



## Village of Jones Creek

7207 Stephen F. Austin  
Jones Creek, TX 77541  
(979)233-2700

### SPECIAL CALLED MEETING AGENDA MINUTES

The Board of Alderman of the Village of Jones Creek, Texas held a Special Called Meeting on January 3, 2023, at the Village Hall located at 7207 Stephen F. Austin Road, beginning at 6:30 p.m. Members of the public were able to attend the meeting in person or via teleconference.

Join the meeting on Zoom: <https://zoom.us/j/9792331826>

Or dial the following toll-free numbers and enter the Meeting ID: 979 233 1826; and #:

+1 346 248 7799 US (Houston); +1 253 215 8782 US; or +1 301 715 8592 US

This written notice, the meeting agenda, and the agenda packet, was posted online at

<http://www.villageofjonescreektexas.com>

The public were permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting was made and will be available to the public in accordance with the Open Meetings Act upon written request. The matters to be discussed and acted on at the meeting were:

- 1. CALL TO ORDER** *6:30pm*
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE** *Led by Mike Chilcoate, pledge said by all.*
- 3. ROLL CALL OF MEMBERS** *All members present.*
- 4. BUSINESS OF VISITORS**  
*Marshal Tidwell addressed Hwy 36 Highway expansion. They are adjusting barricades for better view of roadways from cross streets. The same work crew will be handling all the way from the prison farm to Freeport Bridge. TxDot has been out for the holidays for the last 2 weeks and they are just starting back. Mr. Chilcote asked about the Pink house on Hwy 36 and it was mentioned that the house is owned by the resident who lives behind it and it will be taken out by TxDot from their understanding. It just has not been completed yet.*
- 5. OLD BUSINESS** *None.*

## 6. NEW BUSINESS

- a. *Discuss and Consider projects to submit for the CDBG-MIT Regional MOD Program through the General Land Office (GLO). Village of Jones Creek is 1 of 10 cities selected to propose a project. Mayor Jeffers went over a list of items he thought would benefit our city; Keep the Brazos river in its banks due to flooding homes, community center, road repairs, weed control, drainage, buy out of Trent water works, new city supplied water system. Award amounts have not been determined at this time but there is a meeting that will be held on January 18, 2023. Mrs. Hardesty asked if we could ask BWA to run lines down the highway and we branch off at a later date. Marshal Tidwell mentioned that BWA requires a set usage no matter if you use that much or not. We could put a water tower next to the Truck-stop. Mr. Mercer recommended to use one water tower or 2 storage tanks. Estimated less than 2 million for just running a water line down the hwy. Mrs. Hardesty said "Water is our future, we need the revenue, we need new homes, businesses. The application must be submitted by January 27th. We need to submit a summarized project with an estimated cost. Mr. Mercer can get us this estimated cost before this date. County may choose if the city chooses their engineer or if they will decide who to use. Mr. Galloway mentioned that line item #5 does state that a city must follow procurement guidelines for the project. 1 project will be awarded, but having multiple ready to submit would be ideal as default. \*Alderman, David Galloway motioned to move and table the discussion and consideration of line item letter a, and move it after line item letter b, 2nd Alderman, AJ Jinkins, all in favor, motion carried. \*Continued after discussion on line item b. Alderwoman Hardesty asked to reach out to Mr. Mercer so he could get us a cost estimate for a water tower. She also asked to put in a project to cover costs of drainage for sidewalks. County will only approve 1 project, if one is denied it would be a backup for the city to not miss out on funding for a single project. The Brazos is ineligible to use for this grant, as well as out of our ETJ. The Brazos is going to find its way to us no matter what. A new recreational/community center on city property besides city hall could also pose as storage and a disaster center. TPW does offer a grant for this type of building as well. The most important project would be water at this time. Alderman Thomas mentioned Demi-john as a reference to replacing all water. This water system would come with a possible tie in at a later date, so you would not have to have it within so many years. We could provide water hydrants, this would give residents a discount on insurance and quicker response for firefighters. New subdivisions to be able to connect to a water system would be a plus to be able to offer. Offering water would allow more business along our highway as well. Alderman Corey Thomas motioned to put the City water system, streets and drainage as our priority with an extension we could also add sidewalks to this as well, 2nd*
- b. *Discuss and consider TxDot Sidewalk Grant application. Mr. Mike Chilcote mentioned that he and the previous city secretary worked together on this and she had handled a lot of the leg work on this project. Projects for sidewalks were on; Stephen F. Austin from the Wag-a-bag gas station to the school, Primrose starting at Hwy 36 to Stephen F. Austin, and Bluebonnet from Hwy 36 to Stephen F. Austin. A group from Galveston helped with the details. Also a mass transit station next to the truck-stop. There were many concerns and resistance from residents at the time of this application. Some of those concerns were related to giving up more property, removal of trees, and drainage. Mrs. Hardesty mentioned that Mr. Massey at BISD has put a pause on the school. The bond was set aside to dedicate at a later time. It was mentioned that a renovation would come to the current location but a New School was not out of the scope for the future if they could find available land to purchase. City Secretary mentioned that even if we put a sidewalk on one road, having the access to the city park, access to the school track. Mr. Chilcote mentioned he would go door to door to help. Most of the sidewalk would take up the ditch. They cut around 3 ft of the ditch but it has a drain at the curb to separate the lane from the sidewalk. A curb does help with erosion. From the 2019 information, it is a 100% reimbursement but a 15% cost is upfront.*

