

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the Lake Jackson Development Corporation of the City of Lake Jackson met in Regular Session on Wednesday, June 8, 2022, at 11:30 a.m. with the following present:

Lisa Pauls, Chair
Pinkey Hartline
Mike Walls
David Bacica
Gerald Roznovsky

Modesto Mundo, City Manager
Milford John-Williams, Asst. to City Manager
Robin Hyden, Parks and Recreation Director
Sherri Russell, City Attorney
Anamaria Acuña, Asst. City Secretary

Absent:

Ariel Lara
Jon Baker

SWEAR IN MEMBERS

Ms. Acuña administered the oath of office to Ms. Pauls, Mr. Hartline, and Mr. Walls.

VISITORS COMMENTS

There were no visitor comments.

APPROVAL OF MINUTES - APRIL 14, 2022

On motion by Mr. Bacica seconded by Mr. Hartline with all present members voting "aye," the minutes were approved as presented.

REVIEW UPDATED HALF-CENT SALES TAX CIP PROJECTS

Ms. Hyden discussed the overview of the half-cent projects submitted:

- Dehumidification systems – Pool Pak
- Natatorium room re-piping
- Leisure pool resurfacing
- Network video surveillance additions/ upgrades
- Exterior paint/ Parking lot restriping for recreation center
- Civic Center Projects
 - Budget to buy new chairs
 - New flooring in the plaza room
 - Create Gazebo in the outside patio – multi-functional uses & benefits
- Jasmine Hall to be renovated
- Downtown landscape
- Gulf course repairs / replace the electrical fencing
- MacLean Park's softball field netting replacements
- Suggs Park fencing replacements

Mayor Roznovsky commented on the importance of spreading out the costs each year. He also suggested pulling off the netting during off season. Ms. Hyden explained that it would not be practical because softball only has a few months off and servicing them may take longer.

Mr. Bacica requested a status update on the dehumidification systems. Ms. Hyden explained that they are all set and are waiting on approval to start the bidding process. Mr. Mundo shared that they are awaiting to approve this year's budget before starting the bid process.

REVIEW FY 2022-23 BUDGET

Mr. Mundo went over the 2022-23 budget:

ECONOMIC DEVELOPMENT FUND

<i>RESOURCES</i>	ACTUAL 2020-21	BUDGET 2021-22	ESTIMATED 2021-22	PROPOSED 2022-23
Fund Balance	\$ 2,115,750	\$ 3,504,159	\$ 3,504,159	3,746,911
Revenues				
Half Cent Sales Tax	\$ 3,745,982	\$ 3,450,000	\$ 4,088,000	4,170,000
Miscellaneous		0	0	0
Interest Income	3,441	0	4,000	2,500
	\$ 3,749,424	\$ 3,450,000	\$ 4,092,000	4,172,500
Total Resources	\$ 5,865,174	\$ 6,954,159	\$ 7,596,159	7,919,411
<i>EXPENDITURES</i>	ACTUAL 2020-21	BUDGET 2021-22	ESTIMATED 2021-22	PROPOSED 2022-23
Transfer to Econ. Devl. Debt Serv.	\$ 1,326,074	\$ 1,341,239	\$ 1,116,148	1,715,060
Landscaping Maintenance	42,341	97,660	140,000	100,000
New Skate Park at MacLean/ Repairs (\$605,000)		675,000	675,000	
Golf Course Lake Dredging	18,000			
Misc Repairs at Golf Course		187,000	187,000	120,000
Recreation Center		220,000	220,000	
Ballfield Fence Replacement		100,000	100,000	
Parking Lot Resurfacing		227,000	227,000	
Misc Park Projects		106,000	106,000	
Rec Center Nat. Dehumidification System				600,000
Rec Center Pump Room Repiping				70,000
Rec Center Leisure Pool Resurfacing				73,000
Rec Center Network Video Recorder-Surveillance				15,500
Rec Center Exterior Paint & Parking Lot Restripe				75,000
Civic Center Replace Banquet Chairs				90,000
Civic Center New Flooring - Plaza				24,000
Civic Center Fountain Removal / Gazebo Install				185,000
Jasmine Hall Renovations				30,000
Downtown - Install Pavers in Median				50,000
MacLean - Girls Youth Softball Safety Netting Repl				35,000
Suggs Park - Suggs Baseball Complex Fencing				125,000
Transfer to Golf Debt Service	459,600	428,100	428,100	382,500
Golf Course Operating	165,000	500,000	250,000	500,000
Transfer to General Fund	350,000	400,000	400,000	450,000
Total Expenditures	\$ 2,361,015	\$ 4,281,999	\$ 3,849,248	4,640,060
Ending Fund Balance	\$ 3,504,159	\$ 2,672,160	\$ 3,746,911	3,279,351

Mr. Mundo shared that they ended the year well off which is why they were able to budget for other projects.

The golf course will be paid off by next year and will again be budgeted at the maximum set by the board. Mr. Mundo explained that the revenue is based on playable days and explained that the maximum budget is set in case there are hurricanes or extreme weather.

