

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of the City of Lake Jackson met on Monday, June 7, 2021 at 5:00 p.m. in Special Session and Regular Session at 25 Oak Drive, Lake Jackson, Texas, Lake Jackson City Hall with the following in attendance:

Gerald Roznovsky, Mayor
Jon “JB” Baker, Mayor Pro Tem
Vinay Singhanian, Councilmember
Matt Broaddus, Councilmember
Buster Buell, Councilmember

Modesto Mundo, City Manager
Meagan Borth, Assistant City Manager
Alice A. Rodgers, City Secretary
Sherri Russell, City Attorney
Sal Aguirre, City Engineer
Sabrina England, Public Works Director
David Walton, Building Official
Pam Eaves, Finance Director
Jeremy Bubnick, Parks and Recreation Director
Lora Marie Bernard, PIO
Milford John-William, Asst. to City Manager
Tina Doyle, Code Enforcement Officer

SPECIAL SESSION AGENDA - 5:00 P.M.

INTERVIEW AND DELIBERATE THE APPOINTMENT OF APPLICANTS TO SERVE ON THE VARIOUS BOARDS, COMMISSIONS AND ADVISORY BOARDS

Council interviewed the following applicants:

Doug Smith
Wende Hester
Nicole Larson
David Bacica
Jesse Glatz
Ariel Lara
Brad Whitehead

Mayor Roznovsky convened the meeting in executive session at 5:30 p.m.

Mayor Roznovsky reconvened to open session at 5:43 p.m.

On motion by Council member Buell second by Council member Singhanian with all members present voting “aye” Ariel Lara and David Bacica were appointed to serve on the Lake Jackson Development Board, and Josie LaChance was reappointed to serve.

On motion by Council member Mathew Broaddus second by Council member Buell with all members present voting “aye” the following appointments were made:

Locke Sanders, John Fey and Joe Rinehart were re-appointed to serve two-year terms on the Planning Commission.

Shannon Biar and Kevin Land were re-appointed to serve a two-year term. Doug Smith was appointed to serve a two-year term on the Traffic Commission.

Elaine Conley and Debra Perry were re-appointed to serve two-year terms. Nicole Larson was appointed to serve a two-year term on the Parks and Recreation Board.

Mary Meyers and Stephanie Zamora were re-appointed to serve two-year terms on the Library Board.

Stacy Lewis, Darren Merritt and Marsha Albert were re-appointed to serve two-year terms on the Keep Lake Jackson Beautiful Board. Wende Hester and Jennifer Fort were appointed to serve a two-year term.

Cotton Tyler and Stephen Shawver were re-appointed to serve two-year terms on the Zoning Board of Adjustments.

Ariel Lara, Jesse Glatz and Brad Whitehead was appointed to serve on the Charter Review Commission.

APPOINT CITY COUNCIL MEMBERS TO SERVE AS COUNCIL LIAISONS TO VARIOUS BOARDS, COMMISSIONS AND ADVISORY BOARDS

Mayor Roznovsky asked that this be on the next agenda.

REGULAR MEETING AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

Council member Broaddus led the pledge of allegiance.

INVOCATION

Pastor Lynne Settlemyer, First United Methodist Church led the invocation.

VISITORS COMMENTS

There were no visitor comments.

COMMENDATIONS

There were no commendations.

ANNUAL PRESENTATION FROM THE BRAZOSPORT CHAMBER TOURISM

Edith Fischer, Director of Tourism, presented the annual report from the Brazosport Chamber Tourism.

PRESENTATION OF 211 PROGRAM – BRYAN SIDEBOTTOM

Bryan Sidebottom presented information on the 211 program.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

CONSENT AGENDA

A. Approval of minutes – May 17, 2021

B. Accept Board and Commission Minutes

1. Planning Commission Minutes 050421
 2. KLJB Minutes 021
 3. Traffic Agenda 060821
- C. Approve KM&L LLC Auditors for FY 2021 Audit
- D. Approve one year extension of fuel bid to Midtex Oil for Unleaded and Diesel Fuel for Service Center transport load with a markup rate of .0125 fuel and .0125 for diesel; The Wilderness Golf Course tank wagon load with markup rate of .1100 for fuel and .1100 for diesel

On motion by Council member Buell second by Council member Singhania with all members present voting “aye” the consent agenda was approved as follows:

- A. Approval of minutes – May 17, 2021 – approved
- B. Accept Board and Commission Minutes – accepted with thanks
4. Planning Commission Minutes 050421
 5. KLJB Minutes 021
 6. Traffic Agenda 060821
- C. Approve KM&L LLC Auditors for FY 2021 Audit - approved
- D. Approve one year extension of fuel bid to Midtex Oil for Unleaded and Diesel Fuel for Service Center transport load with a markup rate of .0125 fuel and .0125 for diesel; The Wilderness Golf Course tank wagon load with markup rate of .1100 for fuel and .1100 for diesel - approved

DISCUSS AND CONSIDER REQUEST FOR DISANNEXATION OF LOT 1 OF THE MCELYA SUBDIVISION, 777 COUNTY ROAD 698 – MICHAEL LASAGNA

Modesto Mundo stated that Mr. Lasagna sent him an email regarding his tax bill and asked what city services he was paying taxes for. Mr. Mundo stated this property was annexed in 1973 and since that time the City has not extended utilities to the site. We have occasionally patrolled the area, but it is infrequent.

