

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON MARCH 17, 2025, 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 7:13 p.m. with the following present:

| | |
|---------------------------------|-------------------------------------|
| Mayor, Bobby Warren | City Manager, Austin Bleess |
| Council Member, Drew Wasson | City Secretary, Courtney Rutherford |
| Council Member, Sheri Sheppard | City Attorney, Tommy Ramsey |
| Council Member, Connie Rossi | |
| Council Member, Jennifer McCrea | |

Council Member, Michelle Mitcham was not present.

The following were also present from the Planning and Zoning Commission:

| | |
|----------------------------|--------------------------------|
| Rick Faircloth, Chairman | Cynthia Kopinitz, Commissioner |
| Eric Henao, Commissioner | Nestor Mena, Commissioner |
| Debra Mergel, Commissioner | David L. Lock, Commissioner |

Commissioner, Charles A. Butler, III, was not present.

Staff in attendance: Robert Basford, Assistant City Manager; Mark Bitz, Fire Chief; Danny Keele, Chief of Police; Jennifer Brown, Finance Director; Abram Syphrett, Director of Innovation and Technology, Miesha Johnson, Community Development Manager and Maria Thorne, Administrative Assistant.

B. INVOCATION, PLEDGE OF ALLEGIANCE

1. Prayer and Pledge by: Bobby Warren, Mayor

C. PRESENTATIONS

1. Presentation of Employee of the Month Award for March 2025. *Austin Bleess, City Manager*

City Manager, Austin Bleess, recognized Jason Mahan, Utilities Supervisor, as the March 2025 Employee of the Month. Mr. Mahan was not able to attend due to a family commitment. Mr. Mahan joined the City of Jersey Village in February 2024 and has quickly proven himself to be an invaluable member of the Public Works team. In a short time, he has demonstrated outstanding leadership, dedication, and a willingness to take on any challenge—big or small—to serve the city and its residents.

2. **TPCA Award Presentation, *Danny Keele, Police Chief***

Jeffrey Burt, Chief of Tomball Police Department and representative Texas Police Chief Association, presented Chief Danny Keele with TPCA Award. He also stated that Jersey Village Police Department received this award by unanimous vote and will be reviewed every 4 years.

Mayor Warren thanked Chief Keele and all of the officers for the hard work and keeping the City safe.

D. JOINT PUBLIC HEARING

- 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 proposed zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”).** *Bobby Warren, Mayor*

Mayor Warren called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Warren opened the Joint Public Hearing at 7:23 p.m., for the purpose of receiving oral comments from any interested person(s) concerning proposed zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”).

With no one signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:24 p.m.

The Planning and Zoning Commission retired from the City Council meeting at 7:24 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing

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.

Michael Stenbridge, 15422 Jersey Drive, Jersey Village, Texas spoke regarding the house being built next to him. He was concerned that the new building may be on his property line. He is also concerned about the pile of dirt on the property. He spoke with the Building Official Evan Duval and he was supposed to go out on Monday, but he was not home. He is applying for the elevation, but he thinks he is on the second round and that may be due to them needing a lift for his wife.

Jackie Baba, 15802 Congo Lane, Jersey Village, Texas spoke regarding Australia and Solomon street construction. She stated that the Congo lane project is still going on and has been a nightmare. There have been several mistakes and miscommunication by the construction crew. She would like the city to consider a different company. Concrete is different colors and mailbox brick does not match any of the homes. She is also concerned about the contractor staging on vacant lot at Australia and Congo Ln. Austin stated that there would be an agreement between the property owner and construction company. She suggested staging equipment at another location and deliveries later in the morning. Staff will not be recommending the same contractor.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Cheryl Burgess, 15801 Congo Lane, Jersey Village, Texas spoke regarding the construction on Congo Lane. She shared issues she's encountered with contractor including trash on property, blocking her driveway, using her water faucet without permission. They removed her insulated cover and did not turn the water off completely. They back in and out on her side driveway and have cracked the driveway and curb. They knocked over her mailbox and the replacement brick does not match her home, and they did not put topsoil down before placing grass. She asked Council not to use this contractor for Australia project.

Jim Fields, 16413 St. Helier Street, Jersey Village, Texas thanked City Secretary, Courtney Rutherford, for her prompt and thorough response to his request. He stated that she is service oriented. He stated numerous issues that he would like City Council and staff to address: Consider extending the sidewalk on Jones Road from Harbor Freight to CVS, add parking on Village Drive for the residents. He had concerns regarding a pothole at 290 and 529, light pole down on Castlebridge, potholes Castlebridge, flowerbeds missing at Village Green and Village Drive and flowerbed damages at 290 & West Rd, striping missing on Village Drive. Trucks parked on grass on weekends and evenings, commercial business still operating with lift, car lot full of cars with no license plate or engine.

Sam Boling, 15614 Congo Lane, Jersey Village, Texas spoke about contractor for Congo Lane. He still has a lot of issues with concrete stabilizing and not the proper soil, mailbox is crooked and on wrong side. He wants his property to be put back correctly.

Staff stated that they are monitoring the soil and will be a walkthrough before final payout.

Council Member McRea asked if staff is tracking complaints. Mr. Blees stated that Tim Nguten has been the point person, and he is keeping a list.

Andy Hunziker, 1514 Juneau Lane, Jersey Village, Texas He stated that several years ago there was no City Manager. We currently have a Cm and Assistant City Manager who both make a 6-figure income. He suggested not having a City Manager and paying the Mayor to run the city. Question if Council has authority to fire staff. Mayor stated they go through the City Manager. He would like the City to be a strong Mayor-run city.

