

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON DECEMBER 18, 2023, AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Mayor Warren at 7:00 p.m. with the following present:

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

Council Member Michelle Mitcham was not present at this meeting.

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

**B. INVOCATION, PLEDGE OF ALLEGIANCE**

1. Prayer and Pledge by: Frank Maher

**C. PRESENTATIONS**

1. None

**D. PUBLIC HEARING**

1. **Conduct a public hearing on amendments to the land use assumptions and a capital improvements plan and the imposition of an impact fee.**

Mayor Warren opened the public hearing at 7:02 p.m. to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee, and to give any member of the public the right to appear at the hearing and present evidence for or against the update.

Mayor Warren called upon Consultants from Quiddity Engineering to summarize the subject of this public hearing. The presentation included information on the following:

- Texas Local Government Code Summary
- Historical Population
- Projected Growth
- Current Land Use Exhibit
- Future Land Use Exhibit
- Water System Overview
- Existing Water System Analysis
- Water System Projections
- Water Capital Improvements Plan
- Wastewater System Overview
- Wastewater System Flow Projections

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- Wastewater System Projections
- Wastewater Capital Improvements Plan
- Service Units
- Water Impact Fee Calculations
- Wastewater Impact Fee Calculations
- 2020 vs 2023 Impact Fee Comparison
- Maximum Assessable Impact Fees
- Impact Fee Comparison

Council had questions about service units and what is the standard across this area. The consultant answered that this amount is based upon a couple of factors to which he explained. There was also questions about the increasing costs, especially the areas where costs increased some 500%. The consultant explained that when there are huge increases, the land cost estimates are mostly responsible for these big increases.

With no one signing up to speak on the amendments to the land use assumptions and a capital improvements plan and the imposition of an impact fee, Mayor Warren closed the public hearing at 7:25 p.m. and called the next item on the agenda.

**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.

**Dennis Petersen, 16522 Cornwall Street, Jersey Village, Texas (713) 412-6886** – Mr. Petersen spoke to the selection of Little Kitchen as concessionaire for the Golf Course. He also spoke to the impact fee study. He stated that preparing this report is a huge undertaking. He was concerned that the cost estimates in the report tripled, and he could not understand this. He also stated that the impact fees are quite high. He does not oppose the study but has many questions concerning same. He has a concern with the intent of City Council to annex property on the south side of US HWY 290. He wants a referendum to give residents a voice concerning annexation of this property.

Council Member Wasson explained the 50% portion of the increases in the report. He stated it goes to pay for the water, to pay for repairs, and to pay for future projects.

**Rick Faircloth, 16010 Lakeview Drive, Jersey Village, Texas (713) 461-8065** – Mr. Faircloth spoke to City Council about the meeting held last week concerning the water bills. He stated that he did not get any specific notification about the meeting and did not see it until it came in the water bill and that was too late. He felt better communication with the residents was needed. He wanted to attend the meeting but did not know it was scheduled.

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**Jim Fields, 16413 Saint Helier, Jersey Village, Texas (713) 206-1184** – Mr. Fields thanked the Mayor concerning the handling of the meeting on December 11, 2023. He was thankful that residents were able to have a back and forth with City Council. He also spoke to the appointment of the Emergency Management Coordinator. He was concerned that we are hiring more employees. He stated that he reviewed the CRS report and found the areas that were named for flooding interesting. He stated he never remembers these areas flooding. However, there were some areas listed that concerned him. He then addressed the TIRZ2 discussions. He stated that these talks are always held in Executive Session, and he is concerned that residents are not able to participate in these discussions. He is concerned about multifamily homes being considered for the development of the property south of US HWY 290 and the effect this may have on emergency services. He called attention to a water leak in front of the Ford Dealership. He wished all a Merry Christmas.

**Kimberly Henao, 15601 Singapore Lane, Jersey Village, Texas (832) 689-9878** – Ms. Henao gave her 27<sup>th</sup> installment about the history of Jersey Village. She covered events that took place in 1996.

**F. CITY MANAGER’S REPORT**

City Manager, Austin Bless gave the following monthly report. There questions about the sidewalks in Carol Fox Park. Robert Basford, Assistant City Manager, was asked for an update. He stated that he met with a resident to understand the history of the Park and will be working on making updates to the Park.

