

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 21, 2021, at 6:30 p.m. in Regular Session at 25 Oak Drive, Lake Jackson, Texas, Lake Jackson City Hall with the following in attendance:

Gerald Roznovsky, Mayor
Buster Buell, Mayor Pro Tem
Vinay Singhania, Councilmember
Matt Broaddus, Councilmember
Jon Baker, Councilmember
Rhonda Seth, Councilmember

Modesto Mundo, City Manager
Meagan Borth, Assistant City Manager
Sally Villarreal, Asst. 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
Will Ammons, Fire Marshal
Jose Sanchez, Personnel Director
Milford John-William, Asst. to City Manager
Lora-Marie Bernard, PIO

PLEDGE OF ALLEGIANCE

Council member Singhania led the pledge of allegiance.

INVOCATION

Council member Buell led the invocation.

VISITORS COMMENTS

There were no visitor comments.

COMMENDATIONS

There were no commendations.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

CONSENT AGENDA

- A. Approval of minutes – June 7, 2021
- B. Accept Board and Commission Minutes
 - 1. Keep Lake Jackson Beautiful minutes 051821
 - 2. Traffic Commission Minutes 041321
 - 3. Museum Board Minutes 070919
 - 4. Library Board Minutes 022020
 - 5. Parks Board Minutes 042021

- C. Authorize City Manager to finalize and execute a purchase/lease agreement with PNC Equipment Finance through the Cooperative Purchasing Agreement in an amount not to exceed \$630,087.85
- D. Resolution authorizing city manager to finalize and execute lease agreement with PNC Equipment Finance through the Cooperative Purchasing Agreement for a total amount not to exceed \$630,087.85
- E. Appoint Will Brooks and William Yenne to the Charter Review Commission
- F. Authorize the sale of unit 1043 (2010 F-150) to the City of Sweeny for \$500

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

- A. Approval of minutes – June 7, 2021 - approved
- B. Accept Board and Commission Minutes - accepted
 - 1. Keep Lake Jackson Beautiful minutes 051821
 - 2. Traffic Commission Minutes 041321
 - 3. Museum Board Minutes 070919
 - 4. Library Board Minutes 022020
 - 5. Parks Board Minutes 042021
- C. Authorize City Manager to finalize and execute a purchase/lease agreement with PNC Equipment Finance through the Cooperative Purchasing Agreement in an amount not to exceed \$630,087.85 - authorized
- D. Resolution authorizing city manager to finalize and execute lease agreement with PNC Equipment Finance through the Cooperative Purchasing Agreement for a total amount not to exceed \$630,087.85 - passed
- E. Appoint Will Brooks and William Yenne to the Charter Review Commission - appointed
- F. Authorize the sale of unit 1043 (2010 F-150) to the City of Sweeny for \$500 - authorized

RESOLUTION CANVASSING THE JUNE 12, 2021 RUNOFF ELECTION

Mr. Mundo read the canvass results:

Position No. 3				
	Absentee	Early Voting	Election Day Voting	Grand Total
Rhonda Seth	15	457	150	622
Will J. Brooks	14	324	123	461

On motion by Council member Baker second by Council member Broaddus with all members present voting “aye” a resolution canvassing the June 12, 2021, runoff election was passed.

SWEAR IN NEWLY ELECTED COUNCIL MEMBER RHONDA SETH

Sally Villarreal, Asst. City Secretary administered the oath of office to newly elected Council member Rhonda Seth.

DISCUSS AND CONSIDER REQUEST FROM SPCA TO WAIVE CIVIC CENTER FEES FOR THE FUR BALL TO BE HELD OCTOBER 14, 2021

The SPCA is requesting a waiver of the Ballroom Rental Fees for their Annual Fur Ball fundraising event on October 14, 2021.

Direct costs are items that are required of the customer and are provided by outside vendors. The city does not budget the cost of these items since they are items paid by the customer.

Mr. Mundo stated the security and cleaning fees cannot be waived.