Mayor stated that would require a charter amendment and most cities are going to City Manager – Mayor run cities.

Jeff Kopecky, 16125 DeLozier Street, Jersey Village, Texas he thanked City staff for working on the flowerbeds. He has talked to the Assistant City Manager, Robert Basford, about a light pole that was pulled up and put back. He stated that the bolts on the electrical covers were broken and are now with electrical tape. He requested the city to get them repaired correctly. He also stated that the area on Hempstead highway between Beltway 8 and Brittmore Road have become dumping area and would like city to clean it up and install no dumping signs.

Ben Blumenthal, 15913 Lakeview Drive, Jersey Village, Texas stated that he is angry about decision to demolish the city pool. He used it at least three (3) times a week. He understands that it was not up to code, but it was grandfathered. He hasn't seen any reports stating that it was unsafe. Residents were presented with the most expensive replacement option. He wished the city would have kept the pool until a replacement was voted on.

Brian McCauley, 16401 Smith Street, Jersey Village, Texas spoke to Council regarding the demolition of the city pool. He would like for the city to organize a community group to get

voluntary funding and review pool rebuild options under \$5 million. He would also like for the city to look into commercial sponsorships for the pool. He asked for support from Council for lifetime memberships and names on bricks for donors. He would like to lead the group and pledged \$3,000 to the rebuild of the pool.

Mayor thanked him for bringing an idea for a solution and not just criticism.

Kimberly Henao, 15601 Singapore Lane, Jersey Village, Texas (832) 689-9878 gave her 42nd installment concerning the History of the City of Jersey Village.

F. CITY MANAGER’S REPORT

City Manager Bless gave the following Monthly Report. He gave information about the recorded breaking year for the City Golf Course. There was a question about the Comp Plan Survey. Some wondered if this survey is still open. City Manager Bless stated he thought the survey was closed.

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report, General Fund Budget Projections, Utility Fund Budget Projections, and December Quarterly Report.**
- 2. Fire Departmental Report**
- 3. Police Department Monthly Activity Report**
- 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**
- 8. 2024 Racial Profiling 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 Regular Session Meeting held on February 10, 2025, and the Work Session held on February 12, 2025.**
- 2. Consider Resolution No. 2025-12, suspending the April 19, 2025, effective date of the proposal by CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy ENTEX and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, And Beaumont/East Texas geographic rate areas, to implement interim GRIP rate adjustments for gas utility investment in 2024 and requiring delivery of this resolution to the company and legal counsel.**

BACKGROUND INFORMATION:

February 18, 2025, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas (CenterPoint or the Company) made an Interim Rate Adjustment or “GRIP” filing with the cities in the Company’s Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas. The Company is seeking recovery

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

of \$654,119,475 in invested capital. The current filing will increase rates for residential customers by \$2.88 per month. This will increase the current residential customer charge from \$19.50 to \$22.38 per month in the Houston and Texas Coast Geographic Rate Areas and \$25.00 to \$27.88 per month in the South Texas and Beaumont/East Texas Geographic Rate Areas.

The increase is currently scheduled to go into effect on April 19, 2025.

Under the GRIP statute, cities may not challenge the Company's request. The only action we may take is to suspend the effective date of the rate increase by 45 days. The City has until April 19, 2025, to adopt a resolution suspending the date the rate increase would otherwise go into effect.

RESOLUTION NO. 2025-12

A RESOLUTION BY THE CITY OF JERSEY VILLAGE, TEXAS SUSPENDING THE APRIL 19, 2025 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

3. Consider Resolution No. 2025-13 proclaiming April as Fair Housing Month.

BACKGROUND INFORMATION:

The City has applied for and been awarded grant funds for the Comprehensive Plan Project from CDBG-MIT. As part of this the City is required to conduct at least one activity during the contract period of the CDBG contract, to affirmatively further fair housing.

One of those things we need to do is approve a resolution proclaiming April as Fair Housing Month. The attached Resolution does that for the requirements of the grant.

RESOLUTION NO. 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, PROCLAIMING APRIL AS FAIR HOUSING MONTH

4. Consider Resolution No. 2025-14 authorizing the Chief of Police and the Chief of Fire to sign a Memorandum of Understanding (MOU) with Greater Harris County 911 and TECC for the change in 911 call routing for Fire and EMS emergencies.

BACKGROUND INFORMATION:

Greater Harris County 911 (GHC911) is the dedicated 911 supplier for the Harris County Area. The primary mission is to provide the 911 system and support to all communities within Harris County. Jersey Village Dispatch is the current Primary PSAP (Public Safety Answering Point) for Police, Fire and EMS for Jersey Village and the ETJ for Jersey Village Fire and EMS.

With Fire and EMS moving to TECC (Texas Emergency Communications Center) for emergency dispatching, Greater Harris County 911 requires an MOU (Memorandum of

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Understanding) by each affected department to program the change and make sure the 911 calls are received and routed to the correct call center.

In the attached memorandum, two 911 districts are noted. 064 and 065. 064 is our city limits. 065 is our ETJ. All 911 calls within our city limits will continue to route to Jersey Village PSAP and if the call is for fire and EMS, Jersey Village Dispatch will forward that call to TECC. If the 911 call originates in the 065 ETJ, the call will go to Harris County Sheriffs Department and then if the call is for Fire and EMS the Sheriffs department will now route the call to TECC.