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – October 2023, General Fund Budget Projections as of November 2023, and Utility Fund Budget Projections – November 2023.**
- 2. Fire Departmental Report and Communication Division’s Monthly Report**
- 3. Police Department Monthly Activity Report, Staffing/Recruitment Report, and Police Open Records Requests**
- 4. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations within Residential Areas Report, and Court Proceeds Comparison Report**
- 5. Public Works Departmental Status Report**
- 6. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Budget Summary, and Parks and Recreation Departmental Report**
- 7. Code Enforcement Report**

**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.

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1. **Consider approval of the Minutes for the Special Session Meetings held on November 20, 2023 at 6 PM and 7 PM, the Work Session Meeting held on December 11, 2023, and the Regular Session Meeting held on November 27, 2023.**
2. **Consider Resolution No. 2023-64, appointing Katherine M. Chancia as the Presiding Municipal Court Judge; and Margaret S. Harris and Bret S. Kisluk as Municipal Court Judges of the City of Jersey Village for the term beginning January 1, 2024, and ending December 31, 2025.**

**BACKGROUND INFORMATION:**

Section 5.07 of the Charter calls for the appointment of municipal court judges for the term of two years, we are respectfully requesting to appoint Katherine M. Chancia as the Presiding Municipal Court Judge; and Margaret S. Harris and Bret S. Kisluk as Municipal Court Judges for the City of Jersey Village Municipal Court.

**RESOLUTION NO. 2023-64**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING KATHERINE M. CHANCIA AS THE PRESIDING MUNICIPAL COURT JUDGE; AND MARGARET S. HARRIS AND BRET S. KISLUK AS MUNICIPAL COURT JUDGES OF THE CITY OF JERSEY VILLAGE FOR THE TERM BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2025.

3. **Consider Resolution No. 2023-65, appointing Ernesto Rios as Municipal Court Clerk of the City of Jersey Village for the term beginning January 1, 2024, and ending December 31, 2025.**

**BACKGROUND INFORMATION:**

Section 5.07 of the Charter calls for the appointment of a municipal court clerk for a term of two years to run concurrently with the term of judge(s). Ernesto Rios currently serves as the City of Jersey Village Municipal Court Clerk. Staff respectfully requests that Ernesto Rios be appointed to serve another term as Municipal Court Clerk beginning January 1, 2024, and ending December 31, 2025.

**RESOLUTION NO. 2023-65**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING ERNESTO RIOS AS MUNICIPAL COURT CLERK OF THE CITY OF JERSEY VILLAGE FOR THE TERM BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2025.

4. **Consider Resolution No. 2023-66, appointing an Emergency Management Coordinator and an Assistant Emergency Management Coordinator for the City of Jersey Village.**

**BACKGROUND INFORMATION:**

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The State of Texas Governors Division of Emergency Management and the Texas Department of Homeland Security requires that each local government appoint/re-appoint their emergency manager and assistant emergency manager. This documentation is submitted annually with the upcoming year submitted electronically. Attached you will find the State Form TDEM 147, required to be submitted to the State of Texas.

It is staff's recommendation that council authorize Mayor Bobby Warren to sign the documentation appointing the Fire Chief to serve as the Emergency Management Coordinator and the Assistant Fire Chief to serve as Assistant Emergency Management Coordinator.

RESOLUTION NO. 2023-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING AN EMERGENCY MANAGEMENT COORDINATOR AND AN ASSISTANT EMERGENCY MANAGEMENT COORDINATOR.

- 5. Consider Resolution No. 2023-67, authorizing the City Manager to enter into the First Amendment to Emergency Debris Removal Pre-Event Contract with AshBritt, Inc.**

**BACKGROUND INFORMATION:**

Back in 2020 the City utilized the HGAC Buy, a cooperative purchasing program through the Houston-Galveston Area Council, to obtain quotes for debris removal after storms. We did this in accordance with the Federal Procurement Standards in 2 CFR 200 and meeting all the guidance issued by FEMA to allow for costs of using these services to be reimbursable by FEMA in the event of an emergency debris removal.

Our current contract with AshBritt is set to expire at the end of January 2024. That contract allows for three-year renewal periods of the contract. Staff feels that it is in the best interest of the City to continue the contract with AshBritt.

