**Village of Jones Creek**

7207 Stephen F. Austin Rd

Jones Creek, TX 77541

(979) 233-2700

 **Regular Council Meeting**

**The Board of Alderman for the Village of Jones Creek, Texas will hold a Regular Council Meeting on March 18, 2025, at the Village Hall Located at 7207 Stephen F. Austin Road beginning at 6:00 p.m. Members of the public are able to attend the meeting in person and**

 **Via teleconference.**

This written notice and the meeting agenda are posted online at <http://www.villageofjonescreektexas.com>. The public are 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 will be available to the public in accordance with the Open Meetings Act upon written request. The matters discussed and acted on at the meeting are as follows:

**1. CALL TO ORDER**

*6:00 pm.*

**2. INVOCATION AND PLEDGE OF ALLIGENCE**

*Rocky Thomas led invocation. Pledge led by all.*

**3. ROLL CALL OF MEMBERS**

*Alderman Glen Jordan- Present. Alderwoman Nicole Hardesty- Present. Alderwoman Tammy Butler- Absent. Mayor Corey Thomas- Present. Alderman David Galloway- Present. Alderman A.J. Jinkins- Present.*

**4. COMMUNICATION OF VISITORS (PUBLIC COMMENT) limit to 5 minutes**

Section 551.007 of the Texas Government Code allows a member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item.

*None.*

**5.** **OLD BUSINESS**

**a.** Discuss and consider accepting the minutes from the regular council meeting on February 18, 2025.

*Alderman David Galloway made a motion to accept the minutes. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**b.** Discuss and consider accepting the financial reports from all departments.

*Alderwoman Nicole Hardesty made a motion to accept the reports, excluding the financials until there are confirmed by a CPA. Alderman David Galloway seconded the motion. All were in favor. None opposed. Motion carried.*

**c.** Discuss and consider any updates from the CPA.

*City Secretary Lauren Grayson stated she had met with Whitley Penn and that the majority of the work would be outsourced by subcontractors and the closest office is in Houston She then stated that she is not comfortable with that option, to which, Alderwoman Nicole Hardesty agreed. Mayor Corey Thomas stated that last Thursday, himself, City Secretary Lauren Grayson, Marshal Tidwell, and Alderwoman Nicole Hardesty met with Kennemer, Masters & Lunsford and he was impressed. Alderwoman Nicole Hardesty commented that she felt they understood what the issue is and where they would need to put the focus as well as their office is local in Lake Jackson. She then stated they have the diversity within their organization to be able to look at the different aspects within the financials with experts in each field. Alderwoman Nicole Hardesty and Alderman David Galloway discussed the charge that K,M,& L would charge and how they were concerned with how much the city has already paid and how K,M,&L would work with the city on the fees. Alderwoman Nicole Hardesty stated she was told the fee would be hourly and it may be a little higher in the beginning, because they would be getting everything together but that would slide down significantly to be around $2000-$2500 per month. Alderman David Galloway responded that he would like to see it in writing, to which Alderwoman Nicole Hardesty replied they would be sending over an official proposal in about 6 weeks. Mayor Corey Thomas stated that it had been previously approved to have the city attorney draft a severance letter to our current CPA. City Secretary Lauren Grayson stated that the city’s attorney will be present via phone during the executive session and this matter will be discussed. Alderwoman Nicole Hardesty responded that she wishes to postpone this topic until that time, to which, the council agreed.*

*Continued discussion in section 6. B.*

**d.** Discuss and consider any updates from Curtis Craig.

*Postponed until the executive session per council.*

*Continued discussion in section 6. B.*

**e.** Discuss and consider any updates on new or ongoing drainage issues.

*Mayor Corey Thomas informed council the boxes for Robinhood should be delivered today or tomorrow and it will be a few weeks before that will be done. He then stated per the auditor’s statement he feels Live Oak should be postponed until there is more clarification from the auditor. Mayor Corey Thomas commented that everything seems to be running smooth as it is the dry season. Mayor Corey Thomas stated he has plans from the Drainage District to start mowing if they haven’t already and will continue work in Jones Creek and is about 75 % complete.*

**f.** Discuss and consider the application for establishing the surface water rights for the Village.

*Mayor Corey Thomas stated he had spoke to Mr. Schlemmer and he said he just needs some time to get everything together and then he would like to sit with the council in a workshop to discuss everything. City Secretary Lauren Grayson replied that she had sent an email to TDECQ to have a preapplication meeting. Alderman David Galloway stated that he would like to have that meeting, because there is some wordage in the application that he feels is not applicable to our exact position. Alderwoman Nicole Hardesty stated that she thinks the council should table this issue until there can be a workshop on this topic. The council agreed to table discussion.*