This memorandum requires a signature from the PSAP director which is the Chief of Police, Danny (Arthur) Keele, Fire Chief Mark Bitz, TECC Director Lori Broadrick and GHC911 Manager Brenda Fitch-Pope.

Once this document is signed by all parties, GHC911 can make the necessary changes within their system to allow for these 911 calls to properly be transferred to the correct agency for Fire and EMS emergencies.

RESOLUTION NO. 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH GREATER HARRIS COUNTY 9-1-1 EMERGENCY NETWORK DOCUMENTING THE AGREEMENT BETWEEN THE CITY OF JERSEY VILLAGE AND TEXAS EMERGENCY COMMUNICATIONS CENTER CONCERNING FIRE AND EMS DISPATCH SERVICES.

Council Member Sheppard moved to approve the Consent Agenda as presented. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

G. REGULAR AGENDA

1. Consider Resolution No. 2025-15, awarding the bid and authorizing the City Manager to enter into a contract with Ballast Point Construction, Inc, for the Australia Street & Solomon Street Reconstruction project.

Robert Basford, Assistant City Manager, gave brief background as follows:

BACKGROUND INFORMATION:

Recently we went out to bid for the reconstruction projects of Australia Street and Solomon Street. These projects are a part of the 2023 Bond Program that the city is undertaking.

After reviewing all of the bids city staff is recommending Ballast Point Construction, Inc. (BPC) as the contractor for the Solomon St. and Australia St. Improvements project, despite their bid being \$178,761 higher than the lowest bidder, Environmental Allies (EA). After reviewing EA's performance on past projects, staff and our engineering consultant Gauge Engineering have identified multiple concerns that could impact the successful

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

completion of this project. Based on these concerns, staff recommends awarding the contract to BPC.

Evaluation of Environmental Allies (EA)

Although EA submitted the lowest bid at \$5,070,669, their past performance issues raise concerns about their ability to complete the project successfully. Some key issues identified include:

1. Quality of Work and Project Management Deficiencies:
 - EA has demonstrated a pattern of poor workmanship and inadequate project oversight on the Congo Street project.
 - High turnover within EA has led to communication challenges, scope misinterpretations, and project delays.
2. Pavement Issues on Prior Projects:
 - EA's urgency to meet project deadlines, particularly with school-related construction, resulted in cracked concrete surfaces and weather-related defects.
 - Concrete was poured despite imminent rain, leading to quality concerns on Congo Lane.
 - A structural evaluation and punch list will be required to address these deficiencies.
3. Stormwater Management Compliance:
 - EA has failed to follow the City's stormwater management requirements without repeated intervention by staff.
 - Implementation of the stormwater pollution prevention plan has been inconsistent and reluctant.
4. Resident Disruptions and Inefficient Construction Sequencing:
 - Instead of completing one section at a time, EA has worked inefficiently across multiple sections, causing prolonged disruptions.
 - Issues reported by residents include construction mud, incomplete sidewalks, water pressure problems, leaks, dust, and traffic congestion.
5. Inadequate Budget Allocation for Critical Work:
 - EA allocated only \$5,000 for diversion pumping to replace Solomon's sanitary sewer system, while BPC allocated \$100,000.
 - This significant underfunding raises concerns about unforeseen costs, delays, and potential change orders during the project.

Given these factors, staff recommends awarding the contract to Ballast Point Construction, Inc. (BPC), whose bid was \$5,249,430. Although slightly higher than EA's, BPC has:

- A proven track record of delivering high-quality work.
- Stronger project management and adherence to required specifications.
- Appropriate budget allocations to complete the project without the risk of significant change orders.

This recommendation is supported by Gauge Engineering's reference checks and evaluation of EA's performance. Based on their assessment and the City's own experience with EA, staff believes that awarding the contract to BPC is in the best interest of the City to ensure a high-quality, efficiently executed project with minimal risk.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

If Council approves this recommendation, staff will finalize the contract with BPC for the Solomon St. and Australia St. Improvements project.

After brief discussion regarding the contractor selection Council Member Wasson moved to approve Resolution No. 2025-15, awarding the bid and authorizing the City Manager to enter into a contract with Ballast Point Construction, Inc, for the Australia Street & Solomon Street Reconstruction project. Council Member McRea seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AWARDED THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BALLAST POINT CONSTRUCTION, INC, FOR THE AUSTRALIA STREET & SOLOMON STREET RECONSTRUCTION PROJECT.

- 2. Consider Resolution No. 2025-16, awarding the bid and authorizing the City Manager to enter into a contract with John Reed and Company for the Equador Pedestrian Bridge and surrounding sitework project.**

BACKGROUND INFORMATION:

Recently we went out to bid for the Equador Pedestrian Bridge reconstruction project. This project is a part of the 2023 Bond Program that the city is undertaking. This project is an important opportunity to improve not only the functionality of the bridge but also to enhance the area's overall character, sense of place, and beautification.