Rental Fees:

Ballroom Rental 10/14/2021	\$850
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Direct Cost:

Security requirement due to alcohol (\$45 per hour/ 4 hour minimum)	\$180
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Cleaning Plus	\$250
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Total	\$430
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Connie Haus – 139 Flag Drive East

Ms. Haus explained the objective of Fur Ball 2021 is to raise funds to continue the mission of the SPCA of Brazoria County. Proceeds from the Fur Ball will allow the SPCA BC to continue to provide Lake Jackson residents with an avenue to rescue a homeless pet from the shelter and add a forever addition to the family. We appreciate the support the leaders and residents of Lake Jackson provides and want to continue our mission for years and years to come

Council member Buell stated the animal shelter looks like a brand-new place and they have done an outstanding job in cleaning it up.

Mayor Roznovsky stated the savings will go back into the shelter.

On motion by Council member Singhania second by Council member Seth with all present members voting “aye” the request from SPCA to waive Civic Center Fees for the Fur Ball to be held October 14, 2021, was approved.

DISCUSS AND CONSIDER CHANGING THE LENGTH OF TIME THE BRAZOSPORT BREAKFAST LION’S CLUB FLAGS MAY REMAIN IN THE RIGHTS-OF-WAY

Ronnie Martin, President Brazosport Breakfast Lions Club is requesting that council consider adjusting the original agreement with the Breakfast Lions Club for putting flags up within various streets of the city. The original agreement was that the flags would go up two days before a holiday and would come down within two days after the holiday. Mr. Martin is asking to consider allowing the flags to remain up from Flag Day (June 14th) thru the July 4th holiday. This would potentially be 23 days to have the flags up.

Mr. Martin also asked if the city would consider adding Juneteenth to the holiday schedule. The Juneteenth holiday falls between Flag Day and July 4th holiday. Mr. Martin said they have received positive feedback from the community with the flags.

On motion by Council member Baker second by Council member Buell with all members present voting “aye” approval was granted to allow the flags placed by the Brazosport Breakfast Lions to remain from June 13 two days prior to Flag Day to two days after the 4th of July.

DISCUSS AND CONSIDER SPONSORING FLAGS THROUGH THE BRAZOSPORT BREAKFAST LION’S CLUB FOR DISPLAY DURING FLAG APPROPRIATE HOLIDAYS

Ronnie Martin, President Brazosport Breakfast Lions Club is requesting that the city consider the sponsorship of flags to go in front of city owned facilities such as City Hall, Civic Center, PD, Fire Station, Museum, and the Library. The goal is to have 700 flags up throughout the city. Breakfast Lions Club will be responsible for maintaining the flags. If one gets frayed, they will replace it.

Mr. Martin asked the city to budget for 100 flags to place on city facilities. The sponsorship is \$35 per flag per year that will go up for the five events. The focus for flag placement is on the main drag.

On motion by Council member Baker second by Council member Buell with all members present voting “aye” approval was granted for the sponsorship of 100 flags at \$35 per flag per year to be placed at city owned facilities during specific holidays.

DISCUSS AND CONSIDER REQUEST FOR A FOOD TRUCK COURTYARD CONCEPT

Krista Friemel, owner of Krave ‘m Cakes, met with staff on 6-10-2021 to discuss the construction of a food vendor court at 119 Plantation Drive. Ms. Friemel is in the beginning stages of this concept.

Features could include:

- Mobile food trucks and trailers on concrete pads with onsite water, sewer, and power hookups
- Covered seating area with live music/entertainment
- Play area for children
- Onsite restrooms and commissary
- Onsite grease interceptor

Many cities are building such food courts and with the increase of food trucks operating inside the city limits a facility may be an attraction and benefit for the community.