**g.** Discuss and consider reviewing and updating each section of the employee handbook.

*Mayor Corey Thomas stated council had received the handbook via email last week to review and stated that Marshal Tidwell had a couple of topics to discuss. Marshal Tidwell stated that when the handbook was first put out, there was an employee that had major surgery and there was no policy about how to pay him for when he was off. He then stated that on the sick leave they give everyone 12 hours a month and if they missed a day in then they would not get that full 12 hours. He stated that he feels that should be put back in the handbook. Alderwoman Nicole Hardesty stated that she agrees. She then stated that for a year that’s around 16 days and that is way too many days and was not the intent of sick leave. Alderman David Galloway commented that he feels this would need to be run by the attorney that deals with payroll and HR to make sure if they missed one day and we don’t give it to them or if we give it do they accrue it inside the system based on a daily rate. He also stated that he would love to incentivize the employees that are present and he would like the City Secretary and Mayor and Mayor Protem to get with the attorney to discuss that. Alderwoman Nicole Hardesty made a motion to have the marshal draft a letter to send to the attorney with what they are requesting as far as implementing the new sick leave hours earned, as this was something he put together. Alderman David Galloway seconded the motion. All were in favor. None opposed. Motion carried.*

**h.** Discuss and consider exploring the logistics of imposing a temporary tax.

*Council requested this topic to 6. New Business section f. Discuss and consider addressing any items that were released by any publication. Alderwoman Nicole Hardesty asked to switch 6. New Business section c. Discuss and consider taking action on awarding the solid waste contract with a. EXEUCUTIVE SESSION (enter executive session) Tex. Gov’t Code §551.071- the governmental body seeks the advice of its attorney. Council agreed.*

**6. NEW BUSINESS**

**a**. EXEUCUTIVE SESSION (enter executive session) Tex. Gov’t Code §551.071- the governmental body seeks the advice of its attorney.

*6:50pm: Alderman A.J. Jinkins made a motion to go into executive session. Alderwoman Nicole Hardesty seconded the motion. All were in favor. None opposed. Motion carried.*

*7:36pm: Alderman A.J.Jinkins made a motion to return from executive session. Alderman Glen Jordan seconded the motion. All were in favor. None opposed. Motion carried.*

 **b.** Discuss and consider taking action on any item discussed in the executive session.

***5 section c:*** *Discuss and consider any updates from the CPA.*

*Alderman David Galloway made a motion to get the proposal from K,M,&L and terminate city’s relationship with Lindsey Kinsington. Alderwoman Nicole Hardesty seconded the motion. All were in favor. None opposed. Motion carried.*

***5 section d*:** Discuss and consider any updates from Curtis Craig.

*Alderwoman Nicole Hardesty stated that she had a conversation with Curtis Craig the previous day and she feels confident in stating that with a lot of work they can find a good portion of the money that is in question, around $200k. She stated that reason she stated that is there was no calculator and it was just discussed in round figures and figures off the top of their heads and it appeared the 941payments that should’ve been paid that were not, were most likely sitting in the grant account because things had been paid from the general fund and it should’ve been paid out of the grant account and the grant account had never reimbursed the general fund and there is $193kleft in the ARPA funds so it kind of tracks along with purchases that were for ARPA approved expenditures from the general fund that never made it to the ARPA spreadsheet.*

 **c.** Discuss and consider taking action on awarding the solid waste contract.

*Mayor Corey Thomas commented there were 2 bids put in, Waste Connections and Green For Life. The proposals were sent to council to review. Mayor Corey Thomas stated that GFL does not have a claw truck for heavy haul and it is done by hand and both companies were not cost efficient when it comes to providing recycling. Council reviewed the price differences between the 2 companies.Council discussed the different criteria for the scoring with City Secretary Lauren Grayson. The council asked the 2 representatives to separate while council asks questions of each representative present.*

*The council discussed the specifications on what GFL would pick up for their heavy haul with the representative. The council then asked questions about different aspects of the proposal including the fees, the number of trash cans per customer with additional costs, and the specialty services they are offering along with their heavy haul amount and /or prohibited items the will/will not pick up. The representative from GFL mentioned all of their trucks have GPS tracking and video so if there is ever an issue they could pull the video.*

*The council discussed specifications of the proposal sent from Waste Connections from Waste Connections representatives, along with the heavy haul specifics, fees and addressed complaints that they have had in the past. The representative stated their trucks do have the video and GPS tracking to check if there is an issue and to try to resolve that issue quickly.*

