

STATE OF TEXAS

COUNTY OF BRAZORIA1

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, March 10, 2016 at 6:30 p.m. at Lake Jackson City Hall, 25 Oak Drive, Lake Jackson, Texas, with the following present:

Gary Rodgers, Chair

Gerald Roznovsky, Vice Chair

Jason Chavez

Lisa Pauls

Heather Melass, Council member

Rod Hall

Alice A. Rodgers, City Secretary

Michael Coon, Asst. to City Manager

Sherri Russell, City Attorney

VISITORS COMMENTS

There were no visitors present.

APPROVAL OF MINUTES – DECEMBER 10, 2015 AND JANUARY 7, 2016

On motion by Rod Hall second by Jason Chavez with all members present voting “aye” the minutes of the December 10, 2015 meeting were approved.

PUBLIC HEARING AND ACTION TO CONSIDER FUNDING THROUGH THE HALF-CENT SALES TAX FUND AN INCREASE IN THE TOTAL COST FOR THE PREVIOUSLY APPROVED REPLACEMENT OF 2 AIR HANDLING UNITS AT THE LAKE JACKSON RECREATION CENTER - FROM \$175,000 TO \$242,000.

Gary Rodgers, Chair opened the public hearing at 6:31 p.m.

Jeremy Bubnick, Parks and Recreation Director reported that

This proposal is for the replacement of air handler unit #1 and #4 along with the associated controls, central plant variable frequency drives, duct and VAV cleaning and replacement of roof piping and insulation at the Recreation Center. Sentinel was the only contractor to submit a bid for this project. \$227,412

The total cost of this proposal is \$227,412. The bid came in substantially higher than estimated due to rising costs of the AHUs themselves, higher crane rental/transportation costs and that this phase of the project includes duct & VAV box cleaning and the replacement of a large amount of rooftop piping and insulation. The original budget for this phase of the project was \$175,000 (including engineering). We need an additional \$69,092 from the LJDC in order to award this contract and complete the final phase of this project. The amended budget amount would be \$241,092. I would suggest to amend the budget to **\$245,000** in case of any change orders that may be needed after the project is under way.

This project is the third and final phase of a three phase project to replace all of the air handler units that service the Recreation Center. AHU #3, AHU #2 and AHU #5 were replaced previously.

Gary Rodgers asked where Sentinel is located? Jeremy Bubnick stated they are out of Spring Texas.

Gary Rodgers, Chair closed the public hearing at 6:36 p.m.

On motion by Heather Melass second by Jason Chavez with all members present voting “aye” approval was granted and recommendation is made to fund through the half cent sales tax fund an increase in the total cost for the previously approved replacement of 2 air handling units at the Lake Jackson Recreation Center from \$175,000 to \$242,000.

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SEC. 551.087(2) TO DISCUSS THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO CENTENNIAL REAL ESTATE COMPANY (THE OWNER OF BRAZOS MALL) BECAUSE THE CITY DESIRES THAT THE MALL STAY AND/OR EXPAND IN CITY OF LAKE JACKSON

Gary Rodgers, Chair convened the meeting to executive session at 6:37 p.m.

RECONVENE TO OPEN SESSION

Gary Rodgers Chair reconvened the meeting to open session at 7:28 p.m.

REPORT ON LAKE JACKSON DEVELOPMENT CORPORATION WEBSITE

Michael Coon reported the website address is www.choselakejackson.com he stated that Civic Plus is developing 20 sub pages for the site. He stated there should be a finished product available by the May meeting.

DISCUSS ATTENDANCE TO MEETINGS AND BOARD POSITIONS

Gary Rodgers stated that he received an email from David Nicks stating he can't attend as needed. The board will and need to go out for another position. Gary asked everybody to look at their schedules to be sure they can participate and make the meetings.

Heather Melass asked for discussion at next meeting to set up board terms for each of the members.

Discussed the timeline to fill Mr. Nicks position and asked that this be on the next agenda. The meeting was moved to April 21st at noon and candidates would be interviewed. Members were encouraged to have candidates fill out an application and submit to Michael Coon. The board will then make recommendation to City Council for appointment.

ITEMS OF COMMUNITY INTEREST

Michael Coon reported that permits have been pulled for the Courtyard by Marriott, LaQuinta and Wendys have submitted plans for review. Staybridge Suites is still in the workings.

Gerald Roznovsky stated there is another Aviation Show in Dallas April 5-7. He will be attending.

ADJOURNMENT

There being no further business Lake Jackson Development Corporation adjourned at 7:53 p.m.

These minutes read and approved this, the ____ day of _____, 2015.

Gary Rodgers, Chair

Alice A. Rodgers, City Secretary