Thankfully the City has not had to utilize this contact since 2016. However, any time there is a threat of a major storm AshBritt is always proactive in their communication with the city to make sure we have up to date contact information and resources from them in the event that we need to call upon their service.

In the past, they have provided good service to the city and have been very responsive to our needs. Furthermore, they were very easy to work with and they provided us with all of the necessary information we needed after the Tax Day Flood to receive the full amount of FEMA reimbursement we were eligible for. Their experience and expertise in complete the work to FEMA specifications is greatly appreciated.

RESOLUTION NO. 2023-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO THE FIRST

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AMENDMENT TO EMERGENCY DEBRIS REMOVAL PRE-EVENT CONTRACT  
WITH ASHBRIIT, INC.

**6. Consider Resolution No. 2023-68, adopting the Community Rating System Repetitive Loss Area Analysis Report.**

**BACKGROUND INFORMATION:**

A Repetitive Loss Area Analysis (RLAA) is a component of the Community Rating System (CRS), a voluntary program administered by the Federal Emergency Management Agency (FEMA). The primary goal of the CRS program is to incentivize communities to take proactive measures to reduce flood risks and promote resilience. The RLAA serves as a tool within this program, helping communities assess and mitigate the impacts of repetitive flood losses.

The RLAA involves a comprehensive assessment of areas within a community that have a history of repetitive flood damage and loss. This analysis identifies properties and locations that have been repeatedly affected by flooding events, often resulting in significant financial burdens for property owners and increased costs for the community at large. This analysis is then used to develop targeted flood mitigation strategies and allocate resources effectively.

The 5 steps required for the RLAA included:

- Step 1. Advise all the properties in the repetitive loss areas that the analysis will be conducted and request their input on the hazard and recommended actions. Residents in the areas studied were sent a letter from the Community Development Manager Miesha Johnson, which included a QR code for the survey used for the analysis.
- Step 2. Contact agencies or organizations that may have plans or studies that could affect the cause or impacts of the flooding. The city contacted various agencies including Harris County Flood Control District and the City of Houston.
- Step 3. Visit each building in the repetitive loss area and collect basic data.
- Step 4. Review alternative approaches and determine whether any property protection measures or drainage improvements are feasible.
- Step 5. Document the findings. A separate analysis was be conducted for each area.

In collaboration with Cahoon Consultants, Staff drafted and published a RLAA, which is now available for viewing on the city's website. Through an in-depth analysis, various flood mitigation strategies were analyzed and ongoing efforts from adjacent agencies were reported.

By adopting this Repetitive Loss Area Analysis Resolution, the City seeks to increase its flood mitigation efforts, increase the ability to qualify for a higher CRS class, and increase the likelihood of higher flood insurance savings for residents.

**RESOLUTION NO. 2023-68**

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE,  
TEXAS, ADOPTING THE REPETITIVE LOSS AREA ANALYSIS REPORT.

Council Member Wasson moved to approve items 1 through 6 on the Consent Agenda. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**H. REGULAR AGENDA**

**1. Consider Resolution No. 2023-69, appointing members to serve as Directors on the Tax Increment Reinvestment Zone Board No. 2 for the City of Jersey Village, Texas.**

Lorri Coody, City Secretary, introduced the item. Background information is as follows: This item is to make appointments to the Tax Increment Reinvestment Zone Board No. 2.

Currently, the term of office for Positions 1, 2, and 6 expire on December 31, 2023.

The new term for Positions 1, 2, and 6 begins on January 1, 2024, and will end on December 31, 2025.

The interested applicant(s) are as follows:

Charles A. Butler, III, Cinthia Kopinitz, and Rick Faircloth

In addition to any pending applications, several of the following members currently serving on the Board desire re-appointment:

	<u>POSITION</u>	<u>FIRST TERM</u>	<u>TERM ENDS</u>
John Baucum – Desires Reappointment	1	12/19	12/23
Ty Camp – Desires Reappointment	2	08/17	12/23
Ashley Hart – Does Not Desire Reappointment	6	12/20	12/23

Council engaged in discussion about the appointments and the applications included in the meeting packet.

