

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 Thursday, June 15, 2023, at 12:00 p.m. with the following present:

Lisa Pauls, Chair	Modesto Mundo, City Manager
Gerald Roznovsky	Riazul Mia, Asst. City Manager
Mike Walls	Milford John-Williams, Asst. to the City Manager
David Bacica	Anamaria Acuña, Asst. City Secretary
Jon "J.B." Baker	Robin Hyden, Parks and Recreation Director
Ariel Lara	
Pinkey Hartline	

VISITOR COMMENTS –

Mr. Mundo introduced the new Assistant City Manager, Riazul Mia.

APPROVAL OF MINUTES - March 29, 2023

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

REVIEW UPDATED HALF-CENT SALES TAX CIP PROJECTS

Ms. Hyden went over the half-cent projects.

She began by discussing ongoing projects:

- The new poolpak has arrived but they will have to delay re-opening the pool. They hope to have the pool open by Wednesday.
- The exterior of the recreation center was repainted.

Ms. Hyden explained the projects planned for this year:

- Floors and banquet chairs at the civic center have all been replaced.
- Jasmine Hall renovations included repainting and replacing the flooring.
- Golf Course DG repairs are completed.
- The Girl's Softball field is having difficulties finding the netting to replace.
- Pending engineering to finish their bid packets for softball fencing (ETA will be by the end of the summer).

***Future Projects:***

- The natatorium duct soc will need to be replaced.
- Ms. Hyden would like an architect to draw plans so they can renovate the locker rooms at the recreation center. They would like to reduce the number of current lockers and include privacy for changing.

- The civic center will need to replace the exterior stucco because it is cracking. This is important because it will waterproof the building. They will need to include engineering because it is over \$250,000.
- Jasmine Hall needs additional updates as they would like to add storage, restroom repairs and renovate the kitchen area.
- Downtown Parkways – The city will need to provide extra parking once the TDECU park is complete.
- The Golf Course will need to add more decomposed granite (DG) to certain areas, prune and remove several hazardous trees throughout the property and replace the cart path. The clubhouse also needs their wood deck replaced as it is a safety hazard.
- MacLean’s Dog Park needs pedestrian lights installed as it is heavily used.
- The Girl’s softball fencing needs to be replaced as soon as possible, this has been on the list every year and repairs are not holding up.
  - Mayor Roznovsky asked what type of gauged fence will be replacing the current one. Ms. Hyden explained that it will be to specs as required.
- Re-establish drainage on both the soccer and baseball fields.

Ms. Hyden mentioned the Dunbar Park restrooms are in and should be open by tomorrow, June 16<sup>th</sup>. Pee Wee should be completed by mid-July.

Ms. Hyden also explained this was not on the list provided, but the recreation center will have to resurface the outdoor pool. A large piece fell out, but they have repaired it to where it’s safe and operable. They will need to replaster and connect existing water lines to the water slide. This estimated project is approximately \$65,000 to \$75,000.

Ms. Pauls thanked Ms. Hyden for her report.

REVIEW FY 2023-2024 BUDGET

Mr. Mundo went over the fiscal year budget. The revised budget includes the removal of the gazebo installation which will be deferred. They may go with smaller sizes.

**ECONOMIC DEVELOPMENT FUND**

<i>RESOURCES</i>	ACTUAL	BUDGET	ESTIMATED	PROPOSED
	2021-22	2022-23	2022-23	2023-24
<b>Fund Balance</b>	\$ 3,504,159	\$ 4,069,533	\$ 4,069,533	\$ 3,744,188
<b>Revenues</b>				
Half Cent Sales Tax	\$ 3,968,733	\$ 4,103,200	\$ 4,137,500	\$ 4,180,000
Miscellaneous	0	0	0	0
Interest Income	16,361	2,500	193,714	200,000
	<u>\$ 3,985,094</u>	<u>\$ 4,105,700</u>	<u>\$ 4,331,214</u>	<u>4,380,000</u>
<b>Total Resources</b>	<b>\$ 7,489,252</b>	<b>\$ 8,175,233</b>	<b>\$ 8,400,748</b>	<b>8,124,188</b>