Mr. Walton stated two people have come forward in the past two weeks with very similar ideas. Food truck court is the idea of allowing food vendors to set up in a part of the city. Mr. Walton showed various images of food truck courtyards. Ms. Friemel’s proposal would include onsite power to eliminate the need for a generator, a seating area, concrete pads, water and sewer hookups, on site restroom building and possibly a play area for children. This would extend from Plantation all the way to Peach Street. Mr. Walton stated the city would need to consider the support of infrastructure for water and sewer services as well as grease collection services. The city requires food vendors to be mobile and be able to move their vehicle. If there is an onsite grease collection, each truck would need to move to that location to empty grease there.

Council member Baker asked about the exact location. Ms. Russell stated this item is to only consider the idea of the food truck court. This would still need to go to Planners.

Ms. Friemel stated she has approximately 9,000 social media followers and many are very excited about the idea. Food trucks would be able to pull in and pull out and would not have to turn around.

Council member Seth said she really liked the idea of the truck food court. She did have a concern about how this would impact the current restaurants.

Council member Seth also brought up the concern of liability with the playground. Ms. Friemel stated she is researching the insurance.

Mr. Walton stated the city does not have a regulation on how many food trucks could come to the city. The brick-and-mortar stores are already competing with food vendors. This concept would merely bring

them to one centralized location.

Mayor Roznovsky stated if council decided to go forward with this concept it would not happen overnight. We would have to get some feedback on what the city would need to look out for.

Mr. Walton said they would be required to prepare all food in their trucks or in a commercial establishment. Food would not be prepared in their home. All food trucks in Lake Jackson are inspected by the Health Inspector and the Fire Marshal.

First step would be zoning to see what zones would be recommended. What requirements and at what point in the process would council need to provide insight to Planners. Mr. Mundo suggested a possible workshop to discuss options. Mayor Roznovsky suggested putting this on the next council agenda to discuss and make recommendations. Then it could go to Planners with Council input.

Council member Baker asked how this would affect the health inspection department. Mr. Walton stated it would not be a big impact and it would not change the way the process currently works.

DISCUSS A REQUEST FOR AN EXTENSION OF THE OMKAR (MARRIOTT) 380 AGREEMENT – RUSHI PATEL

In 2014 the city executed an agreement with OMKAR (Marriott) to build a Courtyard Hotel on the Brazos Mall site. As part of the agreement, the city would reimburse OMKAR 75-percent of the hotel tax generated by the hotel for agreed upon reimbursable expenditures. The reimbursement maximum is \$2.75 million dollars or a maximum term of 15 years, whichever is reached first.

Due to the pandemic hotel revenues have been significantly reduced. Mr. Rushi Patel has requested Council's consideration of extending the agreement another 5 years with no change in the maximum dollar amount.

Mr. Patel is also asking for temporary waiver of the requirement to employ 25 people. They have had to cut back on employees due to the pandemic and have found it difficult to fill some positions. The initial proforma estimated that OMKAR would receive their maximum rebate in 2028 or year 11 of the agreement. Based on actual revenues and updated conservative estimates, OMKAR would receive their total rebate by 2035 if Council agreed to extend the agreement which terminates on November 3, 2032.

Council member Seth asked Mr. Patel if there had been any conversation with Dow to find out when they expected things to pick up. Mr. Patel has asked but has not been able to get a good answer.

Mr. Patel stated in the first quarter of 2020, they almost had 2000 room nights from Dow. Second quarter there were 50. Third quarter there were zero. Mr. Patel stated they are starting to see a slight increase. At this point there does not seem to be anything to turn it around until possibly late 2022 or early 2023. One of their biggest clients is Dow Chemical which has cut back their travel. Based on current analysis they do not expect to meet their numbers. They are asking for 5 additional years if they have not met the reimbursement maximum.

Their main focus for the hotel was the business traveler. There is a vast difference in numbers. Weekdays are running at approximately 45% - 50%, with the weekends at 75% – 80%. Dow is a big customer and they have not opened their offices.

Mayor Roznovsky mentioned that when Mr. Patel first came with the idea of opening a hotel, it was not a Marriott. It was a smaller scale hotel, but the city preferred a higher end model and Mr. Patel was willing to work with the city.

