

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 Tuesday, January 19, 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  
Jon J.B. Baker, Mayor Pro-Tem  
Vinay Singhania, Councilmember  
Matt Broaddus, Councilmember  
Buster Buell, Councilmember

Modesto Mundo, City Manager  
Meagan Borth, Assistant City Manager  
Sherri Russell, City Attorney  
Sally Villarreal, Assistant City Secretary  
Sal Aguirre, City Engineer  
Sabrina England, PW Director  
David Walton, Building Official

PLEDGE OF ALLEGIANCE

Councilmember Buell led the pledge of allegiance.

INVOCATION

Mayor Pro-Tem Baker led the invocation.

VISITORS

There were no visitor comments.

PRESENTATIONS

Susan Buell thanked Council and staff for their ongoing support for the LJ Historical Association. Ms. Buell introduced David Thomas the new Executive Director for the LJ Historical Museum. Mr. Thomas introduced himself and said he was very excited about the upcoming year.

Mayor Roznovsky mentioned the new fire truck. Mr. Mundo stated the new fire truck came out of the Capital Improvement Fund which is funded from savings at the end of the year. The fire truck was a large purchase of approximately \$900,000. This purchase was budgeted over two years, \$450,000 each year.

*Hike and Bike Presentation - Paul Duhon*

Mr. Duhon went over the Hike & Bike Master Plan Update. Below are some of the highlights from his presentation.

The Hike and Bike Committee was created by Lake Jackson City Council in 1996. It was continuously active until 2014 and restarted in 2019. The purpose of the committee is to support the development of the recommended walking and bicycle path system for the city by developing a detailed Pedestrian and Bicycle Master Plan and championing and monitoring its implementation.

Mission & Vision

The mission is to improve and encourage the use of non-motorized transportation by providing leadership

and planning resources toward the development and implementation of safe pedestrian/bicycle pathways and trails.

The vision is to create a connected network of pedestrian/bicycle facilities and support elements through Lake Jackson that:

- Connects residents to educational, governmental, commercial, recreational, cultural, and industrial areas.
- Is attractive and accessible.
- Accommodates a wide range of user ages and skill levels.
- Encourages healthy lifestyles.
- Promotes energy conservation.
- Assures user safety.

Objectives are to provide safe routes to schools. Plan bicycle/pedestrian transportation that provide direct, contiguous access to major activity centers. Develop recommendations to meet different user needs. Establish specific project recommendations, priorities, and funding options.

The trail system, when complete, will consist of 50 miles of pathways linking nine (9) parks totaling over 900 acres. The trail system will also link schools, churches, Downtown, Brazos Mall, the medical complex, and the Sea Center Texas.

### *Bicycle Boulevard*

Use to complete network of routes

- Low speed roads
- Alternative to busier road

Planned: Sycamore – Willow, Rosewood-Timbercreek, Dunbar Park, Dunbar to Yaupon, Southern Oaks – Marigold, Pearl.

- Outside lane of 4 lane boulevard
- As interim solution pending funding for off street infrastructure upgrade
- Signage and pavement markings

Planned: Yaupon, Lake Road, This Way and That Way

The main focus is for pedestrian's safety and getting people around. Motor vehicle deaths are decreasing, but pedestrian and bicycle deaths are increasing. Pedestrians deaths are up 30% from the year 2000.

When cities build better bike networks that include protected bike lanes and paths: riding a bike gets safer and more people ride.

Over the last few decades, research suggests that bicyclist risk decreases as the number of bicyclists increases. This phenomenon is known as "safety in numbers." Greater safety attracts more bicyclists, resulting in safer cycling conditions overall. Multiple studies show that the presence of bikeways, particularly low stress, connected bikeways, positively correlates with increased bicycling. This in turn results in improvements in bicyclists' overall safety.

Mr. Duhon felt that the Bicycle Boulevard is a good way to start. Laying out rules allows people to follow them.

Mr. Mundo asked Mr. Duhon if they had any information from other cities on how the boulevards work. Mr. Duhon did not, but he said they could get information.

Mayor Roznovsky said his concern with streets like Sycamore were cars parking on the roads making it difficult to provide bicycle lanes. This may be a problem in the residential areas.

Councilmember Singhania said the Hike and Bike Committee would like for City Council to pick a street within the city and use it as a test for a boulevard to see how it will work.

Councilmember Buell agreed with Mayor Roznovsky regarding the difficulty in subdivisions where cars park in the streets.

Jeremy Bubnick stated he and the Parks Board are supportive of picking a street to test it out. Bikes can already share the road with cars. What the boulevard does is point out to people that bicyclist have the right to ride on the street as well. It is different than a bike lane which is on the side to be used by bikes only. It is safer for bicyclists to have their own lane.

Mr. Duhon stated there is a group of people in town that are working to perform a nonprofit. The group is working with Mr. Bubnick and the Hike and Bike Committee to improve the wilderness trails at Centennial Park. There are grass roots efforts to push the project. Mayor Roznovsky added that there is grant money available, it just takes a dedicated group of people to work on getting it.