With no further discussion on the matter, Council Member Singleton moved to Resolution No. 2023-69, appointing John Baucum to Position 1, Ty Camp to Position 2, and Rick Faircloth to Position 6, to serve as Directors on the Tax Increment Reinvestment Zone Board No. 2 for the City of Jersey Village, Texas. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2023-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING MEMBERS TO SERVE AS DIRECTORS ON THE TAX INCREMENT REINVESTMENT ZONE BOARD NO. 2 FOR THE CITY OF JERSEY VILLAGE, TEXAS.

**2. Consider Resolution No. 2023-70, appointing members to serve as Directors on the Tax Increment Reinvestment Zone Board No. 3 for the City of Jersey Village, Texas.**

Lorri Coody, City Secretary, introduced the item. Background information is as follows:

Currently, the term of office for Positions 1, 2, 3, and 4 expire on December 31, 2023.

The new term for Positions 1, 2, 3, and 4 begins on January 1, 2024, and will end on December 31, 2025.

There are no interested applicant(s). All of the following members currently serving on the Board desire re-appointment. Sylvia Perry who served in position 3 has tendered her resignation, leaving that position vacant.

	<u>POSITION</u>	<u>FIRST TERM</u>	<u>TERM ENDS</u>
William C. Rackley - Yes	1	04/21	12/23
Michael Stembridge - Yes	2	05/22	12/23
Vacant	3		12/23
Jessica Medrano - Yes	4	12/22	12/23

With limited discussion on the matter concerning the vacant position, Council Member Singleton moved to approve Resolution No. 2023-70, appointing William C. Rackley to Position 1, Michael Stembridge to Position 2, and Jessica Medrano to Position 6, to serve as Directors on the Tax Increment Reinvestment Zone Board No. 3 for the City of Jersey Village, Texas. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2023-70

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING MEMBERS TO SERVE AS DIRECTORS ON THE TAX INCREMENT REINVESTMENT ZONE BOARD NO. 3 FOR THE CITY OF JERSEY VILLAGE, TEXAS.

**3. Consider Ordinance 2023-31, adopting updated Land Use Assumptions, a Capital Improvements Plan, and Impact Fees for water and wastewater facilities in accordance with Chapter 395 of the Texas Local Government Code; making certain findings related to the subject; and providing for severability.**

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

Quiddity Engineering, LLC has conducted a study concerning amendments to the City's land use assumptions, capital improvements plan and impact fees.

Amendments to the City's land use assumptions, capital improvements plan and impact fees is a seven (7) step process involving the following steps:

- Step 1** - Identify Projected Growth Areas
- Step 2** - Develop Land Use Assumptions
- Step 3** - Identify Capital Improvement Projects & Estimate Costs
- Step 4** - Impact Fee Calculations & Report Preparation
- Step 5** - CIAC Presentations
- Step 6** - Public Hearings & Council Approval
- Step 7** - Adopt Impact Fee Ordinance

Earlier on this evening's agenda, City Council completed Step 6 by conducting the public hearing, the purpose of which was to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee, and to give any member of the public the right to appear at the hearing and present evidence for or against the update.

This item is to consider the Ordinance that will adopt updated Land Use Assumptions, a Capital Improvements Plan, and Impact Fees for water and wastewater facilities in accordance with Chapter 395 of the Texas Local Government Code; making certain findings related to the subject; and providing for severability.

With limited discussion on the matter concerning the presentation, increased costs, and future projects, Council Member Wasson moved to approve Ordinance 2023-31, adopting updated Land Use Assumptions, a Capital Improvements Plan, and Impact Fees for water and wastewater facilities in accordance with Chapter 395 of the Texas Local Government Code; making certain findings related to the subject; and providing for severability. Council Member Singleton seconded the motion. The vote follows:

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

Nays: None

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The motion carried.

ORDINANCE NO. 2023-31

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, ADOPTING UPDATED LAND USE ASSUMPTIONS, A CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEES FOR WATER AND WASTEWATER FACILITIES IN ACCORDANCE WITH CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING CERTAIN FINDINGS RELATED TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

**4. Consider Resolution 2023-71, authorizing the City Manager to negotiate an agreement with Little Kitchen HTX for the concessionaire services in the Jersey Meadow Golf Course Club House.**

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

As we progress towards the completion of our new golf course clubhouse, staff published a request for proposals for a concessionaire to operate in the new facility.

A request for expressions of interest was posted August 25, 2023, with hopes of spreading awareness pertaining to the opportunity and to gather information from interested parties to use to create the formal request for proposals. Staff received no responses to this request.