Mr. Patel stated since the pandemic, the conference center has come to a screeching halt. The pandemic has hurt the bar as well.

Mayor Roznovsky stated the Hotel Occupancy Tax revenue and the 380 agreement is tied to the marketing component of the Hotel. The agreement is to keep 25 employees, but with the pandemic he has had to let some employees go. This part of the agreement is not being met at this time. Ms. Russell stated it is just a temporary setback for the time being. The 25 employees are not all marketing employees.

It is basically an extension for the five years and time to get his employees back.

On motion by Council member Buell second by Council member Broaddus with all present members voting “aye” the request for an extension of the OMKAR (Marriott) 380 agreement was approved.

DISCUSS AND CONSIDER REQUEST TO ALLOW MOTORIZED SCOOTERS IN THE DOWNTOWN AREA FOR RENTAL - LINO GUERRA

Lino Guerra, owner of Casa Tequila was present for this item.

The idea came from their customers who go from business to business. Several members of the community have asked him to inquire about the possibility of having scooters in the downtown Lake Jackson area. The city’s current ordinance states they are not allowed in the downtown area. The scooters go from 6 mph – 11 mph, they have headlights and brake lights. Mr. Guerra is just inquiring to see if this would be possible.

Mayor Roznovsky confirmed there has been an incident with a skateboarder and a pedestrian. Mayor Roznovsky also stated that downtown businesses have an ongoing concern of skateboarders being hit by doors being opened or their patrons being hit when leaving their business. Then the question is who would be liable for an injury? Odds are it would be the business owner in some way.

The mayor’s concern is adding people on a scooter to an already congested downtown area. If they are on sidewalks, how would they interact with the foot traffic and if on the streets, how would they interact with the street traffic if allowed on the streets in the downtown area? If council decided to go forward with it, the business model would have to be looked at.

Mr. Guerra stated they wanted to keep it downtown because if the scooter was not returned to the original business, they could pick it up and drop it off where it needs to be. Mr. Guerra stated they are not made for kids.

Councilmember Seth asked who is allowed to rent the scooters. Mr. Guerra said you must be 18 years old and must have a credit card. A driver’s license is not required.

Mayor Roznovsky felt one of the challenges would be regulating who rents them if only a credit card is required. There would be no way of knowing if a fourteen-year-old with their parent’s credit card rents one.

Councilmember Baker asked if this should go to the Traffic Commission to do a study on it. Mayor said it would be, but only if Council would be interested in going through with the concept. If council is not

interested in moving forward with it, there would be no need to take it to the Traffic Commission.

Council member Singhania did not like the idea. The ordinance is in place is for public safety. The downtown area is not designed for electric scooters. Doors open to the outside and he felt it was just an accident waiting to happen.

Fred Ortiz – 127 Circle Way

Mr. Ortiz said they have a lot of mobility scooters that people use to get around the sidewalks downtown. Ms. Russell stated those are allowed if you are disabled. The difference is those are electric personal assistance mobility devices.

Mr. Ortiz felt that the city has a business owner that is trying to bring in more revenue to the downtown area, and council is shutting it down before hearing it out. This is not a skateboard, it has lights, breaks and a motor on it. Councilmember Singhania stated a person coming out of a business is not going to see any lights.

Mayor Roznovsky strongly felt this would cause an issue with the safety of the pedestrians downtown. If sidewalks are full of electric scooters, people may not want to walk around.

Councilmember Seth thanked Mr. Guerra for bringing the concept to council.

Council member Singhania liked the concept, but he did not think it would work in the downtown area. There are businesses that have outdoor sidewalk seating and couldn't imagine a scooter driving through while people are being served food.

Mitchel Jacobs – 59 Tangerine Ct.

This is not a good concept for downtown Lake Jackson. There has been national news regarding electric scooters and cities are having second thoughts about allowing them.