This RFP requested proposals for the demolition and replacement of the pedestrian bridge and surrounding sitework along with construction alternates that the council can consider. The bridge as designed is 10 feet wide but will include bollards to ensure only pedestrian access. The alternatives consist of the following:

- **Lyme and Flyash:** This alternative was a recommendation from the Geotechnical engineer to use this material to stabilize the soil prior to installation of the sidewalk. Typically, this is done under roads that experience heavier traffic and would assist in protecting the concrete. Given that this area has been accessed by Harris County Flood control, our parks maintenance vehicles and vendors for the wastewater treatment plant/lift station staff is recommending that we include this alternate. Including this alternative will help protect the longevity of the concrete surface and reduce future maintenance needs.
- **Monument Columns:** These would be an even smaller version (6.5 ft tall) of the small gateway/monuments established in our gateway and wayfinding master plan. We could consider one or two at each end of the bridge. Adding these at one or both ends of the bridge would create a distinctive and welcoming entrance, reinforcing community identity and providing a memorable visual landmark.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

- **Lighting Allowance:** This alternate includes lighting throughout the bridge to improve visibility in the evening and to add an inviting glow that enhances the bridge's visual appeal at night. This will improve both safety and aesthetics, ensuring the bridge becomes a vibrant feature of the community at all hours.
- **Bridge Painting:** While the bridge's base finish is weathered steel (natural steel look), this option allows for painting the steel to a color chosen by the city. This will enhance the bridge's visual appeal, providing a more polished and intentional design that complements the surrounding area.

City staff encourage consideration of these alternatives as they provide meaningful enhancements to the project that promotes a sense of community pride, beautification, and improved usability. These additions can transform the bridge from a functional structure into a defining feature that residents will appreciate and enjoy.

After reviewing all the city's bid's staff recommend John Reed and Company as the contractor for the project. They submitted the lowest non alternate bid as well as the lowest bid including alternates. Their pricing without the alternates is listed as \$688,405. The pricing for the specific alternatives to be considered is as follows:

- Lyme and Flyash: \$3,900
- Monument Columns: \$8,000 per monument, \$32,000 for four.
- Lighting Allowance: \$123,000
- Bridge Painting: \$50,000

The estimated cost of this project at the time of the bond was \$500,000. However, due to interest earned on bond revenue and some initial projects coming in under budget, Council has some flexibility to consider these meaningful alternates without exceeding available resources.

This recommendation is supported by PEA Group's reference checks and evaluation of the bid submissions.

If Council approves this recommendation and any alternates, staff will finalize the contract with John Reed and Company for the Equador Pedestrian Bridge project to include such.

Council Member Sheppard moved to approve Resolution No. 2025-16, awarding the bid and authorizing the City Manager to enter into a contract with John Reed and Company for the Equador Pedestrian Bridge and surrounding sitework project base project bid is \$688,405, with alternate pricing as follows:

- Lyme and Flyash Stabilization: up to \$3,900
- Lighting Allowance: up to \$123,000
- Bridge Painting: up to \$50,000

Council Member McRea seconded the motion. The vote follows:

Ayes: Council Members Sheppard, and McCrea

Nays: Council Members Wasson and Rossi
Mayor Warren

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Council Member Mitcham was not present.

The motion failed.

Council Member Wasson moved to approve Resolution No. 2025-16, awarding the bid and authorizing the City Manager to enter into a contract with John Reed and Company for the Equador Pedestrian Bridge and surrounding sitework project base project bid is \$688,405, with alternate pricing as follows:

- Lyme and Flyash Stabilization: up to \$3,900
- Lighting Allowance: up to \$123,000

Council Member McRea seconded the motion. The vote follows:

Ayes: Council Members Wasson, Rossi, and McCrea

Nays: Council Member Sheppard

Council Member Mitcham was not present.

The motion passed by vote of 3 to 1.

RESOLUTION NO. 2025-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AWARDING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JOHN REED AND COMPANY FOR THE EQUADOR PEDESTRIAN BRIDGE AND SURROUNDING SITE WORK PROJECT

3. Consider Resolution No. 2025-17 awarding the bid and authorizing the City Manager to enter into a contract with for CMAR

BACKGROUND INFORMATION:

As part of the City Campus Project, the City recently issued a Request for Qualifications (RFQ) for a Construction Manager at Risk (CMAR). This process allows the City to engage a contractor who will provide both pre-construction and construction services to ensure the project is completed efficiently, within budget, and to the required standards.

Understanding the CMAR Process

The RFQ included two phases:

1. Phase I – Pre-Construction Services: During this phase, the CMAR assists in the early planning and design stages, providing cost estimates, scheduling guidance, value engineering, and constructability reviews. This proactive approach helps identify potential issues before construction begins, minimizing costly changes later.
2. Phase II – Construction Services: Once the project is ready for construction, the CMAR assumes the role of the general contractor, overseeing the construction process while ensuring that the work stays on budget and meets all specifications.

Selection Process and Criteria

The City followed a one-step process, as permitted under state law, to evaluate and select the most qualified firm while also considering CMAR costs. A one-step process allows for

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

the evaluation of both qualifications and costs simultaneously, ensuring that cost considerations are integrated into the decision-making process from the outset.

A total of seven proposals were received and evaluated against the following criteria:

- General Requirements (5 points) – Compliance with RFQ requirements.
- Firm Qualifications and Experience (15 points) – Demonstrated expertise in managing similar projects, financial stability, and past performance.
- Staff Qualifications and Experience (15 points) – Relevant experience and certifications of key personnel.
- Best Overall Approach to Scope of Services (25 points) – Methodology, community engagement strategies, and work plan.
- Documented Quality of Past Services (15 points) – References and past project success.
- Proposed Cost (25 points) – Competitive pricing and cost-effectiveness.

A selection committee comprised of the City Manager, City Secretary, Human Resources Manager, and Director of Innovation and Technology reviewed and scored each submission.