Mayor Roznovsky stated he was part of the group in 2005 that put a lot of effort into the trails in Centennial Park. The challenges and reasons for abandoning their efforts was the river changing constantly and creating wash outs. It was becoming unsafe to clear areas knowing there are hazards within the trail.

Mr. Mundo said a slight disadvantage the city has is there is not a preliminary plan for funding. If it is something we really want to pursue, the city needs to put some funds into the preliminary plan when the grant funds are open to the city.

#### DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

#### CONSENT AGENDA

- a. Approval of minutes –January 4, 2021
- b. Boards and Commission minutes
- c. Approve contract with Brazoria County for May 1, 2021 Election

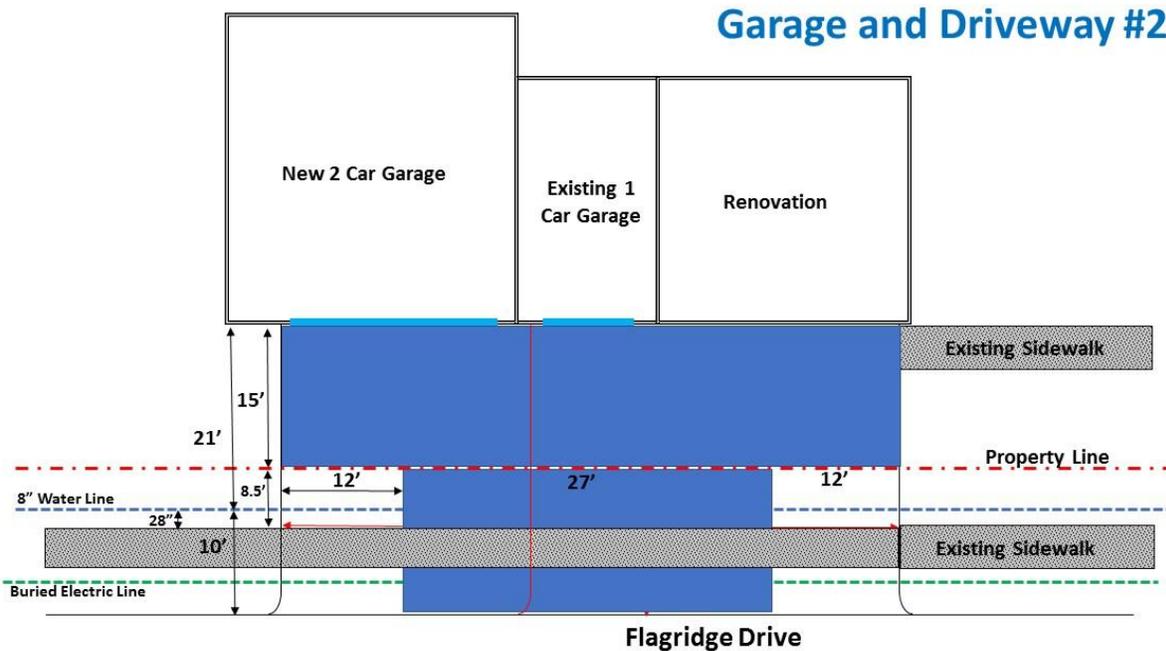
On motion by Councilmember Singhania second by Councilmember Buell with all present members voting “aye” the consent agenda was approved as follows:

- a. Approval of minutes –January 4, 2021 - approved
- b. Boards and Commission minutes - approved
- c. Approve contract with Brazoria County for May 1, 2021 Election – approved

DISCUSS AND CONSIDER DRIVEWAY APPROACH STANDARDS AND VARIANCES TO THOSE STANDARDS

Mr. Uhl was unable to be present for the discussion.

Mayor Roznovsky stated he and Mr. Aguirre met with Mr. Uhl. Mayor Roznovsky went over a drawing that was submitted below.



The dotted red line represents the easement mark which is 16' into his property. Mr. Uhl is no longer asking for more than 27' of driveway, he is fine with the 27'. He is asking to concrete within 2' of the water line which is in the city right of way. That may give the city enough room to get to the water line if needed without having to break any concrete. This would give Mr. Uhl 78 sq. ft on each side of the driveway.

Mayor Roznovsky stated the way the ordinance is written now, there is a restriction of the driveway into the property, but you can concrete the whole yard once you get past the property line.

Councilmember Singhania stated that the Planning Commission put a lot of effort into coming up with these standards. There is a problem within the city with people not following the ordinances. Councilmember Singhania did not feel the ordinance should be changed. The city must remain consistent.

Councilmember Broaddus asked how deep water lines run. Mr. Aguirre stated a typical water line is about 4' deep.

Councilmember Singhania brought up the resident on Tanager Lane that put an overlay on his driveway, and we made him remove it. The resident agreed that if the city ever had to come work on it or tear it up, he would not hold the city liable, but the city made him remove it anyway. Councilmember Singhania mentioned the need for consistency.

Mr. Mundo stated that Mr. Uhl is approaching this the correct way by asking in advance. The resident on Tanager Lane did it even after they were told not to. That is why they were asked to remove it.

Councilmember Broaddus asked if the concrete protects the water lines from getting broken? Mr. Aguirre said it does provide some measure of protection.

