**Village of Jones Creek**

7207 Stephen F. Austin

Jones Creek, TX 77541

(979) 233-2700

 **Regular Council Meeting**

**The Board of Aldermen of the Village of Jones Creek, Texas will hold a Regular Council Meeting on September 16, 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, the meeting agenda, is 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 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**

 *6:02pm.*

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Alderman A.J. Jinkins led the invocation. Pledge led by all.*

**3. ROLL CALL OF MEMBERS**

*Alderman Glen Jordan- Present. Alderwoman Nicole Hardesty- Present. Mayor Corey Thomas- Present. Alderman David Galloway- Present. Alderman A.J. Jinkins- Present. Alderman Mike Chilcote- 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.

*Rocky Thomas reminded the public about the upcoming Jones Creek Volunteer Fire Department’s annual BBQ this Saturday at SFA Elementary School from 11am and the auction starts at 1pm.*

**5. OLD BUSINESS**

**a.** Discuss and consider accepting the minutes from the Regular Council meeting on August 19, 2025.

*Alderman A.J. Jinkins made a motion to* accept the minutes from the Regular Council meeting on August 19, 2025. *Alderman David Galloway 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 but not the financials until the audits are complete. Alderman David Galloway seconded the motion. All were in favor. None opposed. Motion carried. Alderman David Galloway confirmed with Alderwoman Nicole Hardesty that them not accepting the financials is only until the auditing is completed, proven and the financials are caught up to the year 2024.*

*Alderwoman Nicole Hardesty made a motion to sign an engagement letter with the city auditor Curtis Craig that covers the 2020-2021 audit and request that he sign letters for the audits forward as well and give him permission to send out consent letters necessary to complete the audits for 2021, 2022, 2022-2023, 2023-2024 and 2024-2025. Alderman David Galloway seconded the motion. All were in favor. None opposed. Motion carried.*

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

*Mayor Corey Thomas stated the last time council met he made them aware of a meeting with TXDOT; that meeting happened and from their engineers words, them digging it out a putting a 24in.culvert that comes down. They are not going to be putting box culverts down cr 304, just the 24in. and that would makes a positive discharge better on 304 and they are only going to place culverts right to their right of way and they are only going to clean out to Mr. Brandon’s barn on the fire department side. He added it is now being handed off to the county for them to handle the rest. Marshal Tidwell stated that it will be a problem as it will be a 40ft. easement however there is a pipeline they were not aware of and are now having to figure something out. Alderman David Galloway asked what was happening with the pipeline maps that we were supposed to get. Marshal Tidwell stated that 811 was supposed to get us the maps but they can only tell how many pipes are in the ground and cannot tell which company each belongs to. He then added that he has had to go to each individual company and start trying to get the location of everyone’s pipes. Mayor Corey Thomas stated that he can’t even find one on the railroad commissions website. He then added that some of the pipelines are from the 30’s and 40’s. Rocky Thomas stated he has seen a full map and advised they get with Joe Hoffman or the engineer because he has seen one. Alderwoman Nicole Hardesty asked if the state (based on what the engineer said to Mayor Corey Thomas) cannot put these culverts in to make it “a ok” for us, who will be responsible if Jones Creek floods because of their mess up and the mess up with the easement because they didn’t check for pipelines? Marshal Tidwell answered, the TXDOT is concerned with getting the water off of the highway. Mayor Corey Thomas stated that he can get back with Ms. Gloria tomorrow and fin out how this is going to play out. He then added, speaking on easement, TXDOT states they only have 4 easements and not 8. Marshal Tidwell responded that they have at least 7 and added that he could show then every one of them. Mayor Corey Thomas stated that he and Marshal Tidwell drove around and pointed them out. Marshal Tidwell added that Jason had asked him to point them out and he showed him 7 of them. Mayor Thomas said he was also asked to ask about the retention pond. He stated their reasoning for that was with them putting the big 8x8 boxes, that was their retention pond. Alderwoman Nicole Hardesty stated that basically TXDOT is considering the city limits of Jones Creek as their retention pond. She added that the state seems like they only care about their road and we care about our residents. Alderman Glen Jordan said he wonders if there is someone in Austin they can speak to about this. Mayor Corey Thomas stated he has asked Mr. Butler for a meeting with the higher up and still hasn’t had one. Alderwoman Nicole Hardesty stated to Mayor Thomas that he should keep pushing and that they are the only ones trying to protect Jones Creek.*

