

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 1, 2015 at 6:30 p.m. in Public Hearing and Regular Session at 25 Oak Drive, Lake Jackson, Texas, in the Council Chambers at the Lake Jackson City Hall with the following in attendance:

Joe Rinehart, Mayor
Gerald Roznovsky, Mayor Pro-Tem
Buster Buell, Council member
Will Brooks, Council member
Jon J.B. Baker, Council member

William P. Yenne, City Manager
Modesto Mundo, Asst. City Manager
Alice A. Rodgers, City Secretary
Pam Eaves, Finance Director
Sherri Russell, City Attorney
Sal Aguirre, City Engineer
Rick Park, Police Chief
Jeremy Bubnick Parks and Rec Director
David Walton, Building Official
Douglas Box, Interim Public Works Director
Carmen Williams, Personnel Director
Eddie Herrera, Engineering
Athelstan Sanchez, Asst. City Engineer

PLEDGE OF ALLEGIANCE

Council member Melass led the pledge of allegiance to the American flag and the Texas flag.

INVOCATION

Council member Buell led the invocation.

VISITORS

There were no visitors to speak on a non agenda item.

COMMENDATIONS - RECOGNITION OF THE BRAZOSPORT CHRISTIAN SCHOOL GIRLS SOFTBALL TEAM FOR WINNING THE STATE CHAMPIONSHIP

Mayor Rinehart recognized the Players and the coaches from the Brazosport Christian School Girls Softball on winning the State Championship.

PRESENTATION REPORT AND UPDATE FROM SOUTHERN BRAZORIA COUNTY TRANSIT

James Hollis transportation director and Connie Westfall transportation manager stated that on Friday they will celebrate their 5th year. Mr. Hollis and Ms. Westfall gave an overview of SBCT discussing the routes and number of riders.

PROCLAMATION – JUNE 5TH AS DOW APPRECIATION DAY FOR THEIR 75TH ANNIVERSARY

Mayor Rinehart proclaimed June 5th as Dow Appreciation Day for their 75th anniversary.

CONSENT AGENDA

- A. Approval Of Minutes – May 18, 2015
- B. Minutes Of Boards And Commissions
- C. Ordinance To Rezone A 5.51 Acre Tract From B-1 (Neighborhood Business) To R-4 (Multi Family) And A 6.75 Acre Tract From B-3 (Institutional) To R-4 (Multi Family), Both Tracts

Being Part Of A 63.3304 Acre Tract In Jared E Groce 5 League Grant, Abstract 66 (Located On The North Side Of Fm 2004 East Of The North Yaupon Drive Intersection Across Regal Storage Site) – Second Reading

- D. Ordinance Amending Chapter 110 Zoning To Include Medical Offices As Permitted Uses In B-1 (Neighborhood Business), B-1a(Professional Office), B-2 (Central Business), C-1 (Commercial) And C-2(Commercial) Zones And To Provide A Definition Of "Medical Offices" – Second Reading
- E. Ordinance Amending Chapter 110 Zoning To Broaden Scope Of Businesses That Can Share Parking Spaces And Allow The Planning Commission To Waive Commercial Parking Requirements – Second Reading

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

- A. Approval Of Minutes – May 18, 2015 - approved
- B. Minutes Of Boards And Commissions - accepted
- C. Ordinance To Rezone A 5.51 Acre Tract From B-1 (Neighborhood Business) To R-4 (Multi Family) And A 6.75 Acre Tract From B-3 (Institutional) To R-4 (Multi Family), Both Tracts Being Part Of A 63.3304 Acre Tract In Jared E Groce 5 League Grant, Abstract 66 (Located On The North Side Of Fm 2004 East Of The North Yaupon Drive Intersection Across Regal Storage Site) – Second Reading – passed and adopted on second and final reading
- D. Ordinance Amending Chapter 110 Zoning To Include Medical Offices As Permitted Uses In B-1 (Neighborhood Business), B-1a(Professional Office), B-2 (Central Business), C-1 (Commercial) And C-2(Commercial) Zones And To Provide A Definition Of "Medical Offices" – Second Reading– passed and adopted on second and final reading
- E. Ordinance Amending Chapter 110 Zoning To Broaden Scope Of Businesses That Can Share Parking Spaces And Allow The Planning Commission To Waive Commercial Parking Requirements – Second Reading – passed and adopted on second and final reading

DISCUSS JANITORIAL CONTRACT FOR THE LAKE JACKSON HISTORICAL MUSEUM WITH BUTLER JANITORIAL PER REQUEST OF DANNY BUTLER

Mr. Butler was not present for this item.

