

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 Public Hearing and Regular Session on Thursday, May 19, 2016 at 5:30 p.m. at Lake Jackson City Hall, 25 Oak Drive, Lake Jackson, Texas, with the following present:

Gary Rodgers, Chair
Gerald Roznovsky, Vice Chair
Heather Melass, Council member
Nathan Whipple

William P. Yenne, City Manager
Modesto Mundo, Asst. City Manager
Alice A. Rodgers, City Secretary
Michael Coon, Asst. to City Manager
Sherri Russell, City Attorney

VISITORS COMMENTS

There were no visitors present.

PUBLIC HEARING AND ACTION FOR THE PURPOSE OF CONSIDERING FUNDING THROUGH THE HALF-CENT SALES TAX FUND FOR THE PURPOSE OF A \$2,400,000 PROJECT TO UPGRADE LIFT STATION 25 (AT BRAZOS MALL) AND INSTALL FORCE MAIN FROM LIFT STATION 25 TO WASTEWATER TREATMENT PLANT

Gary Rodgers, Chair opened the public hearing at 5:31 p.m.

Mr. Yenne stated the bulk of the project is the force main itself. The proposed project is the replacement of an existing 15,000 LF of 12" HDPE force main. The pipe is a 1st generation project reaching its useful life both in material and in flow capacity. This would give the city the opportunity to increase the size of the force main in order to accommodate more growth in the Mall area.

Gary Rodgers, Chair closed the public hearing at 5:34 p.m.

On motion by Heather Melass second by Nathan Whipple with all present voting "aye" motion passed to fund through the half-cent sales tax fund a \$2,400,000 project to upgrade lift station 25 (at the Brazos Mall) and install a force main from lift station 25 to the waste water treatment plant.

PUBLIC HEARING AND ACTION FOR THE PURPOSE OF CONSIDERING FUNDING THROUGH THE HALF-CENT SALES TAX FUND FOR THE PURPOSE OF THE FOLLOWING PROJECTS:

- (a) \$190,000 for maintenance and repairs to the Recreation Center
- (b) \$65,000 to renovate Jasmine Park Tennis Complex
- (c) \$54,000 MacLean Park Pavilion Repairs
- (d) \$45,000 Park Facility Signs

Gary Rodgers, Chair opened the public hearing at 5:34 p.m.

Jeremy Bubnick Parks and Recreation Direction stated that the first project will be to make repairs and renovations to the Rec Center. The building is now 20 years old and is in need of numerous improvements. The following improvements are proposed for the \$190,000: Natatorium and aerobics room led lights, hallway tile, window replacement/repair, phase protection, electronic reader board, racquetball air return, security cameras, sound system, sand for filters and repaint natatorium.

Mr. Bubnick stated the second project is to renovate Jasmine Park Tennis Complex in the amount of \$65,000. This will include surface, paint and post along with fencing and practice board.

Mr. Bubnick stated the third project is for the MacLean Park Pavilion repairs in the amount of \$54,000. This will include led lighting and a block wall.

Mr. Bubnick stated the fourth and last project is for Park Facility Signage in the amount of \$45,000. The signs at the park facilities are in bad shape and do not have a standard design or size. Many of the signs are rotten or have pieces missing. This would replace all signage to a standard design made from either recycled plastic or HDU (High Density Urethane). This includes the cost to refurbish the Civic Center sign for the Recreation Center.

The board discussed with Mr. Bubnick the potential need for security at the park facilities and the amount of vandalism that happens each year.

Gary Rodgers, Chair closed the public hearing at 5:50 p.m.

On motion by Gerald Roznovsky second by Heather Melass with all members present voting "aye" approval was granted for funding through the half cent fund 1) \$190,000 for maintenance and repairs to the Recreation Center 2) \$65,000 to renovate Jasmine Park Tennis Complex, 3) \$54,000 MacLean Park Pavilion Repairs, 4) \$45,000 Park Facility Signs.

DISCUSS AND APPROVE THE FISCAL YEAR 2016-2017 LAKE JACKSON DEVELOPMENT CORPORATION ANNUAL BUDGET

Michael Coon presented the budget for 2016-17 for approval.

The screenshot shows a desktop environment with a Microsoft Word document titled 'LDC 2017 Budget - Adobe Acrobat Pro' open. The document contains a budget table with columns for 'ACTUAL BUDGET ESTIMATED APPROVED' and rows for 'RESOURCES' and 'EXPENDITURES'. A video player window titled 'GDS 6.6 Express Scribe Transcription Software Pro - Licensed software' is overlaid on the right side of the screen, displaying a table of software licenses.

RESOURCES	ACTUAL	BUDGET	ESTIMATED	APPROVED
2014	2015	2016	2017	
Fixed Assets	\$ 3,412,761	\$ 3,259,254	\$ 3,259,254	\$ 3,259,254
Revenue				
Self-Ins. Plan Tax	\$ 1,132,123	\$ 1,135,000	\$ 1,300,000	\$ 1,400,000
Other Revenue	420	50,000	50,000	50,000
Total Revenue	\$ 1,132,543	\$ 1,185,000	\$ 1,350,000	\$ 1,450,000
Total Resources	\$ 4,545,304	\$ 4,444,254	\$ 4,609,254	\$ 4,709,254
EXPENDITURES	ACTUAL	BUDGET	ESTIMATED	APPROVED
2014	2015	2016	2017	
Transfer to Comm. Dev. Debt Serv.	\$ 1,134,443	\$ 1,170,000	\$ 1,184,444	\$ 1,184,444
New Contract - Price Man	-	1,000	-	300,000
AC Replacement Golf Course	3,103	-	-	-
Rec. Hr. Handles & Controls	154,000	-	-	-
Rec. Center - AC Golf Tees	115,856	175,000	342,000	-
Rec. Center - Mattress Lighting	-	40,000	40,000	-
S. Parking Area Design	25,107	-	36,500	-
The View - Office to 300	-	-	300,000	-
Rec. Center - Remodeling	-	-	-	300,000
Jasmine Tennis Complex Remodeling	-	-	-	450,000
MacLean Park Pavilion Repairs	-	-	-	540,000
Park Facility Signs	-	-	-	45,000
Downman Maintenance	52,000	50,000	50,000	50,000
Transfer to Golf Debt Service	344,423	480,000	480,000	480,000
Golf Course Operating	300,000	300,000	300,000	300,000
Transfer to General Fund	190,000	300,000	190,000	190,000
Total Expenditures	\$ 3,848,478	\$ 3,885,000	\$ 3,522,944	\$ 3,522,944
Ending Fixed Assets	\$ 3,259,254	\$ 3,259,254	\$ 3,259,254	\$ 3,259,254

Discussion followed on the debt retiring on the Recreation Center in 2017, the need to keep the monies available for maintenance of the Recreation Center and future projects that could be funded through these monies.

On motion by Gerald Roznovsky second by Nathan Whipple with all members present voting "aye" the 2016-17 Fiscal Year budget was approved as presented.

ITEMS OF COMMUNITY INTEREST

Mr. Yenne stated that Aldi's picked up their permit and have started on their facility. Taco Cabana is coming and will be next to the Pizza Hut, Chicken Express, and a medical facility next to Chicken Express and a retail business.

ADJOURNMENT

There being no further business Lake Jackson Development Corporation adjourned at 6:06 p.m.

These minutes read and approved this, the _____ day of _____, 2016.

Gary Rodgers, Chair

Alice A. Rodgers, City Secretary