This item is to receive the 2023 Annual Progress Report prepared at the May 17, 2023, P&Z Meeting.

RESOLUTION NO. 2023-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S 2023 ANNUAL PROGRESS REPORT PERTAINING TO THE CITY’S PROGRESS IN IMPLEMENTING THE COMPREHENSIVE PLAN.

4. **Consider Resolution No. 2023-30, authorizing the City Manager to enter into a contract with Minuteman Press Northwest for the printing and mailing of the monthly Jersey Village Star newsletter for the period of August 2023 to July 2025.**

BACKGROUND INFORMATION:

This is a 24-month agreement between Minuteman Press Northwest and the City of Jersey Village for the layout, printing, addressing, and mailing of the Jersey Village Star monthly newsletter. The current contract for the newsletter, with a cost of \$8,853 annually, will expire after the July 2023 issue.

Staff requested quotes for a 24-month contract from the following vendors:

Minuteman Press Northwest:	Total Annual Quote - \$15,649
Alliance Graphics:	No Bid Submitted
Vantage Printing	No Quote Submitted

Minuteman Press Northwest was the only responder to the request and presented several options for preparing the newsletter for mailing to include partial color, all color, or

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keeping our existing formatting of no color. Minuteman Press Northwest will continue to mail the newsletter at a standard bulk rate with the city's US Postal Service permit.

Since the recent offering of electronic newsletters, our monthly mailing rate for the hard copy of the newsletter is 2,070 copies. Based upon this number of mailings and the rates quoted, the various annual cost options are listed below:

	Partial Color	Full Color	Old Formatting
2023-2024	\$13,016.00	\$15,649.00	\$11,580.00
2024-2025	\$13,662.00	\$16,891.00	\$12,095.00

Staff recommends going with the full color option. If approved this will be the City's tenth contract with Minuteman Press Northwest for the monthly newsletter. To date Staff has been very pleased with the professionalism and timing of Minuteman Press Northwest.

RESOLUTION NO. 2023-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MINUTEMAN PRESS NORTHWEST FOR THE PRINTING AND MAILING OF THE MONTHLY JERSEY VILLAGE STAR NEWSLETTER FOR THE PERIOD OF AUGUST 2023 TO JULY 2025.

- 5. Consider Resolution No. 2023-31, confirming that the City does not concur with the speed zone recommendation found by the Texas Department of Transportation Engineering and Traffic Investigation for the section of US HWY 290 described as point 369 feet north of the centerline of Senate Avenue to the south city limits of Jersey Village, a distance of approximately 0.690 miles, and confirming that the speed limit for this section of US HWY 290 shall remain at 45 MPH.**

BACKGROUND INFORMATION:

The Texas Department of Public Safety has conducted an engineering and traffic investigation in accordance with the Texas Transportation Code Section 545.356. The study found that the prima facie speed limit along US HWY 290 from a point 369 feet north of the centerline of Senate Avenue to the south city limits of Jersey Village, a distance of approximately 0.690 miles, should be set at 55 MPH. The current speed limit in this area is 45 MPH. A map indicating the affected area is included with this item.

Staff, having received this correspondence from the State has reviewed same and has found, based upon police and fire experiences along this stretch of the highway, that no change to the speed limit is needed at this time. Please see the attached memo provided by Chief Riggs.

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This item is to confirm that the City does not concur with the speed zone recommendation found by the Texas Department of Transportation Engineering and Traffic Investigation and that the speed zone along this stretch of US HWY 290 shall remain at 45 MPH.

RESOLUTION NO. 2023-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, CONFIRMING THAT THE CITY DOES NOT CONCUR WITH THE SPEED ZONE RECOMMENDATION FOUND BY THE TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING AND TRAFFIC INVESTIGATION FOR THE SECTION OF US HWY 290 DESCRIBED AS POINT 369 FEET NORTH OF THE CENTERLINE OF SENATE AVENUE TO THE SOUTH CITY LIMITS OF JERSEY VILLAGE, A DISTANCE OF APPROXIMATELY 0.690 MILES, AND CONFIRMING THAT THE SPEED LIMIT FOR THIS SECTION OF US HWY 290 SHALL REMAIN AT 45 MPH.