Based on the difficulty of providing service to the area and no immediate plans to extend utilities to the area staff recommends disannexing the property. If Council is agreeable, the City Attorney will prepare an ordinance contracting the City’s boundaries as per the Charter requirements.

Mr. Lasagna was present to request the City to disannex his property located 777 County Road 698 for lack of city services.

On motion by Council member Buell second by Council member Baker with all members present voting “aye” approval was granted to begin disannexation procedures for this property.

DISCUSS AND CONSIDER LIVE STREAMING OF CITY COUNCIL AND PLANNING COMMISSION MEETINGS ON FACEBOOK AND YOUTUBE AND RUNNING RECORDED MEETINGS ON THE CITY CABLE CHANNEL

Meagan Borth introduced this item as part of the strategic plan. She stated that the equipment could be purchased through the PEG Fund. She stated there are several cities in the county that are currently streaming their meetings.

The meeting would be streamed live via Facebook and YouTube and recorded to run on the city’s cable TV channel.

RESOLUTION AMENDING THE PEG FUND IN THE AMOUNT OF \$20,000 FOR THE AUDIO-VISUAL UPGRADES IN THE COUNCIL CHAMBERS FOR VIRTUAL MEETINGS

On motion by Council member Singhania second by Council member Broaddus with all members present voting “aye” a resolution amending the PEG Fund in the amount of \$20,000 for the audio-visual upgrades in the council chambers for virtual meetings was approved.

REVIEW OF YARD PARKING ORDINANCE TO DETERMINE IF ANY CHANGES ARE NEEDED

Tina Doyle, Code Enforcement Officer stated the yard parking ordinance was adopted in 2019. The department did not issue citations during 2020 with the COVID pandemic.

Ms. Doyle and David Walton reviewed the process Code Enforcement has for the yard parking.

Initial inspection is initiated by citizen complaint or Code Officer Observation

- Pre-Covid – Personal contact at time of observation and/or notice on vehicle
- Covid – Initial notification on vehicle and letter mailing
- Reinspection after 3 days
- Warning letter mailed – 7 day compliance
- Reinspection after 7 days
- Court citation mailed from Municipal Code.
- Close case after abatement

Mr. Walton stated that there is an increase of parking in the street with this ordinance making it difficult for sanitation and first responders to traverse the street.

Discussion followed on the materials of the improved surface and a need for an improved drive area to get to the improved surface to prevent rutting the yard between the street and the parking area.

Rhonda Seth asked that this ordinance be removed she did not feel the city should micromanage the property owners’ and respect property rights.

Council asked for a subcommittee made up of Mayor Roznovsky, Meagan Borth, David Walton and Tina Doyle to review the current ordinance to see if changes or updates need to be made.

APPROVE CONTRACT WITH ADVANCED WATER WELL TECHNOLOGIES THROUGH THE BUYBOARD CONTRACT #589-19 IN AN AMOUNT NOT TO EXCEED \$70,750

At the end of last year this well went out of service. When TCEQ was conducting their final investigation for the water event last fall it was determined the city is out of compliance with their capacity report. Staff proposes to contract with Advanced Water Well Technologies to complete these repairs. Of the total \$70,750 is for services at buy board pricing and \$29,978 will cover the material and parts needed. Staff proposes to stabilize and centralize the existing well casing and install a new carbon steel sleeve from ground level to @ 290’ to complete the structural repair. A multi-phase chemical treatment will then be used to clean and develop the screens and finish with conducting a pump test to verify actual current capacity.

On motion by Council member Singhania second by Council member Buell with all members present voting “aye” approval was granted for a contract with Advanced Water Well Technologies through the Buyboard Contract #589-19 in an amount not to exceed \$70,750.

APPROVE SENDING THE FOLLOWING PROJECTS TO LJDC FOR APPROVAL:

During budget preparation each year, any ½ Cent projects that are proposed by staff to be funded by the Economic Development Fund must be taken to the Lake Jackson Development Corporation for approval.

Before the board approves them and sends them back to Council, projects under \$500,000 need one public hearing and projects over \$500,000 require two public hearings. These hearings typically occur in June or early July. Staff is anticipating that both hearings will take place in mid to late June this year.