*City Secretary Brittney Fairchild mentioned that she would follow up with this information to see if there have been any changes to this. This application must be submitted by January 27, 2023. TxDot reached out to us about this, we did not go looking. They want to spend their money and said we had a great application years back. The city had just put a halt to it. Alderman Galloway mentioned a possibility of getting some sort of loan for cost. He discussed measurements of the ditch to the home with a ditch of 3ft. His recommendation is to update the application to add a 4x4 box to manage the water flow. He does believe we could cut costs but parting a piece of the project to the CDBG-MIT project. The City secretary will reach out to them about an extension so we can have a better detailed application. Alderwoman Hardesty mentioned that she was afraid it would mess with drainage. Alderman Corey Thomas said as long as the engineer would place the boxes to control the drainage and waterflow. Alderwoman Hardesty also mentioned that she didn't want to seem irresponsible and spend this money on a sidewalk when we have so many drainage problems. Mrs. Hardesty does like the idea of their being sidewalks as well as the looks for the city, but she just wants the residents to have a say so in this. The board all agreed. Mr. Chilcote mentioned that he and his wife say a child have to quickly move out of the way because a car did not slow down. Marshal Tidwell spoke about how he does see bike riders, walkers, and cars all share a busy road and it does get pretty bad and crowded. Alderman Glenn Jordan recalled an incident where someone was hit on Stephen F. Austin years back. It is always a possibility and never a concern until it happens to you. Alderman Jinkins said he would be willing to give up 3ft of his yard if he had to, to have a beautiful sidewalk in his yard. The previous applications showed to remove 70 trees. This amount has been cut back due to storms taking out trees and there is always the possibility of going around them. The City Secretary did mention that we can submit an application on any street, any area in Jones Creek, and the previous application is just a guideline and reference. TxDot is who is asking us to resubmit because it was done very well. We do not have to move forward with these plans. Alderman Jordan also mentioned that he would also like a sidewalk in his yard for looks in the terrace area. Marshal Tidwell said one of the main trees of concerns was taken out by the Hurricane. Alderwoman Hardesty asked if an environmental study would be completed. Alderman Jinkins mentioned after it was done last time, they found that actually only 7 trees had to be removed, instead of 70. Alderman Thomas discussed how Curbs do help strengthen the roads as well. TxDot did cover costs for the Galveston company. \*Alderwoman Nicole Hardesty motioned to ask for an extension so we could look into this further, it is to close with all of the questioning, Alderman AJ Jinkins 2nd with an addition of still reaching out to the company we used last time for an estimated cost update, all in favor, motion carried.*

- c. *Discuss and Consider leasing city property located at Hwy 36, LEGAL DESCRIPTION HERVEY #1 (A0020 S F AUSTIN DIV 18), LOT 7A1-10C-10C1, VILLAGE OF JONES CREEK, ACRES 2.0556 to Rick Swango. A discussion on appropriate cost to lease the property and what would be needed such as rock so that the grounds are not torn up. The City Secretary mentioned that insurance was a must for any city rental. Alderman Thomas mentioned that it should be a must to have a foundation for the vehicles to sit on. The Marshal did say that the Swango's did plan on maintaining the upkeep of the property while leasing. Alderwoman Hardesty did mention she had rented from UHAUL and they do have a no contact drop off/pick up process. This would be a month to month lease. City hall costs \$100 to rent with a \$150 deposit, why not offer at this rate. Alderman AJ Jinkins motioned with the consideration that they put down rock, we rent the property to Rick Swango for a cost that is subjective to what they can afford and agreed upon with council, 2nd Alderman Corey Thomas.*

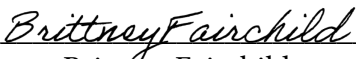
7. **FUTURE AGENDA ITEMS**

- Reach out to Galveston company who helped with Sidewalk applications.
- Reach out to Mr. Mercer about an estimated cost for a water system for the whole city.
- Reach out to Rick Swango about what their payment expectations, purchasing and placing rock on the property, as well as insurance. Come back to council with final.

8. **ADJOURNMENT**

*Motion to adjourn by Alderwoman Nicole Hardesty, 2nd Alderman David Galloway, all in favor, motion carried.*

I hereby certify that the minutes of this meeting are posted and true.

  
\_\_\_\_\_  
Brittney Fairchild  
City Secretary/ Administrator