

## Village of Jones Creek

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

### JOINT ZONING COMMISSION AND COUNCIL MEETING AGENDA

The Board of Alderman and the Zoning Commission of the Village of Jones Creek, Texas held a Joint Public Hearing and Regular Council Meeting on Tuesday, January 19<sup>th</sup>, 2021 at the Village Hall located at 7207 Stephen F. Austin Road, beginning at 6:30 p.m. Members of the public could attend the meeting in person or via teleconference. In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and to slow the spread of the Coronavirus (COVID-19) seating space was limited and face coverings will be required to attend the meeting in person.

Join the meeting on Zoom: <https://zoom.us/j/94199814677>

Or dial the following toll free numbers and enter the Meeting ID: 941 9981 4677; and #:

+1 346 248 7799 US (Houston); + 9 402 081 4841; +1 253 215 8782 US; or +1 301 715 8592 US

This written notice, the meeting agenda, and the agenda packet, were posted online at [http://www.villageofjonescreektexas.com/city\\_government/agendas\\_and\\_minutes](http://www.villageofjonescreektexas.com/city_government/agendas_and_minutes)

The public was 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 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 A) THE BOARD OF ALDERMAN AND B) THE ZONING COMMISSION** *The Village of Jones Creek Board of Aldermen and Zoning Commission held a joint special called meeting on Tuesday, January 19<sup>th</sup>, 2021 and the meeting was called to order at 6:30 p.m. by Mayor Terry Jeffers.*
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE** *The invocation was given by Mayor Terry Jeffers and the pledge was said by all.*
- 3. ROLL CALL OF MEMBERS OF A) THE BOARD OF ALDERMAN AND B) THE ZONING COMMISSION**



*The following members of the Board of Alderman were present: Mayor Terry Jeffers, Alderman Corey Thomas, Alderwoman Nicole Hardesty, Alderman Glenn Jordan, Alderman AJ Jinkins, and Alderman Justin Wright.*

*The following members of the Planning and Zoning Commission were present: Commissioner Mike Chilcote, Commissioner Scotta Stanley, and Commissioner Tim Hardesty. Chairman Doug Kirk was absent.*

**4. BUSINESS OF VISITORS** *There was no business of visitors.*

**5. OLD BUSINESS**

- a. Discuss and approve the minutes of the regular council meeting held December 15<sup>th</sup>, 2020. *A motion to accept the minutes as presented was made by Mr. Justin Wright and seconded by Mr. AJ Jinkins to approve the minutes of regular council meeting December 15<sup>th</sup>, 2020; all members were in favor, and motion passed.*
- b. Discuss and consider action on Financial, Court, Technology and Building Security, Code Enforcement and other December Monthly Reports. *Mrs. Nicole Hardesty made a motion to approve the December monthly reports, with a second from Mr. Corey Thomas. All members were in favor and motion carried.*
- c. Discuss and Consider Quarterly Investment Report for 1st Quarter of 2020-2021 Fiscal Year. *Mr. Justin Wright made a motion to approve the Quarterly Investment Report for 1<sup>st</sup> Quarter of 2020-2021 Fiscal Year. Mr. Corey Thomas seconded the motion, all members were in favor, and motion carried.*
- d. Discuss and consider action on drainage improvement projects and updates from Drainage Liaison Corey Thomas. *Mr. Corey Thomas requested council consider replacing culverts at 6210 E. Stephen F. Austin. Mr. Glenn Jordan made a motion to approve repairs to the culverts in an amount not to exceed \$500. Mr. Justin Wright seconded the motion, all members voted in favor, and motion carried.*
- e. Discuss and consider participating in filing an easement for a proposed Public Water Well located at 7102 Highway 36, Jones Creek, TX also known as JC Korner. *Mr. Justin Wright and Mr. AJ Jinkins made a motion and second, respectively, to table discussion regarding an easement for a proposed Public Water Well located at 7102 Highway 36, Jones Creek, TX until the next council meeting. The motion carried after a full favorable vote from council.*
- f. Discuss and consider improved water quality for Jones Creek residents including allowing staff to consider options to evaluate current water quality. *A motion to table discussion regarding improved water quality for Jones Creek residents was heard from Mr. Justin Wright and a second from Mr. Glenn Jordan. All members voted in favor and motion passed.*



*Mr. Corey Thomas made a motion to move to line item 6(a.) with a second from Mr. Glenn Jordan. All members were in favor and motion passed.*

- g. *Discuss and consider the cost of \$95,000 for the Interlocal Agreement Project Request Summary submitted to the Brazoria County Engineer's Office. After moving back to line item 5(g.) from line item 6(a.) and a lengthy discussion amongst council, Mrs. Nicole Hardesty made a motion to approve the projects of East Stephen F. Austin, Frontier Lane, and partial sections of Stephen F. Austin; and, Mr. Justin Wright seconded the motion. Mr. Justin Wright, Mr. Corey Thomas, Mrs. Nicole Hardesty, and Mr. Glenn Jordan vote aye; and, Mr. AJ Jinkins abstained.*

*Mr. Glenn Jordan made a motion to move to line item 6(j.) and Mr. AJ Jinkins seconded the motion. All members voted in favor and motion passed.*

