

Bobby Warren, Mayor
Drew Wasson, Council Position No. 1
Sheri Sheppard, Council Position No. 2
Michelle Mitcham, Council Position No. 3
Connie Rossi, 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, October 14, 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: Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324.

C. PRESENTATIONS

1. Presentation of Police Department Employee of the Third Quarter 2024 by Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324. *Bobby Warren, Mayor and Commander Stefanie Otto*
2. Presentation of Employee of the Month Award for October 2024 to Joey Schroeder. *Austin Bless, City Manager*

D. JOINT PUBLIC HEARINGS

1. Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. *Bobby Warren, Mayor*

E. 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*

F. CITY MANAGER'S REPORT

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report, September Quarterly Investment 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

G. 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 Special Session and the Regular Session Meetings held on September 16, 2024. *Lorri Coody, City Secretary*
2. Consider Resolution No. 2024-78, receiving the Community Rating System Repetitive Loss Area Analysis Annual Progress Report. *Miesha Johnson, Community Development Manager*
3. Consider Ordinance No. 2024-31, amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to provide clarity to the Schedule of Fees as it relates to Certificate of Occupancy Processing and Review, Flatwork, and Plan Checking; and providing for severability and repeal. *Miesha Johnson, Community Development Manager*
4. Consider Resolution No. 2024-79, authorizing the City Manager or designee to negotiate and execute an Interlocal Agreement with the City of Cove Volunteer Fire Department regarding the transfer of a 2020 Chevy Silverado LT command truck. *Mark Bitz, Fire Chief*

H. REGULAR AGENDA

1. Consider Ordinance 2024-32, amending the General Fund Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in the amount not to exceed \$190,140 by increasing various line items in Department 32 (Salaries, Wages and Benefits). *Isabel Kato, Finance Director*

2. Consider Resolution No. 2024-80, designating a city representative and an alternate representative to the Houston-Galveston Area Council’s 2025 General Assembly. *Lorri Coody, City Secretary*
3. Discuss and take appropriate action concerning the progress being made by the Owners of the property located at 15830 NW FWY, Jersey Village, Texas to correct the substandard structure at this location. *Miesha Johnson, Community Development Coordinator*
4. Consider Resolution No. 2024-81, approving the Golf Course Master Plan as prepared by Chet Williams Design LLC. *Robert Basford, Assistant City Manager*
5. Consider Resolution No. 2024-82, receiving the Planning and Zoning Commission’s Final Report concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages. *Rick Faircloth, Planning and Zoning Commission Chairperson*
6. Consider Ordinance No. 2024-33, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date. *Lorri Coody, City Secretary*
7. Consider Resolution No. 2024-83, receiving the Planning and Zoning Commission’s Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K. *Rick Faircloth, Planning and Zoning Commission Chairperson*
8. Consider Ordinance No. 2024-34, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Sec. 14-105(a) table 14-105 (a) Commercial Permitted Uses by adding SUP to car wash for Zoning District K; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and, providing an effective date. *Lorri Coody, City Secretary*
9. Consider Resolution No. 2024-84, receiving the Planning and Zoning Commission’s Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. *Rick Faircloth, Planning and Zoning Commission Chairperson*
10. Consider Ordinance 2024-35, amending the Comprehensive Zoning Ordinance of the City, by granting CASBA, LLC, a Specific Use Permit (the “Specific Use Permit”) to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas, 77040, and in “Zoning District K”; providing requirements and conditions for the Specific Use Permit; containing findings and other provisions relating to this ordinance; providing a penalty in an amount not to exceed two thousand dollars (\$2,000) for violations hereof; providing for severability; and, providing an effective date. *Lorri Coody, City Secretary*

I. 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.

J. RECESS THE REGULAR SESSION

Recess 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.

K. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meetings 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. *Austin Bleess, City Manager*

L. ADJOURN EXECUTIVE SESSION

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

M. RECONVENE REGULAR SESSION

1. Discuss and take appropriate action on items discussed in the Executive Session regarding the potential and possible purchase, exchange, sale, or value of real property. *Austin Bleess, City Manager*

N. ADJOURN

CERTIFICATION

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 48 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 October 9, 2024, at 5:00 p.m. and remained posted until said meeting was convened.



Lorri Coody, TRMC, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for 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."