6. **Consider Resolution No. 2023-32, authorizing action for the 2023-2024 Health Insurance Plan Year by awarding the proposal of group benefit consultant services and authorizing the City Manager to enter into an agreement with TX Health Benefits Pool.**

BACKGROUND INFORMATION:

The City was informed by TML Health that insurance rates were going to increase an estimated sixteen percent, so the City went out to bid for proposals for a new benefits consultant to ensure we are staying competitive, maintaining long term and stable financial efficiency whilst offering a robust benefits package. We received one proposal, from TX Health Benefits Pool (originally named TML Health Benefits Pool) which came in 5% lower than our current benefit rates.

Below is a comparison of the rates as of today versus October 1, 2023.

Health Insurance Rates (Bi-weekly)

	FY 2022-2023		FY 2023-2024	
	Employee	Employer	Employee	Employer
Employee Only	\$36.33	\$326.98	\$17.29	\$328.58
Employee + Child(ren)	\$77.75	\$561.69	\$56.72	\$552.02
Employee + Spouse	\$111.17	\$626.35	\$88.54	\$613.58
Employee + Family	\$178.03	\$893.75	\$152.19	\$868.15

RESOLUTION NO. 2023-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING ACTION FOR THE 2023-2024 HEALTH INSURANCE PLAN YEAR BY AWARDING THE PROPOSAL OF GROUP BENEFIT

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CONSULTANT SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TX HEALTH BENEFITS POOL.

7. Consider Resolution No. 2023-33, renewing the City's guidelines for Property Tax Abatements.

BACKGROUND INFORMATION:

One June 19, 2017, the City Council passed Resolution 2017-48 which established guidelines and criteria which are conditions that any tax abatement proposal must meet to be eligible for tax abatement. By state law the guidelines must be reviewed and renewed by the City Council every two years. This was renewed in June 2019 when Council passed Resolution 2019-32, and again in June 2021 when Council passed Resolution 2021-35.

In updating these guidelines we looked at what other communities throughout the region have done. We have also looked at the guidelines established by Harris County, since they are one of the taxing jurisdictions that could also provide a property tax abatement to a business. The proposed guidelines are similar to the other guidelines and will allow us to stay competitive in our pursuit of new development and redevelopment.

This year city staff is recommending three changes to the policy. The first change is from \$1,000,000 to \$2,000,000 for new business investment. The second is for the company to provide an estimated average salary range, rather than just salaries. The third item is to require information detailing the compatibility of the project with our Comprehensive Plan.

It is important to note that these guidelines do not limit the city's discretion to choose whether or not to enter into any particular abatement agreement, and they do not give any person a legal right to require the governing body to consider or grant a specific application for tax abatement.

The guidelines that are being recommended would allow for up to 100% abatement for a period not to exceed 10 years. Each project is reviewed on a case-by-case basis. The amount of the abatement will be determined based on the merits of the project, including, but not limited to, location of the project, its size, total capital investment value, the number of temporary and permanent jobs created, the costs and benefits for the city, and the project impact on our economy.

With these guidelines we are targeting Corporate Headquarters Facility, Manufacturing Facility, Research Facility, Regional Distribution Facility, Regional Service Facility, Regional Entertainment/Tourism Facility, and Other Basic Industry Facilities.

The guidelines also state the minimum investment amount needs to be \$2,000,000 and the creation of jobs for a new business, and a minimum investment of \$1,000,000 and the retention or creation of new jobs.

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RESOLUTION NO. 2023-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RENEWING THE GUIDELINES FOR PROPERTY TAX ABATEMENTS.

Council Member Mitcham moved to approve items 1 through 7 on the Consent Agenda. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

The motion carried.