Ron Martin – Grapevine Gifts owner

Mr. Martin has had a customer hit outside of his store by a skateboard. He was not in favor of the idea.

Jay Foster – 614 Oleander

Mr. Foster said downtown Lake Jackson has a lot of pedestrian traffic already. Where would people park them when they are done? Mr. Foster felt people will not care about where they are being left.

Mayor Roznovsky stated the business model would have to be looked at. There are different concepts.

There was no motion to move forward on this item. Request to consider electric scooter in the LJ downtown area was denied.

DISCUSS AND CONSIDER AN ORDINANCE FOR THE DISANNEXATION OF LOT 1 OF THE MCELYA SUBDIVISION, 777 COUNTY ROAD 698 – FIRST READING

Mr. LaSagna appeared at the last council meeting and asked that his property be disannexed. The property does not receive city utilities or sanitation services. City Council directed staff to draft an ordinance to disannex Mr. LaSagna's property.

Staff has asked Mr. LaSagna to submit a letter, signed by both Mr. and Mrs. LaSagna, officially requesting disannexation. Staff will ensure that it is submitted before the second reading of this ordinance.

On motion by Council member Baker second by Council member Buell with all members present voting “aye” an ordinance for the disannexation of Lot 1 of the McElya Subdivision was passed on first reading.

Mr. Modesto informed Mr. Lasagna that a second reading is required.

APPROVE EMERGENCY CONTRACT WITH MATULA & MATULA CONSTRUCTION, INC., FOR INSTALLATION OF A CAST-IN-PLACE CONCRETE JUNCTION BOX REPAIR AT THE SHY POND PIPE OUTFALL CULVERT BEND AT THE US HWY 288 RIGHT OF WAY NEAR THE SOUND ABATEMENT WALL STRUCTURE IN AN AMOUNT NOT TO EXCEED \$60,000.00

This is the continuation of the declared emergency action taken in a recent council action. After the exploratory project to determine the underground conditions and work risk assessment, the contractor (Matula & Matula) provided the city a proposal with two options for the repair. Of the two only the cast-in-place concrete junction box allows for the subsequent thermoset liner work to proceed as we are proposing to bid. At the mandatory prebid held for this project; it was made evident by all that this option was the preferred one for their process.

At the same meeting, matters of pipe condition and ovality were raised that created concerns of their products limitations and which caused our suspension of the bid opening date until these were addressed with better data. As a result, VDD ran a better definition video to assist in this determination. The video is being reviewed by their consultant for resolution of the quandary. In the video, it reinforced the need to move into this junction box repair soon as it shows a buildup at the junction bend of about 3-feet of soil buildup from the sinkhole infiltration.

Mr. Aguirre stated this has become a more critical situation especially if we have any type of hurricane weather conditions.

The request is for approval for Option 1 – Structure in the amount of \$57,225.00 with a not to exceed amount of \$60,000.00.

Council member Seth asked when they would get started if approved. Mr. Aguirre stated he was told they would be able to start three days after approval and it would take approximately 6 weeks.

On motion by Council member Singhania second by Council member Seth with all members present voting “aye” an emergency contract was approved with Matula & Matula Construction, Inc., for installation of a cast-in-place concrete junction box repair at the Shypond pipe outfall culvert bend at the US Hwy 288 right of way near the sound abatement wall structure in an amount not to exceed \$60,000.00.

APPOINT COUNCIL LIAISONS TO BOARDS AND COMMISSIONS

Mayor Roznovsky announced the following council liaison appointments to the boards and commissions:

Library	Vinay Singhania
Board of Health	Vinay Singhania
Museum Board	Mayor Roznovsky & Matt Broaddus
YAC	Jon Baker
Zoning Board of Adjustments	Mayor Roznovsky
Parks & Recreation Board	Matt Broaddus
Traffic Commission	Matt Broaddus

