



Village of Jones Creek

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

CITY COUNCIL SPECIAL CALLED WORKSHOP SESSION AGENDA

The Board of Alderman of the Village of Jones Creek, Texas will hold a Special Called Council Meeting on August 9, 2023 at the Village Hall Located at 7207 Stephen F. Austin Road beginning at 6:00pm Members of the public are able to attend the meeting in person and 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, 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** 6:04 pm
2. **INVOCATION AND PLEDGE OF ALLIGENCE** *Invocation led by Alderman David Galloway. Pledges by All*
3. **ROLL CALL OF MEMBERS** *Mayor Terry Jeffers, Alderman Glen Jordan, Alderwoman Nicole Hardesty, Alderman Cory Thomas, Alderman David Galloway, Present. Alderman A.J. Jenkins-Absent.*

4. **COMMUNICATION OF VISITORS**

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 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.

Marshal William Tidwell- Next meeting, August 15th, we will have Corp of Engineers to talk about this Freeport project.

5. **OLD BUSINESS**

Alderman Glen Jordan- I would like to get someone for Code Enforcement

6. NEW BUSINESS

a. Budget Workshop

- Village of Jones Creek FY 23-24 Budget.

City Secretary Lauren Grayson- I have been working on what we actually spent last year and these figures are accurate up until August 1st. There are some of the revenues we have not collected yet so I did not put those in there. The main one is trash. If we go up 2% in trash service and we bill out about \$21,000 in trash service and that's not in there. The court fines, that's as of August 1st, so whatever Bella and the judge bring in in the next 2 months we're looking at probably another 40-45k should be coming in in about a month. Judge Widner- last month I think ya'll know we brought in 36k. Alderman Glen Jordan- Do ya'll have a monthly average? Marshal Tidwell- In October it's 25, November is 22, December is 20, January is 25, February is 25, March 37, April 23, May is 33 and June is 25. Alderwoman Nicole Hardesty- We had given you high expectations in our last budget. We really put forth a number for you that was high, but it looks like we're gonna exceed what we put forth. There are lots of other things that go into this. There is court fines, and deferred disposition. There's a lot of other things that go in this number. Judge Widner- As you notice in March we do really well. People get their income tax and pay to be able to get their license back.

Alderwoman Nicole Hardesty- Under miscellaneous, last year this capital surplus was monies that was left over from previous budgets. That's not the case for last year because we had nothing to go by, just as you've had nothing to go by. What we did, the Marshal's department had an extra officer position full time that was not filled, therefore we took 40k from that knowing we'd be able to spend it in the budget to make the budget balance and to make it work. I'm not comfortable with the 30k, knowing it isn't there. There is no capitol surplus and we don't have any officer positions to be able to plug that money in so I think we might be safer not relying on that 30k. We have 2 more months of actual spending before this goes into the actual year. City Secretary Lauren Grayson- We actually had another bill come in that was for the drug testing back in March that was not paid and that was \$2700. It will be paid this week for Ocean Breeze. Alderwoman Nicole Hardesty- I still would like for Lyndsey to weigh in, because it's going on 3 years. Noone has signed off saying that our stuff is accurate. And you keep finding that it not. I'd like for a professional who were paying to be looking at this stuff. I'd like someone to fine tooth comb it because you keep finding stuff. I wanna make sure, being that we're not in compliance doing audits, books, I just want us to be sure. The law says we have our books done by a CPA. Alderman David Galloway- We're moving accounting systems, business wise we're moving platforms from one system to another. I have 3 ladies who are working on putting that information in the system. The things that has to go in currently, they can't actually go back and build the other system so we can move forward with it. To put that on Lauren, having to go back and keep things current, I think that's asking a lot. Alderman Glen Jordan- I just didn't wanna double pay. Alderwoman I think Lauren wants the help. City Secretary Lauren Grayson- Absolutely. Alderwoman Nicole Hardesty - Again I say, it is prescribed by law to have a CPA because we have not been audited. Alderman Glen Jordan- I'm not trying to get out of it, I'm just looking out for tax dollars. Alderman David Galloway- I outside revenue on Ad Valorem, the 318,044. The tax rate calculation on the second page, on the first page is item 2024 adopted tax rate on the sheet. On

