

Bobby Warren, Mayor
Drew Wasson, Council Position No. 1
Sheri Sheppard, Council Position No. 2
Michelle Mitcham, Council Position No. 3
James Singleton, Council Position No. 4
Jennifer McCrea, Council Position No. 5



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

Jersey Village City Council - Regular Meeting Agenda

Notice is hereby given of a Regular Meeting of the City Council of the City of Jersey Village to be held on Monday, March 18, 2024, at 7:00 p.m. at the Civic Center Auditorium, 16327 Lakeview Drive, Jersey Village, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. A quorum of the City Council will be physically present at the meeting; however, some Council Members may participate in the meeting via videoconference call. 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. INVOCATION, PLEDGE OF ALLEGIANCE

1. Prayer and Pledge by: Dr. Averri LeMalle (CFJV Campus Pastor)

C. PRESENTATIONS

1. Presentation of Employee of the Month Award for March 2024 - Kevin Sullivan. *Austin Bless, City Manager*

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. *Mayor*

E. CITY MANAGER'S REPORT

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report, General Fund Budget Projections, and Utility Fund Budget Projections.
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 February 12, 2024. *Lorri Coody, City Secretary*
2. Consider Resolution No. 2024-14, setting the schedule for Regular City Council Meetings for the period beginning June 2024 and ending May 2025 in order to make the Council's meetings more accessible to the public and to accommodate conflicts with City holidays, the city election cycle, and local school schedules. *Austin Bleess, City Manager*
3. Consider Resolution No. 2024-15, appointing a Director to fill the unexpired term ending December 31, 2025, for position three (3) on the City of Jersey Village Tax Increment Reinvestment Zone No. 3 (TIRZ No. 3). *Lorri Coody, City Secretary*
4. Consider Resolution No. 2024-16, authorizing the City Manager to execute an extension of the residential solid waste collection and disposal contract with WCA Waste Systems, Inc. DBA GFL Environmental for an additional three (3) year period, beginning October 1, 2024. *Danielle Cordova, Public Works Manager*
5. Consider Resolution No. 2024-17, establishing a committee with the mission of analyzing the feasibility of seeking an election for the issuance of General Obligation Bonds for various city related projects; and establishing the methodology for the formation and termination of such committee; and providing operating procedures and parameters; and providing an effective date. *Austin Bleess, City Manager*
6. Consider Resolution No. 2024-18, authorizing the City Manager to enter into an Interlocal Agreement with Harris County for a Mass Prophylaxis Closed Point of Dispensing ("Closed Pod") to dispense medications and supplies to identified Jersey Village employees, contractors, and their immediate family members during a catastrophic incident or other communicable threat. *Mark Bitz, Fire Chief*
7. Consider Resolution No. 2024-19, authorizing the Application for US Department of Transportation Safe Streets and Roads for All Planning Grant. *Austin Bleess, City Manager*
8. Consider Resolution No. 2024-20, accepting the proposal of group benefit consultant services and authorizing the City Manager to enter into an agreement with HUB International for Group Benefit Consultant Services for medical, dental, vision, life insurance, employee assistance program, and long-term disability. *Laura Capps, Human Resource Manager*
9. Consider Resolution No. 2024-21, authorizing the City Manager to enter into a contract with Quiddity Engineering, LLC for the design, public bidding, and project management of the 2024 Sanitary Sewer Cleaning and Televising Project. *Robert Basford, Assistant City Manager*
10. Consider Resolution No. 2024-22, suspending the April 10, 2024 effective date of CenterPoint Energy Houston Electric, LLC's requested rate change to permit the City time to study the request and to establish reasonable rates; approving continued cooperation with

the Gulf Coast Coalition of Cities; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate with the company and direct any necessary litigation and appeals; requiring reimbursement of cities' rate case expenses; 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 for the Gulf Coast Coalition of Cities. *Austin Bleess, City Manager*

11. Consider Resolution No. 2024-23, authorizing the City Manager to enter into a contract with Gauge Engineering, LLC for the design and construction management of the Solomon Street and Australia Street Reconstruction Projects. *Robert Basford, Assistant City Manager*

G. REGULAR AGENDA

1. Consideration and approval of Ordinance 2024-10, authorizing and ordering the issuance of the City of Jersey Village, Texas General Obligation Bonds, Series 2024; prescribing the terms and form thereof; making other provisions regarding such bonds, including use of proceeds thereof, and matters incident thereto. *Austin Bleess, City Manager*
2. Consider Resolution No. 2024-24, reviewing and accepting the 2024 Utility Fund Capital Improvements Plan & Inspection Reports. *Robert Basford, Assistant City Manager*
3. Consider Resolution No. 2024-25, appointing members to serve on the City of Jersey Village 2024 Bond Committee. *Lorri Coody, City Secretary*
4. Discuss and take appropriate action concerning the appointment process for the 2024 Comprehensive Plan Update Committee (CPUC). *Austin Bleess, City Manager*
5. Consider Resolution No. 2024-26, awarding the bid and authorizing the City Manager to enter into a contract with C&A Construction, LLC for the 2024 Sanitary Sewer Improvements Project. *Robert Basford, Assistant City Manager*
6. Discuss and take appropriate action concerning a progress report from the Owners of the property located at 15830 NW FWY, Jersey Village, Texas concerning the progress on the performance of the work required under Ordinance 2024-01, which found the structures on the Property to be substandard and a public nuisance; ordered SPEEDY STOP FOOD STORES, LTD or the true owners of the property to abate the substandard and dangerous structures on the Property; authorizing the City to demolish the structure on the property if owner fails to abate the substandard and dangerous structure on the property; authorizing the City to assess a lien against the property for the costs of the demolition; and making other findings and provisions related thereto. *City Building Official*

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 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.

I. RECESS THE REGULAR SESSION

Recess 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.

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. *Austin Bless, City Manager*
2. 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 TIRZ 3. *Austin Bless, City Manager*

K. ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION

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

L. RECONVENE REGULAR 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*
2. Consider Resolution 2024-27, 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. *Austin Bless, City Manager*

M. 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 March 8, 2024, at 10:00 a.m. and remained so posted until said meeting was convened.

Lorri Coody, TRMC, City Secretary

Jersey Village City Council Agenda - March 18, 2024

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 accommodation 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.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