Below is a summary of the reviews.

| | Max | Azteca Enterprises | Bellows Construction | Brights Build | Brookstone | Millennium Project Solutions | Nash Industries | Teal Construction |
|--|-----|--------------------|----------------------|---------------|------------|------------------------------|-----------------|-------------------|
| Totals | | | | | | | | |
| General Requirements | 20 | 16 | 20 | 11 | 20 | 17 | 14 | 18 |
| Firm Qualifications and Experience | 60 | 56 | 60 | 26 | 60 | 52 | 35 | 43 |
| Staff Qualifications and Experience | 60 | 53 | 59 | 26 | 60 | 51 | 45 | 47 |
| Best Overall Approach to the scope of services | 100 | 83 | 86 | 43 | 100 | 87 | 70 | 84 |
| Documented Quality of Past Services | 60 | 53 | 68 | 24 | 60 | 54 | 48 | 60 |
| Proposed Cost | 100 | 45.64 | 64.68 | 32.6 | 100 | 60.08 | 2.68 | 81.56 |
| Total | 400 | 306.64 | 357.68 | 162.6 | 400 | 321.08 | 214.68 | 333.56 |

| | Max | Azteca Enterprises | Bellows Construction | Brights Build | Brookstone | Millennium Project Solutions | Nash Industries | Teal Construction |
|--|-----|--------------------|----------------------|---------------|------------|------------------------------|-----------------|-------------------|
| Averages | | | | | | | | |
| General Requirements | 5 | 4 | 5 | 2.75 | 5 | 4.25 | 3.5 | 4.5 |
| Firm Qualifications and Experience | 15 | 14 | 15 | 6.5 | 15 | 13 | 8.75 | 10.75 |
| Staff Qualifications and Experience | 15 | 13.25 | 14.75 | 6.5 | 15 | 12.75 | 11.25 | 11.75 |
| Best Overall Approach to the scope of services | 25 | 20.75 | 21.5 | 10.75 | 25 | 21.75 | 17.5 | 21 |
| Documented Quality of Past Services | 15 | 13.25 | 17 | 6 | 15 | 13.5 | 12 | 15 |
| Proposed Cost | 25 | 11.41 | 16.17 | 8.15 | 25 | 15.02 | 0.67 | 20.39 |
| Total | 100 | 76.66 | 89.42 | 40.65 | 100 | 80.27 | 53.67 | 83.39 |

Recommendation to Select Brookstone LP

As you can see from the ranking sheets, Brookstone LP has been identified as the most qualified firm to serve as CMAR for the City Campus Project. Brookstone demonstrated strong qualifications, extensive experience with similar municipal projects, and a well-defined approach to delivering a successful project. Their proposal also reflected a thorough understanding of the City’s needs and a competitive cost structure.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Benefits of using CMAR for this project

Selecting a CMAR for this project provides several advantages:

- Enhanced Cost Control – The CMAR provides early cost estimates and value engineering, helping the City manage expenses effectively.
- Improved Project Coordination – With the CMAR involved from the start, potential design conflicts and construction challenges can be addressed before they become costly delays.
- Greater Transparency and Accountability – The CMAR acts as a collaborative partner, ensuring that the project remains aligned with the City’s goals and financial parameters.
- Quality Assurance – The CMAR is responsible for overseeing all construction activities, ensuring that the work meets established quality and safety standards.

Council Member Sheppard moved to approve Resolution No. 2025-17 awarding the bid and authorizing the City Manager to enter into a contract with for CMAR. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

RESOLUTION NO. 2025-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BROOKSTONE LP FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE CITY CAMPUS PROJECT.

4. Consider Ordinance No. 2025-07 amending the General Fund and Capital Improvement Fund budgets for fiscal year beginning October 1, 2024, and ending September 30, 2025, in the amount not to exceed adjusting various expenditure line items.

Council Member Sheppard moved to approve Ordinance No. 2025-07 amending the General Fund and Capital Improvement Fund budgets for fiscal year beginning October 1, 2024 and ending September 30, 2025, in the amount not to exceed adjusting various expenditure line items.

Council Member Wasson requested that staff review the current pay out policies of staff during the budget planning.

Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

The motion passed unanimously.

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE GENERAL FUND AND CAPITAL IMPROVEMENT FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, ADJUSTING VARIOUS EXPENDITURE LINE ITEMS.

5. Consider Ordinance No. 2025-08 amending the Code of Ordinances of the City of Jersey Village, Texas, Chapter 70, Utilities, Section 77 to provide for amendments to water rate schedules.

BACKGROUND INFORMATION:

In December 2024 the City Council expressed interest in doing away with the basic monthly service charge, commonly referred to as the meter fee, for irrigation meters. Council asked for more information to look at during a workshop on the topic.

During the workshop held in February 2025 Council looked at several options. One option was to increase the increase the basic monthly service charge for residential service. A second option was to increase the irrigation usage rate by 80 cents per 1,000 gallons. A third option was to increase usage levels for residential and irrigation by 64 cents per 1,000 gallons. At that meeting the City Council gave direction to staff to prepare an ordinance to eliminate that charge for residential irrigation accounts.

The City Council discussed the merits of each proposal and the option of leaving the rate structure as is.

We currently have approximately 1,480 residential homes that have one meter and 750 that have a home meter and an irrigation meter. Currently each meter has a fee of \$15 per month. We also have approximately 80 commercial meters and another 80 that have a commercial and irrigation meter, with a current fee of \$65.22 per meter. This means a company with an irrigation meter is currently paying \$130.44 per month in meter fees.

As directed by City Council, the ordinance tonight eliminates the basic monthly service charge for residential irrigation accounts, and increases that charge by \$5.05 for residential accounts. The ordinance change would begin for water used starting April and would be reflected on the May bill.