item #4 2022 adopted tax rate was .394925 and then on page 2 because of the further calculations on line 17 and go to adjusted levy with refunds and TIF adjustment 318,044. But that's based off that .3949, on the NNR it says the .3171 to generate the same revenue and not trigger a vote. City Secretary Lauren Grayson- the 318,044 is at the minimum tax rate at .317 and what's proposed and that is correct. Alderman David Galloway- If you look on page 3 line 26, that's .317305. If you take that number we would generate 12k or 13k, more than last year. Do we have all the outgoing in? City Secretary Lauren Grayson- Not yet there is still a little bit left. The 296, it's like 11k outstanding. That's of July 31. Alderman David Galloway- O the notice about the 2023 tax rates, I saw one was .3315. So the .3203 would be without voter approval? I'm just bringing these options because to lose 30k and we'd have to make that up somewhere... Alderwoman Nicole Hardesty- We could go up to the 33 and not trigger a voter approval. We'd be able to maintain the salary for the marshals department. The reality is that everything we do comes from tax dollars. So if we need more money we need more taxes revenue. City Secretary Lauren Grayson- I have also looked into our CD'S and I was looking at Southstar where our CD'S are currently being managed and we're at .7%. I emailed Texas Gulf and for 180 days its 2.25% interest. And with the going rate 1.4% interest... Alderwoman Nicole Hardesty- Can you put discuss and consider moving investments to Texas Gulf on the next agenda? City Secretary Lauren Grayson- absolutely, Just what we've been accumulating on our checking it's .1 at Southstar. We're losing there. Mayor Terry Jeffers- Is the adopted tax rate something we need to think about? Alderman Corey Thomas- On page 3, the maintenance and operations, why is that no new revenue given? Alderwoman Nicole Hardesty- That's the voter approval on page 3. On page 5 it has the adjusted. Didn't we have an issue last year? With the no new tax rate? Mayor Terry Jeffers- As long as we stay below the .33 we won't trigger the vote. Alderman David Galloway- Because the year isn't over, these rates could fluctuate a bit and if we get too close to the rate.. Mayor Terry Jeffers- We have to let them know what our decision is and they throw an ad out into the paper and it makes us look bad. People are gonna see we did .39 last year what they really see is that number is going down. Alderwoman Nicole Hardesty- we really could keep the existing tax rate, and just keep it the same. It's every year. That's what we did last year. We're already in a no win situation. We have to have the services to provide to the residents. Alderman David Galloway- I know we're gonna must go over this more. I'm comfortable wherever we don't have to have the vote at. So at .3329. Can we get Lauren to verify the 3329 and the 320301? When we have a next meeting and if we go to 33 and not trigger, we should. Once we go down the budget and all we lose I wanted to go over this to see what we can do. Alderwoman Nicole Hardesty- We just need clarification so we can go with the rate that we are all comfortable with. Alderman Corey Thomas- We had a budget of 83k I think we'll meet that we'll see. Alderwoman Nicole Hardesty- Do you think we'll go over that? City Secretary Lauren Grayson- I can check with our franchise fees and its usually about 46k and I'll check and see what it is each month. Alderwoman Nicole Hardesty- I'm comfortable with you watching it. So it's very easy to make a profit on this. Are you writing this down? City Secretary Lauren Grayson- Yes. Alderman Corey Thomas- I think we need to revisit the game room fee. I've talking to other game rooms and they're charging \$1000 per machine and these game rooms are paying it. Alderwoman Nicole Hardesty- Can we put that discussion on our agenda next week? Maybe increase this number to 5k. Alderman Corey Thomas- Are ya'll gonna short the inspection fees? Well we do have 2 more months so we may hit that right? Alderwoman Nicole Hardesty- Yes I think so too. Alderman Glen Jordan- Do

you foresee the taxes on the inspections and roads going up? I would think so.

Aldermwoman Nicole Hardesty- Didn't we have a handful of bills not paid? How accurate is this number? City Secretary Lauren Grayson- We do still have Mr. Malone's payment to be made. And more for the inspections for the new homes going in. He charges \$40 per inspection.