The Request for Proposal (RFP) was posted on the City Website on November 1, 2023, and in the newspaper on November 15 and November 22.

In addition to the standard requirement for RFP publication, staff sent out emails to a plethora of local businesses to spread word of the opportunity. The list of businesses we contacted is as follows:

- Pappas
- The Backyard Grill
- Senate Avenue Brewing Company
- Little Kitchen HTX
- Brainstorm Shelter
- Adair Kitchen
- County Line Gp Inc
- The County Line-San Antonio
- Second Rodeo Brewing
- Hightower Café & Deli
- Muscle Maker Grill
- Skyline Deli
- Carabba's

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- Campisi's
- Grand lux Café
- Carriage House Café
- WHC Brands
- FB society
- Bullritos
- Killens BBQ

We also forwarded this to other contacts that staff have that know people within the restaurant industry, and we were told they forwarded the proposal to them, but we do not have a list of these other businesses.

The list of companies that downloaded the Request for Proposal Packet from Bidnet are as follows:

- Cartex
- The Backyard Grill
- Fidis Logistics Solutions LLC
- The Family Solution Center
- Aramark
- Allied Solutions
- National Golf Foundation Consulting, Inc.
- North America Procurement Council, Inc. PBC
- Little Kitchen HTX
- Senate Avenue Brewing Company

The Bidnet platform provides an ongoing Q&A platform that was open November 1<sup>st</sup> through November 21<sup>st</sup> at 2pm and no questions were submitted. This platform provides the opportunity for a public forum to clarify and answer project specific questions vendors may have.

Aramark requested a site visit opportunity for interested vendors via email so an addendum was added to the posting on November 14<sup>th</sup> notifying all document holders of the opportunity to tour the Facility November 29<sup>th</sup> at 2pm. None of the document holders attended the tour.

Three responses were timely submitted and a team of city staff consisting of City Manager, Austin Bleess; Golf Manager, Matt Jones; and Assistant City Manager, Robert Basford were assembled to review and rank the responses.

The criteria respondents were evaluated on is as follows:

- 10.1 Quality of submittal requirements to questions outlined in section 9 of the RFP.
- 10.2 Quality of business plan proposed to accomplish the scope of work and other requirements specified by the city in this RFP.
- 10.3 Quality of staff assigned to clubhouse.

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- 10.4 Compensation to be paid to the city.
- 10.5 Complete Proposal submittal
- 10.6 Proposed menu and pricing
- 10.7 Interviews: The City reserves the right to schedule interviews with respondents or the short list finalists.

Staff collaborated and scheduled separate interviews with all three proposers to gather information from each proposal, clarify any questions the businesses had pertaining to the opportunity, and to gather more information on their vision for the new facility.

Taking into account all of the information in the proposals as well as the information gathered in the interview process, staff is unanimous that Little Kitchen HTX is the best partner for us to move the golf course forward with the vision of the city. They expressed their desire to have a casual upscale dining opportunity for the community while still being able to provide the grab and go menus that golfers need. They have a background in providing quality food as a restaurant along with the experience of catering large corporate events.

The next step would be negotiating a concessionaire contract that meets all of the requirements that the city has for this amenity to meet our expectations.

Council engaged in discussion about Little Kitchen. Some members wanted to confirm that there were no additional requests for clarification of the RFP. Assistant City Manager Basford stated that is correct. The RFP stated it would be a five (5) year contract, but this will be negotiated.

Some members are very happy about this partnership. It was felt that the food prepared by Little Kitchen is excellent and they have experience with both dining and grab and go foods. Council thanked Staff for reaching out to a large number of vendors to see about their interest in this opportunity.

With no further discussion on the matter, Council Member Sheppard moved to approve Resolution 2023-71, authorizing the City Manager to negotiate an agreement with Little Kitchen HTX for the concessionaire services in the Jersey Meadow Golf Course Club House. Council Member Singleton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2023-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH LITTLE KITCHEN HTX FOR CONCESSIONAIRE SERVICES IN THE JERSEY MEADOW GOLF COURSE CLUB HOUSE.

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**5. Discuss and take appropriate action regarding the City's Pool.**

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

During the November 27, 2023, meeting, the council discussed the bond results and requested that a discussion pertaining to the city pool be placed on the December 18 agenda.