Therefore, staff is currently asking for permission from Council to bring forward the following proposed ½ Cent projects to LJDC for consideration (see attached page for details on specific projects):

1. Miscellaneous Repairs at the Wilderness Golf Course \$187,000
2. Recreation Center Improvements \$220,000
3. Ballfield Fence Replacement \$100,000
4. Miscellaneous Park Projects \$106,000
5. Parking Lot Resurfacing \$127,000
6. Hike, Bike and Water Trails \$100,000
7. Transfer to General Fund for Recreation Center Operations \$400,000
8. Playground Replacements \$1,370,000 in Certificates of Obligations
9. Restroom/Concession Stand Replacements \$2,130,000 in Certificates of Obligations

On motion by Council member Buell second by Council member Broaddus with all members present voting “aye” approval was granted for the projects presented to be sent to the Lake Jackson Development Corporation for public hearing and consideration.

AWARD STREET PANEL REPLACEMENT BID FOR BANYAN STREET, CHERRYWOOD STREET AND OYSTER CREEK DRIVE TO HTI CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$200,000

Street Panel Repairs on Banyan Street, Cherrywood Street & Oyster Creek Drive / Project #21-03-0662 is this current year’s pavement replacement of spot repairs as selected by the Public Works department. This differs from the arterial street repair programs in the past as it is earmarked for local classified streets. This project stays in line with prior segmental repair procedure as those in the past given the limited funding available.

Bids were opened on June 2, 2021 on this project with encouraging response of a number of competitors and competitive results which gives us signs of a post Covid awakening interest for municipal work in the region.

Company	City	Bid	Calendar Days
HTI Construction	Rosenberg	\$154,060.00	90
H&N Construction	Houston	\$156,217.00	60
Matula & Matula	Lake Jackson	\$156,836.00	75
General Petro Chem	Pearland	\$163,113.13	120
Aranda Industries	Houston	\$175,670.00	75
S&C Construction	Navasota	\$185,311.00	180
JBRI Construction	Santa Fe	\$197,382.00	60
Sorrell Construction	Freeport	\$222,000.00	90

Staff is recommending award to HTI Construction as the responsive low bidder in the amount of \$154,060.00 with not to exceed \$200,000.00 for contingency and possible addition of adjoining pavement if needed.

On motion by Council member Singhania second by Council member Baker with all members present voting “aye” bid was awarded for the street panel replacement project for Banyan Street, Cherrywood

Street and Oyster Creek Drive to HTI Construction in an amount not to exceed \$200,000.

DISCUSS CIP (CAPITAL IMPROVEMENT PROJECTS)

Meagan Borth reviewed the changes:

General Project Fund changes: City Hall improvements were increased from \$100,000 to \$200,000; Creekside Bridge Payoff was added for \$250,000; The bond projects were removed from the short sheet; the Shypond project was removed from the CIP since it was approved as a budget amendment.

Mayor Roznovsky asked that staff to insure the new above ground fuel tanks have gravity flow in the event of power outages vehicles can still be filled.

The Utility Project Fund changes: added back in the lateral line repair program \$50,000; lift station upgrades were lowered to \$400,000.

Remaining bond fund monies will be used for: \$300,000 the Brazos Canal on the general fund side; two projects for the utility side would be rehabbing the headworks and lift station 1 wet well.

Ms. Borth stated the second round of the COVID monies is called the American Relief Fund, the city was allocated \$5.9 million dollars. The first portion should have been received in May. That money can be used for infrastructure and loss of revenue of services such as the Civic Center or Recreation Center. Staff will bring Council a list of priorities for projects to use these funds for.

CITY MANAGER UPDATE

1. Update on the Future Closure of Seabreeze Recycling Center – next agenda item
2. Governor’s Community Achievement Award Update

Mr. Mundo stated that the city has been notified that the Seabreeze Recycling Center will be closing in a year. Staff is currently working on possible solutions for the city. Council asked that this be on the next agenda for discussion.

Mr. Mundo stated the Governor’s Community Achievement Award that was originally proposed as a tree statue is now a monument to be placed at the corner of Oak Drive and SH288/332. The bids came in much higher than expected for the tree statue, so it has been modified to a monument.

CONSTRUCTION PROJECT UPDATES

- a. Construction Funds Financial Update
- b. General Fund Projects
- c. Utility Fund Projects

Sal Aguirre reviewed the ongoing projects.

ITEMS OF COMMUNITY INTEREST

Council member Buell said the Friday night concerts on the plaza have been very good.

Council member Broaddus stated that tomorrow is last day for early voting.

Mayor Roznovsky stated he participated and attended the new recruits at the army recruiting office this past Friday he said it was a great experience.

Mayor Roznovsky said with all the projects in the CIP for the half cent monies, he would like to talk about the property at the end of Timbercreek Drive on a near agenda to discuss selling.

ADJOURNMENT

There being no further business the meeting adjourned at 8:27 p.m.

These minutes read and approved this _____ day of _____ 2021.

Gerald Roznovsky, Mayor

Alice Rodgers, City Secretary