Aldermwoman Nicole Hardesty- I do think we can go up on court fines. To maybe \$350. If we have 45k outstanding we really could do that. 350k is doable.

Alderman David Galloway- We do still have 3 years of road work and the way people drive with construction. That will be a high possibility of it going up. We could go to 350.

Aldermwoman Nicole Hardesty- Do we have NSF fees? City Secretary Lauren Grayson- Since I've been here I've only seen 1.

Mayor Terry Jeffers- The trash receipts 237,820 is that what's expected come October 31st? City Secretary Lauren Grayson- 229k is what was brought in as of last month. We have another 21k outstanding that'll be due in August and September. We haven't gone up on the rates yet. I think we can go 275 and there's gonna be a rate drop eventually. Just taking it up \$1 it'd be 4% on 1 can 3% on 2 cans and 2% on 1 can. The couple people that had 3 cans it just bumps up to an even dollar amount. It's about \$8,800.

Alderman Cory Thomas- I think the rental income could go up. What are we charging right now? I think if we fix this place up we could charge more. What are we charging? City Secretary Lauren Grayson- It's \$100 to rent and \$150 deposit so we're making \$100. So we've rented it out 15 times.

Alderman Cory Thomas- There's a building in Freeport about the same size that's going for \$400.

Aldermwoman Nicole Hardesty- Does it look like this? Anna Gallaway- It also has a bigger population base than us.

Alderman David Galloway- Let's put it on Tuesdays meeting to discuss raising this.

Alderman Glen Jordan- I don't think we should until we could put a little work into the place and make it look a little nicer.

Aldermwoman Nicole Hardesty- We could talk about how Beautification could assist and make this place look nicer.

Aldermwoman Nicole Hardesty- Why on the Administrative it says 56k but it will go to 104k? City Secretary Lauren Grayson- We went a lot of months without multiple people. We went with 5 months without someone doing billing.

Alderman David Galloway*- You're saying that on the Administrative Salaries and the Marshalls Department and Court the numbers that are proposed there? City Secretary Lauren Grayson- The Marshalls department I swapped them it should be \$337,825 on the actual and \$356k is what's proposed.

Aldermwoman Nicole Hardesty- That's with everyone getting that \$4? City Secretary- Yes.

Aldermwoman Nicole Hardesty—same with administrative street department and court? City Secretary- Correct.

Alderman David Galloway- Court the actual is 77k? City Secretary- Because Bella is the most predictable person, I took one more pay period to up to September.

Aldermwoman Nicole Hardesty- So why is it the extra 20k? City Secretary- The \$77,136 is without the \$4. The \$97,855 is with the \$4. For the judge and Bella.

Aldermwoman Nicole Hardesty- I know Bella is retiring? Judge Widner- No, change here. I'm very proud to announce Bella worked out a change and I talked with her to change her work times, she's come back and I told her I would work one of her days. She would work 4 days a week and I would as well. That gives us about 10k more.

Aldermwoman Nicole Hardesty- So wouldn't that number be 87k? Alderman David Galloway- Marshall so the numbers being swapped the 337 is the actual and the 356 is projected for next year with the \$4? City Secretary- I averaged out what your officers make in Aug and Sept, so the 337 is what we paid up to now.

Alderman David Galloway- So the court only has 2 individuals inside correct? And the difference between that number and end of year plus the \$4 add requested is \$13k. Marshall you only have the 337 and the one requested is 13k. So just trying to figure