DISCUSS AND CONSIDER REQUEST BY FIRST BAPTIST CHURCH TO CLOSE THAT PORTION OF YAUPON STREET BETWEEN WINDING WAY AND MAGNOLIA ON JUNE 22-25, 2015 FROM 4:45PM TO 5:15PM – BRAD DAWSON

Brad Dawson, Outreach Director for First Baptist Church stated their attendance for this camp is approximately 500 kids. Based on his observation last year the area where the registration tent is located on Yaupon, even with a lot of people assisting with the safety of people, during the peak time of 500 kids and their parents, they are stepping out into the street. He felt it would be safer and best if the road is closed during this time.

Discussion followed on moving the registration tent from the Yaupon street location. Stronger barricades were suggested.

Mr. Dawson stated they could turn the registration tent so that the lines are on Magnolia if Council would be willing to close that street.

Council asked that this be placed on the next agenda for the closing of Magnolia for this event.

DISCUSS DRAINAGE IN PARKWOOD SUBDIVISION NEAR MOSS, CHESTNUT AND PALM LANE

Raymond Bennett 238 Palm Lane stated this has been an ongoing problem. The last rain was a one time event that happens every once in a while. But the last rain made the road impassable even after 4 hours. The rain backs up into the woods and the smell and mosquitoes are horrible. He felt that with the new

Clute development the drainage will be worse.

Mr. Yenne stated Mr. Konopka and Mr. Deden with the Kroger development have been very helpful and eager to try to find a solution. He suggested that a meeting needed to be held with the developers, Lake Jackson, Clute and Velasco Drainage District to come to a solution for this area.

Mr. Yenne stated that staff is trying to schedule such a meeting. This item will remain on the agenda until a solution can be found.

DISCUSS AND CONSIDER BI-MONTHLY REPORT FROM LAKE JACKSON EMERGENCY MEDICAL SERVICES

Fred Ortiz, EMS Director presented the bi-monthly report from the Lake Jackson Emergency Medical Services.

DISCUSS AND CONSIDER ORDINANCE AMENDING SECTION 102.1 UTILITIES TO INCREASE FEES TO BE CHARGED FOR WATER AND SEWER SERVICES – FIRST READING

As previously discussed at Council’s Strategic Planning Session, staff is recommending a mid-year utility rate increase effective July 1, 2015. Staff projects that the utility fund will experience a \$107,300 deficit after reducing expenditures \$218,750 dollars. The reduction is mostly made-up through personnel cost due to employee turnover.

The city hired the McLain Group to do a rate study. The initial reduced draft calls for substantial rate increases to make the utility system sustainable.

Staff recommends a 5% increase in the base rate and per thousand gallon rate for water and sewer to help balance the utility fund for the remaining budget year. In addition, staff will bring a future contract with Dow Chemical to purchase reclaimed water. The contract value is \$75,000. If City Council approves the recommended rate increase and the contract with Dow Chemical, we project a positive balance of \$57,700.

Recommended Rate Change beginning July 1, 2015.

	Current	Proposed
Water Base Rate	\$ 11.70	\$ 12.29
2,000 through 20,000 per 1k gal.	3.50	3.68
Over 20,000 per 1k gal.	3.75	3.94
Sewer Base Rate	\$ 11.70	\$ 12.29
Over 2,000 per 1 1k gal.	3.70	3.89

Mr. Yenne stated that this is the first phase of the needed rate increases to operate the utility division properly. Another round of increases will be necessary in October. The proposed rate increase will be discussed during the budget process.

On motion by Council member Roznovsky second by Council member Brooks with all members present voting “aye” an ordinance amending Section 102.1 Utilities to increase fees to be charged for water and sewer services was passed on first reading.

DISCUSS AND CONSIDER AN ORDINANCE AMENDING CHAPTER 14 BUILDINGS AND BUILDING REGULATION TO REQUIRE THAT ROOFING CONTRACTORS OBTAIN A PERMIT - FIRST AND FINAL READING

On motion by Council member Brooks second by Council member Roznovsky with all members present voting “aye” to suspend the rules that require an ordinance be read on two separate occasions due to time constraints was passed.