G. REGULAR AGENDA

1. Discuss and take appropriate action concerning a potential bond election in November of 2023 for water and sewer improvements, streets improvements, a new pool and bathhouse, and park improvements.

Robert Basford, Assistant City Manager, introduced the item. Background information is as follows:

In the May meeting Council directed City Staff to begin working with our financial advisory team as well as any consultants pertaining to the potential of conducting a bond election.

Included with this memo is information on each potential proposition as well as information from the financial advisor as to what a potential bond would look like in terms of repayment as well as the potential operating budgetary impacts.

Pool and Bathhouse:

Staff was instructed to establish renderings of what a 6-, 10- and 15-million-dollar pool would bring the residents of Jersey Village. Staff engaged Progressive Commercial aquatics to begin the design portion of a design build pool concept. It was established that based on our footprint, the most logical pool budgets would be 6-, 8-, and 11-million dollars. Staff worked with Progressive to define inventory, stakeholders, comparison pools, and to identify needs. The resolution plan will consist of a mockup of a few pools containing three levels of amenities that residents can view and provide input on. We are currently in the estimation and sizing phase of the project and plan to have visuals at the pool in July. We can also obtain feedback during our July 4th event.

Our pool concept(s) will contain an 8-lane lap pool, a leisure pool, a new bathhouse, and a new pumphouse. Some amenities for the community to consider and choose from would be waterslides, splash pad play structure's, a heater, and sport amenities such as a volleyball net or basketball hoop. The deck would have incorporated shade and seating

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throughout. The community could also consider adding rental areas within the pool such as pavilions or seating nooks etc.

Park Improvements:

Staff worked with Burditt consultants in 2019 to finalize a parks master plan for the City of Jersey Village. A handful of projects at Clark Henry Park were placed in the high priority category of the master plan that was set by the Parks and Recreation Advisory Committee. Those projects were added to the CIP and spaced out accordingly. It was discussed during the council meeting that we could consider combining those projects, that have gained popularity, into one park improvement. Staff has begun working with Burditt consultants once more to provide a more in depth schematic plan for Clark Henry specifically that will update pricing of the high priority projects while factoring in the pools potential footprint.

Staff confirmed the project list with the advisory committee during the June 7th meeting and is hopeful to present an updated park plan at the July 4th event for the community. The potential projects include, a multipurpose field, a baseball field, a tee ball field, park lighting, an upgraded pavilion, an upgraded concession stand and maintenance shop, park pathways, and updated park sign, workout trail stations, an additional play structure, proper drainage and irrigation, and a skatepark, if feasible. Initial rough estimates for the park improvements are 6 to 8 million. Estimations will be refined as Burditt finalizes schematics and comparisons.

Streets improvements:

Our street CIP has been updated with more accurate numbers as costs have risen since last year. Our next streets would include Congo, followed by Singapore, Australia Solomon and Seattle with an estimate of roughly 15.5 million factoring in inflation. This estimate factors in water and sewer upgrades as well making these streets a full rehab. In addition, the Equador pedestrian bridge could also be included bringing the total estimation to 18 million.

The Council may also want to consider a full traffic bridge on Equador to alleviate school traffic congestion through the neighborhood, rather than just doing a pedestrian bridge.

Water and Sewer improvements

Staff has identified the linear footage of our Sanitary lines accompanied by their install date.

City of Jersey Village Sanitary Sewer System		
Installation decade	Linear footage	
1950(s)	13,328	
1970(s)	48,936	
1980(s)	37,525	
1990(s)	17,610	
2000(s)	48,921	

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2010(s)	12,341	
2020(s)	1,914	
Total	180,575	

Estimates for the rehab of sanitary lines using a combination of pipe bursting and CIPP methods price sanitary line renovation at roughly \$57.14 per linear foot and staff recommends replacing pipes that are near, or older, than 40 years of age. This represents roughly 62,264 linear feet of sanitary line with a total estimate of 3.7 million dollars. The remaining 120,000 linear feet can be added to an infrastructure replacement plan which will allow staff to proactively allocate funds for their replacement by the time they are due. This would equate to budgeting roughly \$325,000 annually to ensure an on-time replacement.