*Mayor Corey Thomas stated that next week the county should be out doing our roads. Bow, Arrow, Terrace, and Coker are the ones getting asphalt this year. He then added what is left from HARPA has been allocated for what is left from Live Oak, getting rock for Robinhood and Live Oak and it is pretty much spoken for.*

**d.** Discuss and consider a Flag Program in Jones Creek being instituted.

*Alderman David Galloway stated that he had made a statement that the city has a ton of flags o metal poles and they only come out a couple times. He added in an effort to find a way for people in the community to be able to continue to show support he thought there could be something that people could sign up for so during certain dates they pay to have flags put at their property. Alderwoman Nicole Hardesty added the idea that people would have the option to pay to have the flags set up at veteran’s homes. She added that maybe the money that is collected from this program the city could purchase flag holders to go on the telephone poles. The council stated they will need something written up and stating the fees.*

**6. NEW BUSINESS**

 **a.** Public Hearing to discuss the 2025-2026 Fiscal Year Property Tax Rate.

*6:33pm- Alderwoman Nicole Hardesty made a motion to open the public hearing. Alderman Mike Chilcote seconded the motion. All were in favor. None opposed. Motion carried.*

*Alderman Mikke Chilcote stated that the council did try to just change the Sales Tax to the normal 8.25% and it was voted down by the citizens and so that was revenue lost and it will not be able to come up again until November 2026 and that is per the statute for Texas Election Law. Alderman David Galloway stated that prior to 4 years ago there was a surplus to the budget so that if something happened the city could go to that surplus and take care of whatever that problem was. He added, over the course of prior to him coming on, the was no surplus anymore and so every year the city had to go out and get grants. He stated that the city has pretty much operated on a balanced budget and getting grants for whatever we wanted to do for the city; he added where they got put in a hard situation was because of the errors inside the finances that came from previous individuals, the previous city secretary and they have to have the audit which is with inside 2 years to get the grants and we don’t have audits since 2021 so we cannot get grants and will not be able to get grants for some time. He stated that was what was behind his choice for the tax rate increase. He stated he does not want the city to be put in a bad place to have multiple emergencies and not be able to afford the cost. Alderman Glen Jordan added that there is a lot of negativity put on Facebook by people who don’t show up to any meetings don’t know what’s really going on with the problems in the village and people that are riled up about us doing things when if they came to any meeting they would know what is going on. Alderwoman Nicole Hardesty added that the budget is an open record and it is very modest and you won’t see any extravagance of any kind. She stated it is just paying for things that we need to run this city and it is the basic nuts and bolts such as, electricity, gas, telephone bills, road improvements and basic needs of what we need to run the city and nothing is hidden and is all out there for the public to see. She stated that they collectively had to do this to run this city. Alderman Mike Chilcote stated a lot of the increases are out of our control and it’s services that rates have been raised. He added they chose a rate they thought would be felt the least. Facts reporter asked council what was the proposed tax rate. Mayor Corey Thomas responded it is $0.52 per 100 and it was $0.32. Alderman Mike Chilcote stated that it could have went as high as $0.77 and Alderwoman Nicole Hardesty added that they split the difference. Alderman David Galloway continued with one of the reasons was during Covid, when all the housing and land prices spiked through the roof, they were able to look at it and because the way the ad velorum calculated, the city was going to make even more off of the ad velorum. He added that it was put to start lowering that rate so they stayed inline with where they were at the previous year and because everyone was hurting there was no reason to add more hurt and since 2022-2023 the housing prices and property prices are starting to come down but the tax rate was not going back up to cover the cost the city was having to spend. He stated they had to make an adjustment; he continued that there are multiple reasons but that is the main one and they had a falling tax rate.*

*6:37pm- Alderman Glen Jordan made a motion to close the public hearing. Alderman Mike Chilcote seconded the motion. All were in favor. None opposed. Motion carried.*

**b.** Discussion and possible approval to ratify the proposed tax rate for Fiscal Year Ending 2026 in accordance with Section 102.007(c) of the Local Government Code.