out if that's enough. Alderman Glen Jordan- So on that \$4 that's discretionary? In my opinion it is. Everybody should be getting the same. Marshall Tidwell- I hear that but at this point I don't have anybody I could take that \$4 from. If we were gonna hire someone else we wouldn't pay them the same. Alderman David Galloway- So with the 87k we're being staffed full time? City Secretary- Yes I went back and looked at years previous and what they were making. It was right there. Alderman David Galloway- Benefits are the same? City Secretary- We cover 100% for employees and they cover their families. I have made it optional to take the allotted insurance and could look into someone else. Alderman Corey Thomas- I was looking into the Next Level thing and it's about \$75 per person and we can go more into it at the next council meeting. This is in addition to the insurance. I can bring some printouts to the next meeting. I thought their were printouts of the insurance that they have now? Alderwoman Nicole Hardesty- We had choices between different plans? Where are the packages so we could decide what the dollar amounts we need to be? We did change companies. City Secretary- In May I requested other options, and they were a lot higher this was the best one that covers everything. Alderwoman Nicole Hardesty- Has the retirement been paid? City Secretary- yes. Alderwoman Nicole Hardesty- Why is the liability actual 11,617 and the projected 7,900? City Secretary- That was the actual number and we saved when I dropped the other vehicles it was 3,120. I think we should go up to 9k just in case. Alderwoman Nicole Hardesty- I think we should put in a couple thousand more on the attorney's retainer fee. Maybe to 15k. Should we also raise this credit card fee? I think we should go to 5k? All- Yes. Alderwoman Nicole Hardesty- For pest treatment should we still be spending? Did we have ants or something? City Secretary- Yes we had some in the lady's bathroom. Kill'em comes quarterly. So we should come up to 1600. Alderwoman Nicole Hardesty- Are more people paying through web pay that calling in? Judge Widner- We encourage paying through us. You have to pay the full amount and you cannot pay deferred. Marshall Tidwell- What I would like to propose about the office copiers and maintenance is the machines we have here are dinosaurs. Maybe we could check into the cost of leasing them? City Secretary- Just getting the toner was a challenge it's an old copier. Marshall Tidwell- on the fuel we always go by \$4 per gallon and it has gone up and we should go to 28. Alderwoman Nicole Hardesty- The municipal Court fees are what they are correct? Judge Widner- yes. Alderwoman Nicole Hardesty- so the court software will be higher? City Secretary- yes. Alderman David Galloway- The split side on if there are fines means there will be an additional taxes on fines so we should take that up a little more. To \$100,000. Alderwoman Nicole Hardesty- Building Maintenance, was there a reason it was a little more? City Secretary- Recently we had a broken pipe that was \$480 we had to had the aerobic system replaced and some well work done. Was the well included in the ARPA? City Secretary- Some of it was we'll need to probably raise that up to 4k. Alderman Cory Thomas- I know we didn't put anything into street maintenance last year because we had the ARPA, but we're losing that and I thing before that it was about 25k. I think we should at least put 20k and then adjust if needed. Last time I figured it up it was around 30 and it's gone up. Alderman David Galloway- I would say we put the 20k. Alderman Corey Thomas I am looking into a grant to update our signs. Alderwoman Nicole Hardesty- I think we could get an actual on the trash taxes. This fee is correct and its gonna be the same til the end of the year? City Secretary- Since Tiffany's been confiscating cans that fee will actually go down, we're being charged less service fees. We're being charged almost 13k a month we're down to right at 12,200 something. Alderman David Galloway- The tax increase through Waste

Management is that yearly? City Secretary- No they only could once after 3 years. That's why we discussed going up the 4% just in case they raise it again . Alderwoman Nicole Hardesty- Could you check again to verify that if we go up to the 318,044 because if you look at the bottom here we're 70k in the red and when we first started we were 100k in the red. Marshall Tidwell- If we could look into the software plans or look into programs it sounds like the new program is the way to go if we could get to it. City Secretary- Yes that's the plan we just would have to come up with the 22k annual fee and the 94k to start and that would take over the entire building. Alderwoman Nicole Hardesty- We need to see if we eliminate all the extra software and maybe Lyndsey could help to get our online where it needs to be. I think we need to get this fixed before we move to something else. I think they need to show us what we're getting for that 94k. Judge Widner- I will say they have been excellent. Alderwoman Nicole Hardesty- Eventually Bella would leave and we'll move up to the updated system.

b. Discuss and Consider Adopting and or Amending 2024 Tax Rate. Mayor Terry Jeffers- I think we should table the tax discussion until the next meeting so we can get more information on the numbers. Alderwoman Nicole Hardesty- I agree.

7. **ADJOURNMENT** Alderwoman Nicole Hardesty- makes a motion to adjourn. Alderman Corey Thomas- seconds motion. Motion Passed.

CERTIFICATION

I hereby certify that this Public Notice was place on the Official Bulletin Board at the City Hall on August 4, 2023, not later than 5:30 p.m.

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 BOARD SO DETERMINES.