Council Member McCrea moved to approve Ordinance No. 2025-08 amending the Code of Ordinances of the City of Jersey Village, Texas, Chapter 70, Utilities, Section 77 to provide for amendments to water rate schedules. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Rossi, and McCrea

Nays: Council Member Sheppard

Council Member Mitcham was not present.

The motion passed unanimously.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS; AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, CHAPTER 70, UTILITIES, SECTION 70-77 TO PROVIDE FOR AMENDMENTS TO WATER RATE SCHEDULES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

6. Consider Ordinance No. 2025-09 amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to amend the Schedule of Fees adding Tow Fees and Wrecker Rotation Program Fees; and providing for repeal.

BACKGROUND INFORMATION:

The Jersey Village Police Department currently follows the Harris County Tow Fee schedule, which has remained unchanged for the past ten years. This schedule sets the non-consent tow fee at \$145.50, a rate that has not kept pace with industry standards or the increasing costs associated with vehicle towing and storage. The tow fee is not listed in our schedule of fees currently either.

In contrast, the City of Houston conducts an annual analysis of wrecker fees as required by the Texas Occupations Code and has adjusted its non-consent tow fee to \$225.50. The City of Houston's process ensures that wrecker services are compensated fairly based on market conditions, operational costs, and inflation. By aligning with the City of Houston's fee schedule, Jersey Village will remain competitive in attracting high-quality wrecker services for its rotation.

Failing to adjust the wrecker fees could result in a diminished pool of qualified wrecker companies willing to participate in the city's rotation. This may lead to longer response times, reduced service quality, and potential public dissatisfaction. Ensuring that Jersey Village's wrecker fees remain competitive will allow us to continue providing efficient and reliable towing services for our residents and law enforcement needs.

In addition to updating the wrecker fee schedule, we recommend implementing an annual rotation fee for participating wrecker companies. Administering the wrecker rotation program incurs significant costs, including:

Inspecting wrecker vehicles for compliance with city standards.

- Maintaining accurate records of authorized wrecker services and their vehicles.
- Assigning personnel to locate vehicles, answer citizen inquiries, and notify vehicle owners of their vehicle's location.

To offset these administrative costs, we propose a \$500 annual rotation fee for wrecker companies participating in the city's wrecker rotation program. This fee would cover up to five (5) tow trucks. Additionally, wrecker companies with more than five trucks would be required to pay an additional \$100 per truck per year. This approach aligns with best practices in other municipalities that operate a wrecker rotation system and ensures that the program remains sustainable.

- By implementing these changes, Jersey Village will:
- Ensure wrecker services remain competitive with current industry standards.
- Improve the quality and reliability of tow services within the city.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

- Recover administrative costs associated with managing the wrecker rotation program.
- Provide better service to the public by maintaining an efficient, well-regulated wrecker system.

These updates will enhance the effectiveness of our wrecker rotation program and ensure that Jersey Village continues to provide timely and professional towing services to its residents and law enforcement agencies.

Council Member McCrea moved to approve Ordinance No. 2025-09 amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to amend the Schedule of Fees adding Tow Fees and Wrecker Rotation Program Fees; and providing for repeal. Council Member Rossi seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE JERSEY VILLAGE CODE OF ORDINANCES, CHAPTER 2, ARTICLE IV, DIVISION 2, SECTION 2-142 TO AMEND THE SCHEDULE OF FEES ADDING TOW FEES AND WRECKER ROTATION PROGRAM FEES; AND PROVIDING FOR REPEAL.

- 7. Consider Ordinance No. 2025-10 amending the Golf Course Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in an amount not to exceed \$74,000 by increasing revenue line items and expense line items.**

BACKGROUND INFORMATION:

This year the golf course is on track to exceed our revenue budget in several categories and would like to use that increase in revenue to complete some course improvement projects for this growing season.

Staff is requesting this net 0 impact budget amendment to allow them to complete the following projects on the golf course this growing season:

- Green Enlargement (3 to 4): We have identified that our greens shrunk over time and have planted sod to enlarge two to three each year. With the success of this in-house initiative, we would like to do 3 more than we originally planned this fiscal year to give our greens the much-needed square footage boost. Staff believe this project will spread the foot traffic and extend the life of our greens.
- Tee Enlargement: Our Golf course master planned confirmed our assessment that our tee's are too small for the number of rounds we welcome each year. This tee enlargement will expand the tees on holes 1,4,6,8,11,12 and 13 a total of 10,000 to 11,000 sq feet allowing our golfers a much cleaner tee box moving forward.
- Practice Area: Our short game practice area needs a renovation that will expand the bunker, re sod the green, and install drainage to accommodate the increase in short game practice we have experienced.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

- Lake Cleanout: We recently cleaned out the vegetation on our number 3 lake with very positive reviews and we would like to continue that initiative on our number 14 lake.

With the new clubhouse and convention center, we have seen a pretty large increase in tournament inquiries as well as convention center inquiries, so staff is comfortable adjusting these revenue line items. With the installation of the driving range lights, we anticipate an additional \$10,000 in revenue for the driving range. We are confident with that estimate as we have already brought in \$4000 using the temporary light towers, with modest weather. We have increased the quality of our rental clubs and have an increase in memberships that represents the adjustments to those line items.