Mr. Mundo then reviewed the financial plan below:

Lake Jackson Development Corporation Financial Plan

	Actual 2020 - 21	Estimated 2021 - 22	Proposed 2022 - 23	Projected 2023 - 24	Projected 2024 - 25	Projected 2025 - 26
FUND BALANCE	\$2,115,550	\$3,046,458	\$3,071,619	\$2,604,059	\$2,800,000	\$3,160,000
REVENUES						
Half Cent Sales Tax	3,745,982	4,088,000	4,170,000	4,250,000	4,340,000	4,430,000
Miscellaneous Interest Income	3,441	4,000	2,500	2,500	2,500	2,500
Total Revenues	\$3,749,423	\$4,092,000	\$4,172,500	\$4,252,500	\$4,342,500	\$4,432,500
EXPENDITURES						
Transfer to Recreation Operations Restrooms & Rec Center CO \$3.5M at 10 years at 3% Parks and Recreation Projects	350,000	400,000	450,000	450,000	450,000	450,000
	Included in total debt service					
Recreation Subtotal	807,500	1,728,000	1,822,500	1,824,000	1,792,000	450,000
Economic Development Debt Service	1,326,074	1,341,239	1,715,060	1,517,935	1,473,374	1,431,680
S. Parking Place Design Downtown Maintenance	42,341	140,000	100,000	100,000	100,000	100,000
Economic Development Subtotal	1,368,415	1,481,239	1,815,060	1,617,935	1,573,374	1,531,680
Golf Course Projects	18,000	187,000	120,000	119,000	122,000	
Golf Course 2016 Brazos River Flood Golf Course Debt Service	459,600	420,600	382,500			
Golf Course Operating Reserve	165,000	250,000	500,000	500,000	500,000	500,000
Golf Course Subtotal	642,600	857,600	1,002,500	619,000	622,000	500,000
Total Expenditures	2,818,515	4,066,839	4,640,060	4,060,935	3,987,374	2,481,680
Net Revenues (Expenditures)	930,000	30,000	(470,000)	190,000	360,000	1,950,000

ENDING FUND BALANCE	\$3,046,458	\$3,071,619	\$2,604,059	\$2,800,000	\$3,160,000	\$5,110,000
TARGET FUND BALANCE	1,341,239	1,715,060	1,517,935	1,473,374	1,431,680	
Over/ (under) target balance	\$1,705,219	\$1,356,559	\$1,086,124	\$1,326,626	\$1,728,320	\$5,110,000

Mr. Mundo explained that they will need to revisit the debt plan because the chart may need to be updated by the date of the public hearing.

UPDATE ON BUSINESS DEVELOPMENTS IN THE AREA

Mayor Roznovsky updated the board on new business and developments:

- Julia’s Donuts will open soon.
- Harbor Freight is moving forward.
- McAlister’s
- La Madeleine is recruiting.
- Regal storage is looking to expand behind their existing facility.
- Grazia is moving forward.
- Taco Bueno is now open.

Mayor Roznovsky mentioned that there was an interest from a restaurant regarding Downtown’s revitalization. Mr. Mundo noticed construction has not limited businesses downtown as he visited The Local and they were still busy even with the construction.

Mayor Roznovsky mentioned that council is presented with a report of known businesses coming to Lake Jackson.

Ms. Pauls asked about the Harmony Park development. Mr. Mundo answered that it will be townhomes.

Mayor Roznovsky mentioned that the development on Huisache will be Lakewood Manor townhomes for lease.

Ms. Pauls asked for updates on the project near Buc-ee’s. Mr. Walton will have a conversation with the developer because it could be a hazard if they cannot move forward during hurricane season

Mayor Roznovsky also noted that the PID for Phase 4 of Northwood was approved.

ITEMS OF COMMUNITY INTEREST

- Ms. Hyden stated that the skate park is ahead of schedule, and they are planning a grand opening.
- Mayor Roznovsky mentioned that there have been updates on mountain bike trails in Lake Jackson. Updates are posted on Lake Jackson Bike Association on Facebook.
- Mr. Bacica questioned what the trails renovations are going to consist of? Ms. Hyden answered that they are waiting for asphalt.
 - Parts of Dunbar have started.
 - Waiting on the completion of Suggs Park.
 - Holding off on PeeWee’s parking lot because they will be craning in the new concession stand.
- Ms. Hyden noted the restrooms for Dunbar and Peewee are moving forward and getting built.
- New playground equipment for Pecan Park was approved by council.

- Mr. Hartline asked for a Timbercreek park update:
 - Ms. Hyden mentioned that they need to remove the old playground equipment before they auction the land. She confirmed that the new park will be built before they sell the old park property.
- Mayor Roznovsky reminded everyone about the weekly summer concert series.

Next scheduled meeting will be on Thursday, July 7, 2022 at 12:00 p.m. for the first public hearing to consider the CIP Projects. The second public hearing will be on Thursday, July 14, 2022 at 5:30 p.m.

Next regular meeting is tentatively set for Thursday, September 29, 2022 at 12:00 p.m.

ADJOURNMENT

There being no further business The Lake Jackson Development Corporation adjourned at 12:50 p.m. These minutes read and approved this _____ day of _____, 2022.

Lisa Pauls, Chair

Sally Villarreal, City Secretary