*Alderman A.J. Jinkins commented that he had meant to let Waste Connections know that he hasn’t heard anymore complaints, to which Alderwoman Nicole Hardesty responded that she is leaning towards staying with Waste Connections as it is financially better for the residents of Jone Creek and there is already a relationship established between our village and Waste Connections. Alderman A.J. Jinkins agreed. City Secretary Lauren Grayson commented that with the highway expansion it is understandable, however Laurel, Meadow and Peach Lane are missed frequently. She then stated that there is supposed to be tags on things left behind to indicate why it was left behind and she never sees tags on anything. Marshal Tidwell stated that anytime he has called to report an issue, Waste Connections has always responded very well. Alderwoman Nicole Hardesty commented that she thinks they should bring these issues to the representatives, and she feels they would be receptive. Alderman David Galloway mentioned that it should also be known that there are a lot of things Waste Connections has done for the city, such as, providing extra dumpsters for city events at no cost and when Beautification does the city wide clean up they always provide the dumpster for that as well. Alderwoman Nicole Hardesty made a motion to stay with Waste Connections. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**d.** Discuss and consider accepting or denying the recommendation of the Zoning Commission on the application for re-plat of the properties at 7316 & 7322 Hwy 36.

*Mayor Corey Thomas stated that the owner is just wanting to make it one big property. The Zoning Commission voted in favor. Alderwoman Nicole Hardesty made a motion to accept the recommendation from the Zoning Board. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**e.** Discuss and consider the streets and drainage maintenance logs.

*Mayor Corey Thomas stated that there are 2 different spreadsheets at the end of the packet. He then went over the different sections and the differences between the work the country has done and the work our city has done. The council has made suggestions for previous spreadsheets. Marshal William Tidwell commented that if the city would’ve had that back during Harvey, there would have been more assistance with the roads, and this will help us in the future.*

***Section 5 h.*** *Discuss and consider exploring the logistics of imposing a temporary tax.*

*Mayor Corey Thomas stated the more he has looked into it the more he thinks a lot of the problems could’ve been solved if for years prior to, just seeking what they needed to get by, they went a little above and built a reserve. Alderwoman Nicole Hardesty asked what the law is about holding a reserve as far as the amount. Mayor Corey Thomas answered, county has millions in their reserve but he does not see our city developing that, but if our city could have something in the $200k range it would be beneficial. Alderwoman Nicole Hardesty asked why it cannot be added to the Ad Velorum ballot? Mayor Corey Thomas responded that it could, but he would like to meet with Ms. Belanek about it first to see if there were other types or options such as the Sunset Tax that Alderman David Galloway had mentioned previously. Marshal Tidwell stated that he has spoken with Surfside and they were able to create an ordinance to tax the oil that is coming through the pipeline, through their city and it’s a 30 inch line. He stated that he has a copy of the ordinance, but it is not finished on what they are trying to do, but he suggested they look that over. He then stated that he has spoken to other cities and they have an industrial complex tax that they pay yearly in a lump sum. He then suggested that they could impose a certain amount per gallon that comes through Jones Creek. Alderman Glen Jordan asked if this is something that would have to go through our lawyers to which Mayor Corey Thomas replied that any ordinance has to go through the lawyer. Alderman A.J. Jinkins asked who in Freeport was heading that up and Marshal Tidwell answered, Freeport and Clute have had theirs for tens of years with BASF and that they do not want to be taxed on their property, so they pay the city the lump sum. Alderwoman Nicole Hardesty asked if it was possible with the pipelines already being under the city to tax them and Alderman David Galloway stated that he believed so. Mayor Corey Thomas stated it would be for the product they move from the time the ordinance takes effect. Alderwoman Nicole Hardesty asked how much Surfside is charging for their tax, to which Marshal Tidwell replied they are still working on that. Marshal Tidwell offered to send the draft of what ordinance he received from Surfside, that is still in process to the council for them to look over. Council discussed the different pipelines that go through Jones Creek along with the ones coming up. Mayor Corey Thomas mentioned the tax thing is still in the very early stages of discussion. Alderwoman Nicole Hardesty asked if that is the type of take that goes through Ms. Belanek in appraisal. Mayor Corey Thomas answered he is unsure. He then stated that if the pipeline tax doesn’t go through, he would still like to plan for the future to grow and save our school.*