The Golf Course Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, is hereby amended as follows:

Revenue Increases:

- Increase Revenue Line Item 11-80-8555 (Tournament Green Fees) by \$50,000.
- Increase Revenue Line Item 11-80-8553 (Range Fees) by \$10,000.
- Increase Revenue Line Item 11-80-8558 (Convention Center Rental) by \$10,000.
- Increase Revenue Line Item 11-80-8554 (Club Rental) by \$2,000.
- Increase Revenue Line Item 11-80-8575 (Memberships) by \$2,000.

Expense Increases:

- Increase Expense Line Item 11-87-7010 (Capital Improvement) by \$74,000.

Council Member McCrea moved to approve Ordinance No. 2025-10 amending the Golf Course Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in an amount not to exceed \$74,000 by increasing revenue line items and expense line items. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE GOLF COURSE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN AN AMOUNT NOT TO EXCEED \$74,000 BY INCREASING REVENUE LINE ITEMS AND EXPENSE LINE ITEMS, AND PROVIDING FOR AN EFFECTIVE DATE.

- 8. Consider Resolution No. 2025-18, receiving the Planning and Zoning Commission's Final Report concerning proposed zoning amendment changes so that the area of land formally identified as District D ("Jersey Village Crossing District") is rezoned into two zoning districts identified as Zoning District H ("Industrial District") and Zoning District K ("Fifth Business District"); and that the zoning distinction for portions of the area of land formally identified as District K ("Fifth Business District") is rezoned into District F ("First Business District").**

BACKGROUND INFORMATION:

The City is proposing for the purpose of receiving oral comments from any interested person(s) concerning proposed zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”).

On February 3, 2025, the Planning and Zoning Commission met to review the City’s proposal and to prepare a preliminary report containing its findings.

Accordingly, the Planning and Zoning Commission will present its final report in connection with its findings to City Council tonight and asks that it be received, and to proceed with a joint public hearing.

Council Member Sheppard moved to approve Resolution No. 2025-18, receiving the Planning and Zoning Commission’s Final Report concerning proposed zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”). . Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S FINAL REPORT CONCERNING PROPOSED ZONING AMENDMENT CHANGES SO THAT THE AREA OF LAND FORMALLY IDENTIFIED AS DISTRICT D (“JERSEY VILLAGE CROSSING DISTRICT”) IS REZONED INTO TWO ZONING DISTRICTS IDENTIFIED AS ZONING DISTRICT H (“INDUSTRIAL DISTRICT”) AND ZONING DISTRICT K (“FIFTH BUSINESS DISTRICT”); AND THAT THE ZONING DISTINCTION FOR PORTIONS OF THE AREA OF LAND FORMALLY IDENTIFIED AS DISTRICT K (“FIFTH BUSINESS DISTRICT”) IS REZONED INTO DISTRICT F (“FIRST BUSINESS DISTRICT”).

- 9. Consider Ordinance No. 2025-11 amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas authorizing revision to the December 16, 2024 official zoning map as set out in Section 14-82 so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and by changing the zoning distinction for portions of the area**

of land formally identified as District K (“Fifth Business District”) to District F (“First Business District”).

BACKGROUND INFORMATION:

The City is proposing zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”).

The Planning and Zoning Commission will present its final report in connection with its findings to City Council tonight after the joint public hearing.

Council Member Sheppard moved to approve Ordinance No. 2025-11 amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas authorizing revision to the December 16, 2024 official zoning map as set out in Section 14-82 so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and by changing the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) to District F (“First Business District”). . Council Member McRea seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

ORDINANCE NO. 2025-11

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AUTHORIZING REVISION TO THE DECEMBER 16, 2024 OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT THE AREA OF LAND FORMALLY IDENTIFIED AS DISTRICT D (“JERSEY VILLAGE CROSSING DISTRICT”) BE REZONED FROM ZONING DISTRICT D (“JERSEY VILLAGE CROSSING DISTRICT”) INTO TWO ZONING DISTRICTS IDENTIFIED AS ZONING DISTRICT H (“INDUSTRIAL DISTRICT”) AND ZONING DISTRICT K (“FIFTH BUSINESS DISTRICT”); AND BY CHANGING THE ZONING DISTINCTION FOR PORTIONS OF THE AREA OF LAND FORMALLY IDENTIFIED AS DISTRICT K (“FIFTH BUSINESS DISTRICT”) TO DISTRICT F (“FIRST BUSINESS DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

10. Consider Resolution No. 2025-19 authorizing the City Manager to enter into an agreement with Ron Cox Consulting for a Facilitated Council-Staff Retreat.

BACKGROUND INFORMATION:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

As part of the FY25 budget discussions, the City Council considered the possibility of holding a facilitated retreat to bring together Council members and key staff for strategic planning. With the upcoming 2025 City Council elections introducing a new mayor and at least one new council member, this retreat presents an opportunity to align priorities, define strategic goals, and ensure a smooth transition in leadership.

A facilitated retreat would provide a structured setting where new and returning Council members, along with senior staff, can engage in goal-setting discussions and clarify expectations for the term ahead. The facilitator will help guide conversations on roles and responsibilities, key city priorities, and the broader strategic direction. This will promote collaboration and continuity in decision-making while integrating fresh perspectives from newly elected officials. Additionally, the timing of this retreat aligns well with the anticipated adoption of the Comprehensive Plan and FY26 Budget, allowing for direct incorporation of its long-term vision into the Council's strategic discussions.

To support this effort, staff has obtained a proposal from Ron Cox Consulting to lead the retreat. The scope of work includes governance discussions, a strategic planning session, and the development of a final report. The total cost of services is \$12,250, with \$9,750 allocated for the planning session and final report, and an additional \$2,500 for an implementation plan.

