

MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON NOVEMBER 9, 2023, AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 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 6:07 p.m. with the following present:

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

B. CITIZENS' COMMENTS

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

There were no Citizens' Comments.

C. Consider Ordinance No. 2023-26, receiving the Draft Capital Improvements Plan and Impact Fee Study 2023 Update Report and calling for a public hearing to discuss the proposed ordinance amending land use assumptions, the capital improvements plan, and the impact fee.

Austin Bless, City Manager, introduced the item. Background information is as follows: The Local Government Code at Section 395.052 provides for the periodic update of Land Use Assumptions and Capital Improvements Plans. Under this Section, if a political subdivision imposes an impact fee, it must update the Land Use Assumptions and Capital Improvements Plan at least every five years.

On May 17, 2023, the Capital Improvements Advisory Committee during its Semi-Annual Review of the plan found that the current impact fee structure is not sufficient to support the proposed Water and Wastewater Impact Fees Eligible Projects listed in the Capital Improvements Plan and it is necessary that the City hire a consultant to conduct an Impact Fee Study to reevaluate the City's impact fee structure.

On June 12, 2023, the City Council received the Capital Improvements Advisory Committee's May 17, 2023, Semi-Annual Report and approved the proposal from Quiddity Engineering, LLC to conduct a study concerning land use assumptions, capital improvements plan, and impact fees.

Quiddity Engineering, LLC has prepared a Draft Capital Improvements Plan and Impact Fee Study 2023 Update Report and asks that City Council receive the report and call for a public hearing.

To assist with this process, we anticipate the following schedule of events:

- November 9 – Council receives updated plan

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- November 9 – Council calls for a Public Hearing (PH) on December 18
- November 15 – The PH Notice appears in the Houston Chronicle
- November 15 – Plan amendments posted to the City website for public inspection
- November 9 thru December 13 – Capital Improvements Advisory Committee meets to prepare recommendations/written comments.
- December 13, 2023 – Deadline for CIAC to file their written recommendations/comments
- December 18, 2023 – City Council to conduct the Public Hearing

Within 30 days after the Public Hearing, City Council shall approve or disapprove the amendments concerning Land Use Assumptions and Capital Improvements Plan, and modifications of impact fees.

This item is to receive the Draft Capital Improvements Plan and Impact Fee Study 2023 Update Report and call for a public hearing on for December 18, 2023, for the purpose of discussing the proposed ordinance amending land use assumptions, the capital improvements plan, and the impact fee.

With limited discussion on the matter, Council Member McCrea moved to approve Ordinance No. 2023-26, receiving the Draft Capital Improvements Plan and Impact Fee Study 2023 Update Report and calling for a public hearing to discuss the proposed ordinance amending land use assumptions, the capital improvements plan, and the impact fee. Council Member Singleton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

ORDINANCE NO. 2023-26

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE DRAFT CAPITAL IMPROVEMENTS PLAN AND IMPACT FEE STUDY 2023 UPDATE REPORT AND CALLING FOR A PUBLIC HEARING TO DISCUSS THE PROPOSED ORDINANCE AMENDING LAND USE ASSUMPTIONS, THE CAPITAL IMPROVEMENTS PLAN, AND THE IMPACT FEE.

D. RECESS THE SPECIAL SESSION

Mayor Warren recessed the Special Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 Deliberation Regarding Economic Development Negotiations, Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney at 6:08 p.m.

E. EXECUTIVE SESSION

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

F. ADJOURN EXECUTIVE SESSION

Mayor Warren adjourned the Executive Session at 8:12 p.m., and reconvened the Special Session, stating that no final actions, decisions, or votes were had during the Executive Session.

G. RECONVENE THE SPECIAL SESSION

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.

Austin Bless, City Manager, introduced the item. This item is to 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.

No action taken on this item.

H. ADJOURN

There being no further business on the agenda the meeting was adjourned at 8:13 p.m.

Lorri Coody, City Secretary