On motion by Council member Baker second by Council member Brooks with all members present voting “aye” and ordinance amending Chapter 14 Buildings and Building Regulations to require that roofing contractors obtain a permit was passed and adopted on first and final reading.

APPROVE A WATER TOWER LEASE AGREEMENT BETWEEN CITY AND GTE MOBILNET OF SOUTH TEXAS LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS FOR A TOTAL ANNUAL RENT OF \$21,600.

This agreement will allow Verizon to put an antennae on the Dunbar Park water tower. Verizon will pay \$21,600 once they commence installation. Verizon will also pay \$1,000 for the city to hold the spot on the water tower until that time. The agreement has a renewable five year term. There is also a memorandum of water tower lease agreement. Verizon may file this with the county. The memorandum does not impose any type of lien or claim on city property.

On motion by Council member Melass second by Council member Roznovsky with all members present voting “aye” approval was granted for a water tower lease agreement between the City and GTE Mobilnet of South Texas Limited Partnership D/B/A Verizon Wireless for a total annual rent of \$21,600.

DISCUSS AND CONSIDER APPROVING THE PURCHASE OF A F350 DIESEL WITH DUMPSTER CARRIER FROM SILSBEE FORD THROUGH BUYBOARD IN AN AMOUNT NOT TO EXCEED \$58,635.80

On motion by Council member Baker second by Council member Brooks with all members present voting “aye” approval was granted for the purchase of a F350 Diesel with dumpster carrier from Silsbee Ford through the Buyboard in an amount not to exceed \$58,635.80.

OATH OF OFFICE BY CITY SECRETARY

Alice Rodgers administered the oath of office to Council member Heather Melass.

UPDATE ON CONSTRUCTION PROJECTS

- a. CONSTRUCTION FUNDS FINANCIAL UPDATE
- b. SIDEWALK PROJECTS
- c. UTILITY REPAIR PROJECTS
- d. DRAINAGE REPAIR PROJECTS
- e. SOUTH PARKING PLACE PROJECT
- f. MASTER PLAN UPDATE

Mayor Rinehart asked if the weather has slowed down the construction on the courts. Mr. Aguirre stated that they were still on schedule.

Mayor Rinehart asked about the progress of the Creekside development. Mr. Aguirre stated that staff inspected the area and provided a punch list to the developer. Staff will be reviewing the punch list to see if permits could be issued.

Mayor Rinehart stated that stop signs have been erected at the Oyster Creek Drive and Oak Drive, Grapevine and Center Way. He stated that a gate is to be installed across the circle drive in front of the school at LJIS prior to the traffic light being activated.

ITEMS OF COMMUNITY INTEREST

Council member Roznovsky stated that HGAC has a planning a project group with four areas being funded. One area was radios. The city is number 9 on the list with those listed prior being on-going projects. There is a potential for the city to receive \$125,000 for the radios.

Council member Buell asked what will be done to the JA building on Plantation Drive. Mayor Rinehart stated he asked code enforcement to look into it.

Council member Brooks asked if Ryan's was upgrading their parking lot. Mr. Yenne stated the construction is due to the building of a cell phone store and a mattress store in the parking lot.

Mayor Rinehart asked for discussion on no parking signs on Circle Way at the intersection with Oyster Creek Drive to be on next agenda. Mr. Yenne stated this will be on the Traffic Commission agenda as well.

Mayor Rinehart reminded everyone of the June 5 reception for Dow's 75th anniversary at the Civic Center.

Mr. Yenne thanked the staff for their preparation in the event of a flood.

Mr. Yenne reported that at the Katy-Brazoswood softball game the announcer stated there would be no singing of the National Anthem. Within minutes the people in the stands began singing the National Anthem. He said he was very proud of the fans and players representing Brazoswood.

Mr. Yenne reminded everyone of the employee picnic on June 13th.

Mayor Rinehart announced Calvin Shiflet's mother passed away.

ADJOURNMENT

There being no further business the meeting adjourned at 8:15p.m.

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

Joe Rinehart, Mayor

Alice A. Rodgers, City Secretary