The White Oak Bayou Joint Powers Board manages one of our main wastewater treatments plants which needs a full rehab and our portion of the total CIP renovation would be 6 million dollars.

Our water and sewer additions to the ETJ are estimated to cost 6.15 million dollars.

Financial Advisory Team Updates

The finance advisory team has initially reported that the bond for all of the above would include four or 5 propositions:

- Proposition for water and sewer improvements
- Proposition for streets and roads
- Proposition for the pool/bath house and park improvements, although it may have to be separate propositions.
- Possibly an additional proposition for the bridge.

The advisory team will check with the attorney general to determine if the bridge could be included in the roads proposition and if the pool could be included in the park improvements proposition.

The total value of all the improvements including an 8 million dollar pool, and 6 million in park improvements comes to a total of \$47,894,935 and the total value including an 11 million dollar pool and 8 million in park improvements comes to \$52,894,935. The Tax rate impact presented for both scenarios is as follows:

Option 1: Tax Rate Impact - 9.5 Cent Increase			
Item	General Fund	Water & Sewer	Total
Water/Sewer ETJ		6,154,125	6,154,125
Congo Street Project	3,430,834	815,493	4,246,327
Singapore Street Project (Senate to Solomon)	2,520,768	402,502	2,923,270

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Australia	1,637,100	241,075	1,878,175
Seattle (Solomon to Senate)	1,637,100	363,786	2,000,886
Solomon	3,130,157	1,361,995	4,492,152
Wastewater Treatment Plant		6,000,000	6,000,000
Sewer Pipe Replacement (all pre-1980 pipes)		3,700,000	3,700,000
Equador Bridge	2,500,000		2,500,000
Pool	8,000,000		8,000,000
Park Improvements	6,000,000		6,000,000
Totals	28,855,959	19,038,976	47,894,935
	28,855,959		

Option 2: Tax Rate Impact - 10.5 Cent Increase

Item	General Fund	Water & Sewer	Total
Water/Sewer ETJ		6,154,125	6,154,125
Congo Street Project	3,430,834	815,493	4,246,327
Singapore Street Project (Senate to Solomon)	2,520,768	402,502	2,923,270
Australia	1,637,100	241,075	1,878,175
Seattle (Solomon to Senate)	1,637,100	363,786	2,000,886
Solomon	3,130,157	1,361,995	4,492,152
Wastewater Treatment Plant		6,000,000	6,000,000
Sewer Pipe Replacement (all pre-1980 pipes)		3,700,000	3,700,000
Equador Bridge	2,500,000		2,500,000
Pool	11,000,000		11,000,000
Park Improvements	8,000,000		8,000,000
Totals	33,855,959	19,038,976	52,894,935

This would result in the following estimated tax rates for the next 5 years, assuming the tax rate would otherwise stay at .007425:

Tax Rate	Tax Rate	Tax Rate	Tax Rate	Tax Rate
FY24	FY25	FY26	FY27	FY28
0.007425	0.008475	0.008475	0.0084377	0.0077877

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The annual impact of these tax rates based on household value is as follows:

	Taxable Value	Tax Rate	Tax Rate	Tax Rate	Tax Rate	Tax Rate
	Assumes Homestead	FY24	FY25	FY26	FY27	FY28
Home Value	Exemption	0.007425	0.008475	0.008475	0.0084377	0.0077877
\$ 375,000	\$ 300,000	\$ 2,228	\$ 2,543	\$ 2,543	\$ 2,531	\$ 2,336
\$ 250,000	\$ 200,000	\$ 1,485	\$ 1,695	\$ 1,695	\$ 1,688	\$ 1,558
\$ 550,000	\$ 440,000	\$ 3,267	\$ 3,729	\$ 3,729	\$ 3,713	\$ 3,427
\$ 321,900	\$ 257,520	\$ 1,912	\$ 2,182	\$ 2,182	\$ 2,173	\$ 2,005
\$ 352,500	\$ 282,000	\$ 2,094	\$ 2,390	\$ 2,390	\$ 2,379	\$ 2,196
\$ 638,300	\$ 510,640	\$ 3,792	\$ 4,328	\$ 4,328	\$ 4,309	\$ 3,977
\$ 221,300	\$ 177,040	\$ 1,315	\$ 1,500	\$ 1,500	\$ 1,494	\$ 1,379
\$ 375,200	\$ 300,160	\$ 2,229	\$ 2,544	\$ 2,544	\$ 2,533	\$ 2,338
\$ 462,700	\$ 370,160	\$ 2,748	\$ 3,137	\$ 3,137	\$ 3,123	\$ 2,883

It is also important to note that these improvements would affect operating budgets in the parks and recreation divisions to factor in additional pool hours, lifeguard staffs, pool chemicals, park maintenance, park light utilities etc. While we are not able to calculate good cost estimates on this, we do know there will be an impact.

If the Council wishes to call a bond election for the project that would happen no later than August 21. As we narrow the scope and get feedback from Council and residents, we will need direction from Council in July for which projects to include or not include for a bond. We would need to get final recommendations from Council to the financial advisors by August 1, for them to have everything ready for Council to vote on. For tonight we do not need any formal action from the Council.

Council engaged in discussion about the bond presentation. Some members have been against bonds in the past but recognize that we may need to go out for bonds for the pool, streets, and wastewater. Some felt that funds for park repairs should come out of the general fund and not from bond funds. There were questions about the wastewater piping and the life expectancy. Assistant City Manager Basford explained the life expectancy. There were also questions about the calculations for the tax impact. The term of the bonds would be 30-year bonds that cannot be refinanced until at least 10 years in.

There was discussion about park improvements. Council Member Mitcham gave an update about discussions had by the Parks and Recreation Advisory Committee concerning these improvements.

There was discussion about the amount of impact on the average homeowner. On the lower end it will be about \$25 per month.

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Some members believe that we need to move forward with the streets, pool, and wastewater facilities. In terms of the parks plan, it is important to consider the most important things such as the drainage repairs so as to keep moving forward in addressing the items listed in the Parks Master Plan. Accordingly, it is not necessary to address all the items at this time.

These propositions will be on the November ballot. If all were approved, it would trigger a 10-cent increase in the tax rate. City Manager Bleess stated that in approving the bonds, the tax rate increase is approved.

There was discussion about the water and wastewater and how that affects the utility fund. City Manager Bleess explained how the fund will be affected in terms of revenue and expenses. In terms of water and sewer rates, regardless of the passage of any propositions, the City will need to increase these rates. Finance Director Kato also explained how the propositions will affect both revenue and expenses in the utility fund.

There was discussion about these opportunities and how costs for projects continue to increase. These decisions are 40-to-50-year decisions. Hopefully moving forward, an emphasis should be placed upon the maintenance of these facilities.

A pay as you go system for funding these improvements versus bonding was discussed. Also, the option to refund the bonds in 10 years is a plus in the event that interest rates come down.

It was discussed that residents have requested the ability to vote on improvements. Moving forward with these propositions gives residents the opportunity to have their voice heard concerning these improvements and the cost for same.

The tax rates over the next several years were discussed concerning these propositions.

No official action was taken on this item.

- 2. Consider Ordinance No. 2023-15, modifying the Over 65 Homestead Exemption for the City of Jersey Village; amending the Code of Ordinances of the City of Jersey Village, Chapter 62, Taxation, by amending Article I, In General; providing a severability clause; and providing an effective date.**

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

During the budget retreat held on May 17, 2023, City Council discussed the Over 65 Exemption.

In looking at possible increases in increments of \$5,000, the city would see a reduction in revenue of \$33,000 per \$5,000 of increased exemption. That equates to approximately \$37 in savings for the average Over 65 homeowner.