*Mayor Corey Thomas stated for informational purposes, if you owned $100,000 home your taxes would go up $200 and it’s about $17 per month.*

*Alderwoman Nicole Hardesty made a motion to ratify the proposed tax rate for Fiscal Year Ending 2026 in accordance with Section 102.007(c) of the Local Government Code. Alderman Mike Chilcote seconded the motion. All were in favor. None opposed. Motion carried.*

**c.** Discuss and consider adopting Ordinance 568, 2025-2026 Fiscal Year Property Tax Rate to fund the maintenance and operation for the Village of Jones Creek.

*Alderman Mike Chilcote made a motion that the property tax rate be increased by the adoption of a tax rate of 0.520000, which is effectively a 72.44 percent increase in the tax rate. Alderwoman Nicole Hardesty requested the motion be amended to state Alderman Mike Chilcote made a motion that the property tax rate be increased by the adoption of a tax rate of 0.520000, which is effectively a 62.54 percent increase in the tax rate. Alderwoman Nicole Hardesty seconded the motion with the amended clarification. Recorded vote as follows: Mayor Corey Thomas- For. Alderwoman Nicole Hardesty- For. Alderman Glen Jordan- For. Alderman Mike Chilcote- For. Alderman David Galloway- For. Alderman A.J. Jinkins- For.*

*Ordinance 568, 2025-2026 Fiscal Year Property Tax Rate to fund the maintenance and operation for the Village of Jones Creek passed, approved, and adopted on September 16, 2025 by the council through the above recorded vote.*

**d.** Discuss and consider taking action accepting the funds for the FEMA DR – 4798TX Category A Debris Project to fund the debris cleanup of Hurricane Beryl.

*Mayor Corey Thomas stated that in the council agenda packet it state that the city will receive $1.7 million to pay the people for our debris clean up and the monitors and etc. Alderwoman Nicole Hardesty asked what the bill was and Marshal Tidwell answered it was $1.7 plus around $43k. Marshal Tidwell stated once we receive we are supposed to pay it out. Alderwoman Nicole Hardesty asked where the $43k is coming from to which Marshal Tidwell answered it is from all of the volunteer hours and overtime Alderman Glen Jordan made a motion to accept the funds for the FEMA DR – 4798TX Category A Debris Project to fund the debris cleanup of Hurricane Beryl. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**e.** Discuss and consider authorizing payment of CTC, Debris Tech, and E.R. Assist for debris cleanup.

*Mayor Corey Thomas directed the council to look in their packets to see the individual fees charged by the above companies. Alderman A.J. Jinkins stated they had done a great job with the debris clean up. Council discussed the individual fees from the above-mentioned companies. Alderwoman Nicole Hardesty made a motion to authorize payment of CTC, Debris Tech, and E.R. Assist for debris cleanup. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

**f.** Discuss and consider nominations to the Brazoria County Appraisal District Board of directors.

*Alderman David Galloway stated that they only get 1 vote. Mayor Corey Thomas stated the 2 nominees that can chose to use the 1 vote on are Gail Robinson or Susan Spoor. Alderwoman Nicole Hardesty made a motion to cast their vote for Mrs. Spoor. Alderman Mike Chilcote seconded the motion. All were in favor. None opposed. Motion carried.*

**g.** Discuss and consider taking action on Resolution 2025-09 nominating candidates for the two expiring terms on the Brazoria County Appraisal District Board of Directors.