KLJB	Jon Baker
Planning Commission	Vinay Singhanian
DSDB	Mayor Roznovsky
Charter Review	Rhonda Seth
EMS Board	Rhonda Seth
Animal Shelter	Mayor Roznovsky & Buster Buell
HOT Committee	Mayor Roznovsky
HGAC	2021 – Mayor Roznovsky & Buster Buell
LJDC	Mayor Roznovsky & Jon Baker (both actual members)

REVIEW LAKE JACKSON TAX INCENTIVE GUIDE WITH A FOCUS ON PUBLIC IMPROVEMENT DISTRICT

Mr. Mundo stated that in 2009 City Council adopted a Tax Incentive Guide with tools available to cities. Mr. Mundo laid out several tools available. This has come to council because staff has been asked to consider a PID.

Milford John-Williams went over the following information and noted PIDs are very common in larger cities.

TOOLS TO PROMOTE ECONOMIC DEVELOPMENT

- Municipal Utility District (MUD)
- Tax Increment Reinvestment Zones (TIRZ)
- Municipal Management District (MMD)
- Public Improvement District (PID)
- 4B Sales Tax

PUBLIC IMPROVEMENT DISTRICT (PID)

- Texas Local Government Code Chapter 372 allows creation of special purpose districts by a city or county
- Economic Development tool to fund public improvements and/or municipal services in a defined geographic area
- Created only at request of landowners via petition of more than 50% of owners of taxable real property liable for assessment under proposed petition
- Special assessments are source of funding
 - Costs apportioned and paid by landowners that benefit from public improvements and/or services
 - Improvements such as but not limited to: water, waste water, health and sanitation, drainage, street and sidewalk improvements, transit, parking, parks and recreation, pedestrian malls
- Overlapping assessments in addition to City, County, and School District taxes
- PID creation is a discretionary act of City Council

TYPES OF PIDS

- Operating Maintenance
 - Special assessments pay for services that supplement city services in PID
- Capital Improvement
 - Special assessments pay for public improvements related to PID land development
 - “Pay as you go” basis

- Debit issues by city or county

WHY DEVELOPER REQUESTS A PID

- Significant development costs incurred before a single lot or home is sold or a business is occupied
- Since Great Recession, more difficult to obtain bank funding for land development projects
 - Commercial banks less willing to provide upfront funding
 - Developers must rely more on private equity and/or asset-based loans; more expensive than commercial bank loans (if available)
- PIDs are tool for funding public infrastructure costs to get land ready to develop at advantageous tax-exempt rates
 - Reduces developer’s financing costs

PROCESS TO CREATE PID

- Petition Submitted
 - By owners of taxable real property
- City Staff Review
 - Compliance with State Statues
- Council Action
 - Public Hearing on advisability of public improvements

SAMPLE PID ASSESSMENT

Mustang Lakes is within the boundaries of the following taxing authorities: Collin County, City of Celina, Collin College, Prosper ISD, and Mustang Lakes PID#1. However, PID taxes are only incurred until the repayment of the assessment has been satisfied.

The current 2015 tax rate percentage based on \$100 of assessed property value is as follows:

Collin College	\$0.08196
Collin County	\$0.22500
City of Celina	\$0.64500
Prosper ISD	\$1.67000
ML PID#1*	\$0.28300 - \$0.42370
Total Tax*	\$2.90496 - \$3.04566 per \$100 of assessed value

*Approximation which varies based on the lot size and house value

_____ Taxing Jurisdictions	C01 (AUBREY CITY OF)
_____	G01 (DENTON COUNTY)
_____	PID24 (JACKSON RIDGE PID)
_____	S05 (DENTON ISD)
_____	TIF19 (JACKSON RIDGE TIRZ NO 1 - CITY OF AUBREY)

Mayor Roznovsky said this is a tool that a city can use to promote development. An example would be expanding the FM 2004 development on the north side of town. The property owners who buy in that area and benefit from it would carry the burden of the PID and not the rest of the city. These people would have their standard taxes like everyone else with the addition of the PID taxes.