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Given the increase in costs for this upcoming fiscal year, adding more fire fighters, and the other major projects that we have coming up, the Council must weigh the full needs of the community as well.

The Council should also consider what other cities in Harris County are doing. Other Cities in the County that offer an Over 65 Exemption at \$100,000 (like Jersey Village does today) or higher are Morgan's Point, Bellaire, Southside Place, West University Place, Humble, Houston, and Katy. Out of more than 700 taxing units in Harris County only 33 offer an Over 65 Exemption of \$100,000 or more.

If the Council does not adjust the Over 65 Exemption, on average a person receiving that exemption would be taxed on 53% of their property value for the upcoming year. Currently they are taxed on 50% of their valuation. If council wanted to keep it at 50% of their valuation the exemption would need to be increased by \$10,000.

While this policy change has its merits, it is important to consider the potential benefits and drawbacks for the targeted group, the rest of the taxpayers, and the overall city budget. As such some of the pros and cons associated with this proposal are as follows.

Pros:

1. **Financial Relief:** Increasing the homestead exemption rate would provide financial relief for older residents on fixed incomes, allowing them to better manage their property tax burden.
2. **Aging in Place:** By reducing property taxes, this exemption can enable older adults to remain in their homes and age in place, fostering a sense of stability and familiarity.
3. **Social Support:** Recognizing the contributions of seniors, this policy demonstrates social support and acknowledges their long-standing residency within the community.
4. **Community Cohesion and Well-being:** Offering incentives for older adults to stay in the area helps maintain demographic diversity, prevent displacement, and foster community cohesion. Supporting older residents can contribute to the overall well-being of the community, creating a more inclusive and supportive environment for all.

Cons:

1. **Inter-Generational Fairness:** This may be perceived as unfair by other taxpayers, potentially creating inter-generational tensions.
2. **Increased Tax Burden:** The increased exemption may shift a higher tax burden onto other taxpayers, especially if alternative revenue sources are not identified. This could lead to higher property taxes or other forms of taxation.

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3. Potential Service Reduction: Decreased tax revenue may put pressure on the city budget.

Jurisdiction Name	Homestead Percent	Over 65 Amount	Disabled Amount	2020 Rate	2021 Rate	2022 Rate
MORGAN'S POINT	20	\$ 1,000,000.00	\$ 1,000,000.00	0.949141	0.950577	0.950577
BELLAIRE	20	\$ 135,000.00	\$ 135,000.00	0.4473	0.4473	0.4473
SOUTHSIDE PLACE	0	\$ 185,000.00	\$ 185,000.00	0.318768	0.318768	0.318768
W UNIVERSITY PLACE	0	\$ 185,000.00	\$ 185,000.00	0.294066	0.278522	0.277402
HUMBLE	0	\$ 160,000.00	\$ 160,000.00	0.258693	0.263508	0.25158
HOUSTON	20	\$ 260,000.00	\$ 260,000.00	0.56184	0.55083	0.53364
KATY*	20	\$ 100,000.00	\$ 100,000.00	0.447168	0.447168	0.44
JERSEY VILLAGE	20	\$ 100,000.00	\$ 200,000.00	0.723466	0.7425	0.7425

Jurisdiction Name	2022 Taxable Value	2022 Taxable Value Rank Cities Only	2022 Tax Rate Rank Cities Only
MORGAN'S POINT	\$ 541,970,240	8	1
BELLAIRE	\$ 4,913,946,766	3	4
SOUTHSIDE PLACE	\$ 946,589,439	7	6
W UNIVERSITY PLACE	\$ 7,018,670,566	2	7
HUMBLE	\$ 2,240,567,940	4	8
HOUSTON	\$ 265,335,312,534	1	3
KATY*	\$ 1,054,419,755	6	5
JERSEY VILLAGE	\$ 1,111,931,219	5	2

* Includes only property in Harris County

2022 Certified Original Jurisdiction Reports
Retrieved May 19, 2023
<https://hcad.org/hcad-resources/hcad-reports/jurisdiction-recap-report/>

Here is what the valuation of an average home with the Over 65 Exemption has looked like for 2021 and 2022 and what it would look like for 2023 if the exemption was increased to \$110,000.