The time commitments for this, as laid out in the proposal, are as follows:

Initial Meetings. Meet with the City Manager and/or key staff to confirm expectations, understand issues relevant to the planning process and determine a more detailed process for the facilitations. Meet with the City Manager and his key staff to understand key issues and challenges from the staff's perspective. Meet with the Mayor and each member of the City Council, either virtually or in person, to fully understand the expected issues and finalize the process and agenda for each the Council Sessions.

Governance Session. Facilitate the session with Council on governance (up to four hours) with the Mayor and City Council, City Manager, and his key staff. The governance session will focus on establishing a model for council and staff to follow. Key discussions will center on leadership, communication, expectations and establishing the key elements of the vision Council has for Jersey Village.

Council/Staff Planning Session. Facilitate the Council/Staff Planning Session (up to eight hours). This session is designed to establish a Strategic Plan prepared for 2025-26 and beyond as appropriate. This session will be designed to result in capturing the long-range strategies, or areas of emphasis of importance to the City Council, as well as identify goals for their accomplishment.

If the Council wishes to proceed, it will be important to set a date soon to ensure availability. Ron Cox Consulting has indicated that late June is the earliest available timeframe to accommodate Jersey Village. Staff is seeking Council direction on whether to move forward with this retreat and, if so, to establish a preferred date for scheduling.

Council Member McRea moved to approve Resolution No. 2025-19 authorizing the City Manager to enter into an agreement with Ron Cox Consulting for a Facilitated Council-Staff Retreat. Council Member Rossi seconded the motion. The vote follows:

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

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

RESOLUTION NO. 2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RON COX CONSULTING FOR A FACILITATED COUNCIL-STAFF RETREAT

11. Consider Resolution No. 2025-20 action setting the date and time for the May Budget Meeting.

BACKGROUND INFORMATION:

Staff is requesting Council to set a date and time for the May budget meeting. The May meeting is the time where the City Council sees the high-level budget changes that are likely to be put forward by staff. Council provides information on their priorities for the upcoming fiscal year and what they want to see.

The last few years we have done this before and after the May Council meeting. If Council would like to do it that way again, we can do so, or if Council would like to do this on a different weekday or weekend that would work as well.

At this point the biggest topics will surround the city campus project, city pool, and major CIP projects. As we discuss these projects it also will require discussion around how they are funded and what funding implications mean to other city services and the tax rate.

In the past this has occasionally been done before the new city council members have been sworn into office. The councilor-elects have been invited to be an active participant in the meeting. This has worked well and allows for more flexibility in the meeting date. With the election to be held on May 3rd, and the need to have this budget meeting before May 17, setting the date and time now would allow for all parties to plan appropriately.

Council Member McRea moved to approve Resolution No. 2025-20 setting Thursday, May 8th at 5:00 p.m. for the May Budget Meeting. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

RESOLUTION NO. 2025-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, SETTING THE DATE AND TIME FOR THE MAY BUDGET MEETING.

12. Discuss and take appropriate action regarding the City pool.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

Mayor Warren stated that he requested this item be added to the agenda. Council discussed options regarding the City pool which included options to rebuild at the same location and use existing facilities, relocate to the current city hall, or open it to another bond election. The city has held two (2) separate bond elections to rebuild the pool and both have failed. Council also discussed the need to find funding for a new pool. Council agreed that this is a Work Session item that they will discuss during the Budget Sessions.

Council Member Wasson shared a message from Council Member Mitcham regarding the options to rebuild, relocate, or hold another bond election.

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.

Council Member Mitcham: Not present.

Council Member Sheppard: Asked staff to check the sewer line on corner of Tahoe and Carlsbad that appears to be settling.

Council Member Wasson: Invited everyone to attend the City's Founders Day event on April 12th. He also thanked Mr. McCauley for presenting an idea to Council regarding the city pool.

Council Member Rossi: Wished everyone a Happy St. Patrick's Day. She also congratulated Jason Mahand and the Jersey Village Police Department on their awards. She highlighted the JV Senior Outreach group. She reminded residents that the group is open to residents 55 years old and up and the membership is \$50 per year. She reminded everyone to show grace and kindness during the election as these candidates are your neighbors.

Council Member McCrea: Gave special thanks to Police & Fire for attending the Cook Middle School's Guys in Ties and Girls in Pearls event. Both departments did an amazing job.

Mayor Bobby Warren: Reminded everyone to attend the Founders Day event on April 12th. He also recognized the passing of Former Mayor Dick Ambrus and expressed his sympathy to family.

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 551.072 Deliberations about Real Property,

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MARCH 17, 2025

and Section 551.071 Consultations with Attorney, a closed meeting to deliberate the potential and possible purchase, exchange, sale, or value of real property at 10:27 p.m.

J. 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 Bless, City Manager***

K. ADJOURN EXECUTIVE SESSION

Mayor Warren adjourned the Executive Session at 10:53 p.m., stating no official action or vote was conducted during the closed session. He then reconvened the Regular Session as follows.

L. 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 Bless, City Manager***

With limited discussion on the matter, Council Member Wasson moved to authorize the City Manager to negotiate a contract per the terms discussed in the Executive Session. Council Member Sheppard seconded the motion. The vote follows:

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

Nays: None

Council Member Mitcham was not present.

The motion passed unanimously.

M. ADJOURN

There being no further business on the agenda, the meeting was adjourned at 10:55 p.m.

Courtney Rutherford, City Secretary