**f.** Discuss and consider addressing any items that were released by any publication.

*Mayor Corey Thomas stated that there was a news issue released based on the meeting held last council meeting. He stated there was a letter drafted and approved by the attorney, in response. Mayor Corey Thomas then read letter allowed. Council verbalized corrections needed to the statements and some verbiage in the letter. Mayor Corey Thomas asked if the council would like the letter rewritten. Council stated that it just needs to have the corrections. Alderman Glen Jordan made a comment that if there isn’t some kid of benefit to live in Jones Creek or to move out here we will lose the school and other things. Mayor Corey Thomas asked for everyone to remember when the Port did the rail thing, it never died, he stated he doesn’t want to scare people but it is still alive. He mentioned the issues that have been seen with Sweeny and think what it could be like out here. Alderman David Galloway stated you could copy and paste from the minutes what was said. Alderwoman Nicole Hardesty stated that she knows what she says in that room is intentionally out there for everyone to hear and the public is invited to attend so say why not say what they mean. Alderman A.J. Jinkins commented that it is all on public record. Alderwoman Nicole Hardesty stated (concerning the letter verbiage) that it could sound a little like a smoke screen and they are not trying to do that and does not want the city to get that reputation Alderman David Galloway stated he wants to fix any debt or liability that the city has so the city can move forward for the betterment of the residents and the betterment of their lives and their kids lives. Alderwoman Nicole Hardesty mentioned that was why talking to Curtis Craig yesterday and getting a ray of light from him and was really encouraging that it may possibly be in the wrong place and not as bad off as we think. She stated that is the last thing anyone of them want, to spend taxpayer money in that way;” it’s so not what we are here for” she stated. Mayor Corey Thomas and the council all agreed. Alderwoman Nicole Hardesty asked if Alderman A.J. Jinkins could fix the letter at that time to be able to release it immediately. The council agreed to come back to the topic (f.) before the end of the meeting.*

*Mayor Corey Thomas resumed the topic. He then read the updated letter and council each made suggested information to be added, such as stating that this was an issue from the previous administration being at fault and the stating that the village has been taking steps to make the needed correction, though, there are no fast solutions. Alderman David Galloway read the final drafted letter out loud. Mayor Corey Thomas requested City Secretary Lauren Grayson to retype the letter so it may be signed and able to be sent out.*

**7. COUNCIL ANNOUNCEMENTS OF ITEMS OF COMMUNITY INTEREST**

**for Council announcements only**

1. Expression of thanks, congratulations, etc.

*Mayor Corey Thomas thanked City Secretary Lauren Grayson for getting with K, M,&L. Alderwoman Nicole Hardesty thanked City Secretary Lauren Grayson for putting together the drainage maintenance logs spreadsheets.*

1. Reminder of upcoming events organized by the Village.
* *City Wide Garage Sale is April 4th and April 5th.*
* *City Easter Eggstravaganza is April 12th.*
* *City Wide Clean-Up is April 26th.*
* *City Election is May 3rd.*
1. Information regarding Community events outside of the Village.
* *Take a Child Fishing- Sometime at the end of April.*
* *Sea Farer sponsered dry socks drive Thursday evening at the BCCA meeting*
1. Announcements of public threats to health or safety.

*Marshal Tidwell stated that in a few minutes the intersection at 2004 will be closed for another session and they should be done hopefully by the end of April. Alderwoman Nicole Hardesty asked what they were doing to Peachpoint. Mayor Corey Thomas stated that he saw the pedals and asked if there was going to be a stoplight. Marshal Tidwell answered there is going to be 2 message boards on the highway and a flashing light. Alderman A.J. Jinkins asked how far away are we from a burn ban. Mayor Corey Thomas responded not as close as north Texas.*

**8. FUTURE AGENDA ITEMS**

* *Mobile Home/RV Ordinance (consistent living)*
* *Pipeline Tax Details*
* *Changing the sick leave for employees*
* *Adding Discuss and consider any concerns from the public related to the publication to the Old Business section so if the public wishes to ask questions about that , they can.*

**9. ADJOURN**

*8:25pm: Alderman Glen Jordan made a motion to adjourn. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**CERTIFICATION**

I hereby certify that this Public Notice was on the official Bulletin Board at City Hall on the 14th day of

March no later than 5:30 p.m.

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 Lauren Grayson, City Secretary

NOTE: ITEMS WILL NOT NECESSARILY BE DISCUSSED AND ACTED ON IN THE ORDER THEY APPEAR ON THE AGENDA. THE BOARD OF ALDERMAN AT ITS DISCRETION, MAY DISCUSS AND TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED IN A DIFFERENT ORDER IF A MAJORITY OF THE COMMITTEE SO DETERMINES.

This notice is being posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code). In compliance with the American with Disabilities Act, on request the Village of Jones Creek will provide for reasonable accommodations for persons attending meetings of its Board of Aldermen. Requests for such accommodation or for interpreter services should be received 48 hours prior to any meeting. Please contact the Village Secretary’s office at 979-233-2700 to request such accommodation.