	2021	2022	2023
Homestead Exemption Rate	14%	20%	20%
Avg Value	\$ 302,781	\$ 332,739	\$ 367,746.24
Homestead Exemption	\$ (42,389)	\$ (66,548)	\$ (73,549)
Over 65 Exemption	\$ (100,000)	\$ (100,000)	\$ (110,000)
Taxable value	\$ 160,392	\$ 166,191	\$ 184,197
Percent of value that is taxable	53%	50%	50%
Tax paid to city based .7425 rate	\$ 1,191	\$ 1,234	\$ 1,368

We need to notify HCAD of any changes by June 30th so they can get the information into their calculations for our taxable properties.

Council engaged in discussion about the over-65 exemption in terms of the CPI increases over the past several years, which has seen a 13% increase. Some members wanted to see

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something close to an increase of 10%. There was also discussion about this exemption over the past years concerning the keeping of the exemption increase in close proximity to the CPI. Accordingly, a 13% increase in the exemption would be agreeable.

Mayor Warren gave an explanation concerning the challenges with tax exemptions and keeping it fair for all residents. That being said, it is difficult to compare our City to other cities in the area. At the end of the day, residents need to look at what they are paying and what are they getting in return.

With no further discussion on the matter, Council Member Singleton moved to approve Ordinance No. 2023-15, modifying the Over 65 Homestead Exemption to \$113,000 for the City of Jersey Village; amending the Code of Ordinances of the City of Jersey Village, Chapter 62, Taxation, by amending Article I., In General; providing a severability clause; and providing an effective date. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Member Wasson, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

ORDINANCE NO. 2023-15

AN ORDINANCE MODIFYING THE OVER 65 HOMESTEAD EXEMPTION FOR THE CITY OF JERSEY VILLAGE; AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, CHAPTER 62, TAXATION, BY AMENDING ARTICLE I., *IN GENERAL*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

H. MAYOR AND COUNCIL COMMENTS

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary 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 salutary 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

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- 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 McCrea – Council Member McCrea encourages all the attend the July 4th activities. She also feels it is important to remember that Jersey Village is not like other cities in our area. We get much better service here.

Council Member Singleton – Council Member Singleton encouraged all to attend the July 4th activities and reminded residents that fireworks are NOT permitted in the City.

Council Member Wasson – Council Member Wasson wished all a Happy Independence Day. He stated that if all propositions are passed, everyone’s taxes will be increased. He stated that his cable was also cut by Ezee Fiber. He gave them some slack given his cable was only buried two inched below the ground. He summed it up by stating that we all are affected by these issues.

Council Member Mitcham – Council Member Mitcham wished all a Happy 4th. She encouraged all to come to the event. She stated that Jersey Village is a bright light, and it is a delicate balance in running this City. She mentioned the Facebook Page “JV Rocks.”

Mayor Warren – Mayor Warren wished all a Happy 4th of July and encouraged all to attend the activities. He stated that public comments are encouraged, but those who have questions that are not answered, should reach out to Council Members via email. All addresses are listed on the City’s website.

I. RECESS THE REGULAR SESSION

Mayor Warren recessed the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 Deliberation Regarding Economic Development Negotiations, Sections 551.072 – Deliberations about Real Property and 551.071 – Consultations with Attorney at 8:14 p.m.

J. EXECUTIVE SESSION

- 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.**

K. ADJOURN EXECUTIVE SESSION

Mayor Warren adjourned the Executive Session at 8:51 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

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- 1. Discuss and take appropriate action on items discussed in the Executive Session regarding 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.**

This item was not called. No action was taken on this item.

M. ADJOURN

There being no further business on the agenda the meeting was adjourned at 8:51 p.m.



Lorri Coody, TRMC, City Secretary