- h. *Discuss and consider speeding concerns on Peach Point Road and Live Oak Drive. Council moved back to line item 5(h.) from line item 6(j.) and began discussion regarding speeding concerns on Peach Point Road and Live Oak Drive. A motion to move this item to the Safe Street Committees agenda was heard from Mr. Justin Wright and seconded by Mrs. Nicole Hardesty. All members voted in favor and motion carried.*
- i. *Discuss and consider the donation of plants by the Utility Research Garden for the Jones Creek Beautification Committee to giveaway to residents. Mr. Corey Thomas made a motion to accept the donation and directed the Beautification Committee to coordinate an event to giveaway to residents. Mr. Glenn Jordan seconded the motion, all members were in favor, and motion passed.*
- j. *Discuss and consider appointing to vacant Planning Commission seat. Mr. AJ Jinkins made a motion to appoint Mr. Richard Martin to the vacant Planning Commission seat. Mr. Corey Thomas seconded the motion and all members were in favor. Motion passed with full favorable vote.*
- k. *Discuss and consider appointing to vacant Beautification Committee seat. Mrs. Nicole Hardesty made a motion to appoint Mr. AJ Jinkins to the vacant Beautification Committee seat with a second from Mr. Glenn Jordan. All members were in favor and motion passed.*

## **6. NEW BUSINESS**

- a. *Joint Public Hearing of the Zoning Commission and City Council on an application to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. After moving from line item 5(f.), several people spoke during a public hearing on an application to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to*



*operate a Game Room in an area zoned C-Commercial District. Those people included the applicant Mr. Mike Jordan and General Manager Mr. Thaeer Bataineh; Mr. Robert McNeese, neighbor; Marshal William Tidwell; and several council and zoning members.*

*Mr. Justin Wright made a motion to table further discussion regarding the special use permit until the next council meeting of February 16<sup>th</sup>, 2021. Mr. AJ Jinkins seconded the motion, all members voted in favor, and motion passed.*

*Council proceeded with their meeting and moved back to discussion under line item 5(g).*

- b. *The Zoning Commission: Discuss and Approve a Final Report to Village Council to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. No action taken at this time.*
- c. *The Planning Commission will be excused from meeting. The planning commission was excused from the meeting at 7:15 p.m.*
- d. *The City Council: Receive Final Report by Zoning Commission regarding a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. There was no action at this time.*
- e. *The City Council: Discuss and Consider approval of specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. There was no action at this time.*
- f. *Discuss and Consider Ordinance Calling for General Election on May 1<sup>st</sup>, 2021. Mrs. Nicole Hardesty made a motion to approve an Ordinance Calling for the General Election on May 1<sup>st</sup>, 2021. Mr. Corey Thomas seconded the motion, all members were in favor, and motion passed.*
- g. *Discuss and Consider Contract with Brazoria County Elections Department for the General Election on May 1<sup>st</sup>, 2021. Mr. Glenn Jordan made a motion and Mrs. Nicole Hardesty seconded to approve a contract with the Brazoria County Elections Department for the General Election on May 1<sup>st</sup>, 2021. Motion passed after a full favorable vote by council.*
- h. *Discuss and Consider Designation of Representative and Alternate to the HGAC 2021 General Assembly. Mr. Glenn Jordan made a motion to appoint Mrs. Nicole Hardesty as a Representative and Mr. Justin Wright as an Alternate Representative for the HGAC 2021 General Assembly. Mr. AJ Jinkins seconded the motion, all members voted in favor, and motion passed.*
- i. *Discuss and Consider Code Enforcement Department being performed by the Marshal's Department. After a lengthy discussion amongst council, Mr. Justin*



*Wright made a motion to assign the Code Enforcement Department to be performed by the Marshal's Department for a three (3) month interim basis and Mr. AJ Jinkins seconded the motion. Mr. Justin Wright, Mrs. Nicole Hardesty, and Mr. AJ Jinkins voted aye; Mr. Glenn Jordan and Mr. Corey Thomas voted nay; and, motion carried by a majority vote.*

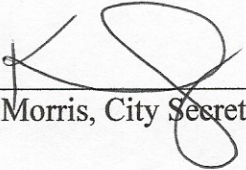
- j. Discuss and Consider Fiscal Year 2018/2019 Audit Report from Curtis Craig, C.P.A. Council heard from Mr. Curtis Craig regarding the Fiscal Year 2018/2019 Audit Report after moving from line item 5(h.). Mr. Justin Wright made a motion to accept the final report with a second from Mr. Corey Thomas. All members voted in favor and motion passed.

*Mr. Glenn Jordan made a motion to move back to line item 5(h.) with a second from Mr. Justin Wright. All members voted in favor and motion passed.*

- k. Discuss and Consider directing City Staff and City Attorney to inquire about current status of Debris Monitoring, Removal, and Emergency Right-of-Way Clearing Services and Contracts. Mr. Justin Wright and Mrs. Nicole Hardesty made a motion and second respectively to directing City Staff and City Attorney to inquire about current status of Debris Monitoring, Removal, and Emergency Right-of-Way Clearing Services and Contracts. All members voted in favor and motion passed.
- l. Discuss and Consider a Resolution Amending the Village of Jones Creek Investment Policy. Mr. Corey Thomas made a motion to approve a resolution amending the Village of Jones Creek Investment Policy with a second heard from Mr. Glenn Jordan. All members voted in favor and motion passed.
- m. Discuss and Consider scheduling FEMA required courses for elected officials. Mr. Corey Thomas made a motion to choose to complete the FEMA required courses for elected officials online. Mr. Justin Wright seconded the motion, all members voted in favor, and motion passed.
- n. Discuss and Consider approval of TML Health Renewal Notice and Benefit Verification Form. Mr. Corey Thomas made a motion to approve the TML Health Renewal and Benefit Verification Form. Mr. Glenn Jordan seconded the motion, all members were in favor, and motion passed.

7. **ADJOURNMENT** A motion was made by Mr. AJ Jinkins and seconded by Mr. Glenn Jordan to adjourn the meeting at 8:28 p.m., all members were in favor, and motion passed.

ATTEST:

  
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Kimberly Morris, City Secretary/Administrator

  
Terry Jeffers, Mayor