During the November meeting the council discussed the maintenance budget amount they would like to place into the pool.

While the pool can currently operate safely and within code, it can be subject to a malfunction or break that could result in a quick decision to repair or close the pool. The issue with renovating the pool is that there are only so many repairs we can make before we need to increase compliance. With the pool being built when it was, we are grandfathered into a different set of codes than those that regulate a new pool.

Staff is actively working with Landmark Aquatics to compile a maintenance report combined with research to identify where the compliance threshold becomes a factor.

As of this writing, the pool would need resurfacing and coping at a cost of roughly \$120,000. Resurfacing is usually completed every 10-15 years and there was record of a pool renovation in 2009. Staff has repaired some cracks in 2020 and replaced the coping in 2021 but these repairs have not lasted as long as staff had hoped.

Other repairs currently needed involve the plumbing, drains, pumphouse, chemical storage, chemical application, and electrical components beyond the breaker.

Based upon the feedback received from Council to this point, the current plan of action for staff would be to maintain the pool like we normally would. However, if there is anything that would cause us to go over budget on our current pool maintenance line that would be the threshold to stop maintaining. If Council would like to provide alternative direction on this, staff is open to that.

In the event a malfunction occurs that would require a large repair or permanent closure, council could consider a prorated (broken down by cost per day) refund to all patrons that have purchased a season pass.

Council engaged in discussion about the 2021 coping repairs. Assistant City Manager Basford explained that coping is due again. Resurfacing is due every 10 years and the last time it was done was in 2009. There was discussion of the list of maintenance issues being made with Landmark and where the compliance threshold lies. Mr. Basford stated he hopes to have the list in the coming days, and it will detail the threshold for compliance.

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At this point, Council made it clear that we are not asking for a \$9M bond for a new pool. Mr. Basford stated that the repairs could turn into a “snowball” effect because repairing one problem could lead to another problem due to the new compliance rules.

Council discussed the underlying problems with the pool, specifically the plumbing. Mr. Basford explained these repairs and the threshold of compliance. Some members wanted to know if the listing that is being prepared by Landmark will have the pre-requisites of repairing problems. In other words, will it state if you make this repair, you will also need to make this other repair and so on. Mr. Basford stated that it would indicate same.

There were questions about the pool rising out of the ground. Mr. Basford explained that the pool is rising, as is exhibited by the coping popping up.

Some members did not want to spend good money on a bad problem. Other members are in favor of spending monies on maintenance and hope to make it through the 2024 summer. Other members want to view the report and, in the meantime, maintain the pool until more information is available.

There were questions about the refunding options should the pool need to be closed. City Attorney Pruitt stated that the current ordinance could be re-worded. However, before any refunds are made, it will need to go before City Council for approval. Council would like to have this addressed sooner rather than later.

There was concern about having lifeguards for the summer should the pool last that long. With no further discussion, Mayor Warren called the next item on the agenda as follows:

**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.

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**Council Member Sheppard:** Council Member Sheppard wishes all a Merry Christmas and Happy New Year.

**Council Member Wasson:** Council Member Wasson wished everyone a Merry Christmas and Happy New Year. Be safe.

**Council Member Singleton:** Council Member Singleton wished everyone a Merry Christmas and Happy New Year.

**Council Member McCrea:** Council Member McCrea wished everyone a Merry Christmas and Happy New Year. She thanked all for attending the Work Session Meeting.

**Mayor Warren:** Mayor Warren wished everyone a Merry Christmas and Happy New Year. Be safe.

**J. RECESS THE REGULAR SESSION**

Mayor Warren recessed the Regular Session at 8:18 p.m. 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, 551.071 – Consultations with Attorney, and Section 551.074 Deliberate Personnel Matters.

**K. 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.**
- 2. Pursuant to the Texas Open Meeting Act Section 551.074, deliberate the appointment of election judges for the City of Jersey Village.**

**L. ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION**

Mayor Warren adjourned the Executive Session at 8:44 p.m., and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

**M. 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.**

No action was taken on this item. No discussion was had.

REGULAR MEETING OF THE CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS – December 18, 2023

**N. ADJOURN**

There being no further business on the agenda the meeting was adjourned at 8:45 p.m.



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Lorri Coody, TRMC, City Secretary