Mr. John-Williams stated that the tax office or private entities would handle the collection of funds. It would be collected like an HOA fee from a third party. The PID amount would stay there until the funding is reimbursed or paid back. It could be up to 30 years depending on the arrangements that were made.

If your house is inside the PID boundary, you can pay it in a lumpsum up front and not have to pay the taxes. Today when you buy a lot in Lake Jackson you pay for the street in front of your house. That is in your lot cost which is built by the developer. In this scenario it would not be in your lot, and you would pay it over time.

Justin Mills – Oyster Creek

Who maintains the infrastructure? Mr. Mundo said as soon as the road is cleared, the city maintains it.

Reg Aplin – 107 Sumac

Mr. Aplin shared how surrounding cities are using PIDS and Turz. PIDs are a simple effective way for developers to provide lots at a cost the builders can build. Almost all developments going on in the Houston area have a PID, MUD or TIRZ. With a TIRZ there is no additional tax rate. With a PID, there is no variance. It is a pay as you go.

Councilmember Seth asks what the advantage is of a PID over a MUD or TIRZ.

Mr. Aplin said it is smaller and easier. The interest rate is set, and it does not change.

Mr. Mundo said the cost to the city for one PID is something that will be easily absorbed. If the homeowner refused to pay it, there would be a lien on their home.

Mr. Aplin will speak to council about his request at the next council meeting.

CITY MANAGER UPDATE

1. General Land Office meeting

Mr. Mundo briefed council and public about the meeting with the GLO to discuss grant monies available from Hurricane Harvey.

CONSTRUCTION PROJECTUPDATES

1. Construction Funds Financial Update
2. General Fund Projects
3. Utility Fund Projects

Mr. Aguirre gave an update on the construction project updates.

ITEMS OF COMMUNITY INTEREST

Mr. Mundo gave an update on the water situation that occurred on Saturday, June 19th.

No discussion was allowed since it was not on the agenda. He gave the following update:

1. Around 6:45 am an equipment failure of a ground-fault circuit interrupter resulted in loss of power to the communication system at Ag Water Tower.
2. Between 6:45am and 2pm, text alerts were sent by the SCADA system to the on-call employee. When it received no answer, it alerted the next person in line (the on-call Waste Water operator) via text. With no answer there either, it emailed the Utilities Superintendent who was on vacation and did not see it.
3. The Ag Tower, due to its efficient geographical location, is used to turn the entire water system off and on to ensure the system is maintaining set pressure levels. Therefore, this loss in communication led to all tower levels being reduced and not refilled until manually corrected

- by the Water Operator, which did not happen until 2pm.
4. The water pressures got low enough at all towers (below required 20 PSI), that we issued a precautionary boil water notice for all of Lake Jackson.

What will we do to ensure this doesn't happen again?

Issue 1: Equipment failure that created alerts		Issue 2: Human-error of not answering alerts	
			
IN THE FUTURE	IN THE FUTURE	ALREADY COMPLETE	IN PROGRESS
<p>Solution 1: Make towers independent of one another</p> <ul style="list-style-type: none"> ✦ SCADA update to allow towers to override on their own if needed ✦ Add voltage monitors ✦ Remove ground-fault circuit interrupters 	<p>Solution 2: Add or replace generators/battery options</p> <ul style="list-style-type: none"> ✦ Replace generators at Beechwood & Oak ✦ Add Ag generator QR explore UPS backup battery options ✦ Add discharge pressure monitors 	<p>Solution 1: Implement new on-call procedures</p> <ul style="list-style-type: none"> ✦ Procedural change to ensure availability of on-call person by limiting weekly hours scheduled 	<p>Solution 2: Revise alert system procedures</p> <ul style="list-style-type: none"> ✦ Adding SCADA alert phone calls ✦ Reorganizing & adding PD dispatch to alert list

ADJOURNMENT

There being no further business the meeting adjourned at 9:07 p.m.

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

Gerald Roznovsky, Mayor

Alice Rodgers, City Secretary