*No action taken.*

**h.** Discuss and consider road projects to be added to the Interlocal Agreement Project Request Summary.

*Mayor Corey Thomas stated the Streets and Drainage Committee met 2 weeks prior and they are requesting council to look at the recommended roads to be put on the interlocal agreement. The list is as follows: Live Oak Drive resurface from the intersection by Mark Miles all the way to Jack Taylors, Peach Lane if it is a pubic road; it is in between Meadow Lane and Laurel. Laurel Lane is a resurface. Alderwoman Nicole Hardesty stated that Laurel Lane is basically a 1 lane road and asked if there was anything that could be done to widen the road. Mayor Corey Thomas responded that no it can not, because it would involve filling in ditches and upsize culverts and that would take engineering. Mayor Corey Thomas (added to the interlocal list) Peachpoint from 36 to the Fire Department. He stated the north side was on the CDBG and they did not get approved for that and he stated on that he wouldn’t recommend resurface only he would recommend it be reconstructed. Mayor Thomas stated that it eats up a lot of the 2 miles that they are allotted but the mentioned roads are short roads. Alderwoman Nicole Hardesty asked what can be done about Scout. Mayor Corey Thomas answered that Scout and Pecan cannot be widened but they did put that on 2025’s project list. He added that the road has been done but the ditch they are looking at cutting towards 36. Mayor Thomas stated that the whole of Durazno Gardens has been discussed to put it on the next HUD project. Mayor Corey Thomas advised council that if there are no objections other than Peachpoint he would like to add both north and south 304 and it be a reconstruct. He added that would be very costly. Marshal Tidwell stated that all the roads that are connected to the highway is going to be done about 40-50ft off. Alderman Mike Chilcote made a motion to add Live Oak from Mr. Jeffers to Mr. Taylors, Peach Lane (if it is a public road) Laurel Lane and Peachpoint north and south from city limits to city limits and will be a reconstruct. Alderwoman Nicole Hardesty seconded the motion. All were in favor. None opposed. Motion carried.*

1. Discuss and consider offering the community hall for rent during the Christmas Holidays.

*Alderman David Galloway mad a motion* *to offer the community hall for rent during the Christmas Holidays. Alderman A.J. Jinkins seconded the motion. Alderwoman Nicole Hardesty stated there should be a stipulation that the decorations not be removed. City Secretary Lauren Grayson stated that it will be rented as is decorated for the holidays. Mayor Corey Thomas recommended the deposit and fee be raised as there are decorations that could be damaged. The recommended fee and deposit fee from council is $150 for the rental fee and $200 for the refundable deposit. Alderman David Galloway made a motion to offer the community hall for rent during the Christmas Holidays with the recommended fee and deposit fee from council is $150 for the rental fee and $200 for the refundable deposit. Alderman A.J. Jinkins seconded the motion. All were in favor. None opposed. Motion carried.*

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

**for Council announcements only**

1. Expression of thanks, congratulations, etc.

*Mayor Corey Thomas thanked the council and City Secretary Lauren Grayson for their hard work with the budgeting.*

*Alderwoman Nicole Hardesty wanted to call out the teacher at SFA, Ann Tishler who received a huge honor at the Borad of Education and she is an amazing teacher and has helped so many children in our school. She added that she wanted to acknowledge SFA for being a wonderful school even not getting any support from the school district.*

1. Reminder of upcoming events organized by the Village.

*September 23 at 7pm-8:30pm: Game Night hosted by the Beautification Committee*

*October 31: Trunk or Treat at the Gulf Prairie Church.*

*November 21: Bake Sale and Casserole Sale*

*November 22: City Wide Clean Up & Chicken Poop Bingo Fundraiser*

*October 7: National Night Out*

1. Information regarding Community events outside of the Village.

*September 20: Jones Creek Volunteer Fire Department’s 46TH Annual BBQ &Austion at SFA 11am-3pm*

*September 20: SPCA Fish Fry 11am-4pm*

*September 27: Free vaccine clinic at Harvest for the Hungry Rabies vaccine is $15 regular vaccines are free.*

 **d**. Announcements of public threats to health or safety.

**8. FUTURE AGENDA ITEMS**

* *Discuss and consider council and city hall going paperless and possibly purchasing tablets.*

**9. ADJOURN**

*7:20pm- Alderman David Galloway mad a motion to adjourn. Alderman Mike Chilcote 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 10th day of

September 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.