<i>EXPENDITURES</i>	ACTUAL	BUDGET	ESTIMATED	PROPOSED
	2021-22	2022-23	2022-23	2023-24
Transfer to Econ. Devl. Debt Serv.	\$ 1,333,743	\$ 1,715,060	\$ 1,715,060	\$ 1,517,935
Landscaping Maintenance	74,340	100,000	100,000	100,000
New Skate Park at MacLean/ Repairs (\$605,000)	643,797			
Misc Repairs at Golf Course	75,895	120,000	120,000	185,000
Recreation Center	201,054			
Ballfield Fence Replacement	809			
Parking Lot Resurfacing	11,705			
Misc Park Projects	103,776			
Rec Center Nat. Dehumidification System		600,000	600,000	
Rec Center Pump Room Repiping		70,000	68,000	
Rec Center Leisure Pool Resurfacing		73,000	68,000	
Rec Center Network Video Recorder-Surveillance		15,500	22,000	
Rec Center Exterior Paint & Parking Lot Restripe		75,000	82,000	
Civic Center Replace Banquet Chairs		90,000	90,000	
Civic Center New Flooring - Plaza		24,000	24,000	
Civic Center Fountain Removal / Gazebo Install		(185,000)		
Azalea Road Constructions		750,000	495,000	
Jasmine Hall Renovations		30,000	30,000	50,000
Downtown - Install Pavers in Median		50,000	50,000	
MacLean - Girls Youth Softball Safety Netting Repl		35,000	35,000	
Suggs Park - Suggs Baseball Complex Fencing		125,000	125,000	
Transfer to Golf Debt Service	459,600	382,500	382,500	
Golf Course Operating	165,000	500,000	200,000	500,000
Natatorium Duct Sock Replacement				60,000
Rec Center Locker Room Renovations				42,500
Exterior Stucco/Paint				250,000
Downtown TDECU Parking Lot Supplement				100,000
Girls Youth Softball Fencing				300,000
Dog Park LED Lights				60,000
MacLean -Reestablish Drainage				45,000
Transfer to General Fund	350,000	450,000	450,000	450,000
<i>Total Expenditures</i>	<u>\$ 3,419,719</u>	<u>\$ 5,020,060</u>	<u>\$ 4,656,560</u>	<u>3,660,435</u>
<i>Ending Fund Balance</i>	<u>\$ 4,069,533</u>	<u>\$ 3,155,173</u>	<u>\$ 3,744,188</u>	<u>4,463,753</u>

The Azalea Road construction was approved for \$750,000, but the new estimate is \$495,000. The city has not signed the contract to begin work until the TDECU contract is completed.

Mr. Mundo noted they are done paying off the Golf Debt Service. He also mentioned the golf course operating budget has been reduced because staff believes it's too high.

The landscape maintenance line was increased and designated to help take care of downtown's increased mowing.

According to LJDC's financial plan, Mr. Mundo mentioned they need to stay above the target fund balance (also known as next year's debt payment).

Mr. Mundo is hoping to receive a CBDG grant for the TDECU parking lot supplement. Mr. Mundo also mentioned the possible pedestrian crossing on Oak Drive. The pedestrian crosswalk is currently categorized under a CIP project but may qualify as a half-cent project.

Mr. Mundo noted the upcoming (June 29<sup>th</sup>) public hearing will focus on the approval of the budget.

UPDATE ON BUSINESS DEVELOPMENTS IN THE AREA

Mr. Mundo went over the new business updates. He noted he did not get an update on the mattress storefront downtown. Mayor Roznovsky said the storefront was boarded and he wasn't aware if it was caused by an incident. Ms. Lara confirmed that it was caused by an accident, but they are still open.

Mayor Roznovsky asked if there were any updates on Luby's. Mr. Mundo stated that there was not.

Mr. Mundo said the only update to note is he received an email stating TxDOT's expansion on HWY 332 has been pushed to 2030.

Ms. Pauls commented that she is aware the city is not taking care of the resurfacing of FM 2004. Mr. Mia noted TxDOT is resurfacing the road, but they have requested a sidewalk and lights.

ITEMS OF COMMUNITY INTEREST

- Mayor Roznovsky mentioned there is an MMA fight this Saturday at the mall.
- Ms. Hyden mentioned the Timber Creek playground will be completed by the end of June.
- Mr. Mundo mentioned there will be a change to the Gulf Coast Transit system. They will be shifting to a more on-demand service instead of the fixed route they currently have.
- Mayor Roznovsky asked what events will be held on the Fourth of July. Ms. Hyden noted there will be a firecracker run in the morning, followed by the summer concert series, and ending with the fireworks.
- Ms. Hyden highlighted the summer activities hosted by Parks & Recreation.

ADJOURNMENT

There being no further business, The Lake Jackson Development Corporation adjourned at 12:46 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

Lisa Pauls, Chair

---

Sally Villarreal, City Secretary