Mayor Roznovsky said technology has changed. You can bore 27' or 5 miles to get to a line without having to break concrete. But if a water line is busted and we have to change it, the city may not have the type of equipment needed. With sewer line leaks, we do not dig it up anymore we ram a pipe into it and try to get it going.

Councilmember Singhania was not sure if that would work in residential areas because there are manholes every 3 houses. Councilmember Singhania also mentioned the possibility of gas lines.

Mayor Roznovsky mentioned he was just bringing this to council for discussion. If council were to go through with this, we would have to restrict it to the sides of streets with only water lines and no sewer lines.

Councilmember Broaddus brought up the possibility of having to tear out all the driveways. Mr. Aguirre said it would depend on where the leaks are.

Mr. Mundo stated most of the time, water leaks are not around the driveway and are in the middle of the yards.

Mayor Roznovsky reminded everyone that at this point, a resident can concrete the whole yard past the property line.

Mayor Roznovsky stated a reason for the restriction of the 27' approach is aesthetics. This prevents someone from concreting the whole yard from the curb to the house and also provides definition.

Councilmember Singhania stated he is fine with providing a change; however, he would want to see the same fair treatment for all residents.

Mayor Roznovsky mentioned there would be some challenges with changing the ordinance.

Mayor Pro-Tem Baker asked would someone on Jasmine or Winding Way have the same problem? Mr. Aguirre said "yes".

Councilmember Buell stated what disturbs him is people coming in and changing ordinances. When does it stop?

Mr. Mundo asked Mr. Aguirre what the width limitation was prior to or 2003? Mr. Aguirre said there was not a limitation. There are driveways around town over the 27', but they were there before the ordinance change and are now grandfathered in.

Councilmember Buell asked if Mr. Uhl came in and put shell or pea gravel, would that be acceptable? Mr. Aguirre said yes, it would be.

Mr. Mundo asked if caleche or pea gravel is allowed in the easement. He did not think you could put crushed concrete on the right of way.

Mayor Roznovsky said the parking in the yard ordinance does not include widening of the driveways. It allows for parking in the yards on an improved surface with boarders.

Councilmember Buell thought you could put the border with crushed concrete on the right of way.

Mr. Walton said the ordinance states that anything in the city right of way must be built to city driveway standards. This means a minimum amount of concrete tying into the curb.

Mr. Mundo stated you can put crushed concrete on your property, but you cannot do it as part of the driveway in city right of way.

Mr. Walton stated a resident cannot add caleche in the right of way because it does not meet driveway standards.

Councilmember Buell asked the Mayor to “Call to Question.”

All in favor to stop discussion – Councilmember Buell

All in favor to continue discussion – Councilmember Singhania, Mayor Roznovsky, Councilmember Broaddus and Mayor Pro-Tem Baker.

Discussion continued.

Mayor Pro-Tem Baker asked if there was a deadline for an answer. Mayor Roznovsky stated the only deadline is for the resident to finish his construction. Mr. Uhl asked for an answer by the end of the month.

Councilmember Broaddus asked if we could draw up an ordinance to specify what the city could and would replace.

Mayor Roznovsky asked councilmembers if there was any desire to pursue this further to change an ordinance to allow a situation like this to occur, he would accept a motion to accept or a motion to deny.

There was no action taken on this item.

DISCUSS AND CONSIDER AN ORDINANCE CALLING THE MAY 1, 2021 GENERAL ELECTION – FIRST READING

On motion by Councilmember Buell second by Mayor Pro-Tem Baker with all present members voting “aye” the ordinance calling the May 1, 2021 General Election passed on first reading.

DISCUSS AN ORDINANCE CALLING A BOND ELECTION FOR MAY 1, 2021 FOR A) \$9,200,000 FOR THE EXPANSION OF CITY HALL, B)\$3,500,000 FOR THE CONSTRUCTION OF AN ANIMAL CONTROL FACILITY, AND/OR IMPROVEMENTS OR REMODELING OF EXISTING ANIMAL CONTROL FACILITY; AND/OR PARTICIPATION IN FUNDING A REGIONAL OR JOINT ANIMAL CONTROL FACILITY C)\$2,300,000 FOR THE RENOVATION AND EXPANSION OF THE POLICE DEPARTMENT FACILITIES, D)\$300,000 FOR IMPROVEMENTS TO THE FLOORING AT THE LIBRARY, E)\$2,635,000 STREET AND

DRAINAGE IMPROVEMENTS TO PIN OAK, NORTH SHADY OAKS AND FOREST OAKS LANE AND ADA RAMPS THROUGHOUT THE CITY, F)\$11,500,000 FOR STREET AND DRAINAGE IMPROVEMENTS TO MOSS, CHESTNUT, WISTERIA AND PALM LANE

Mr. Mundo stated we are in the time period to call for a Bond Election. Last year we were prepared to take it to the voters, but it was deferred due to COVID.

Mr. Mundo mentioned the projects for the Bond issue.

City Hall Expansion	\$9,200,000
Animal Control Facility	\$3,500,000
Police Department Renovation/Expansion	\$2,300,000
Library Flooring	\$300,000
Street & Drainage improvements to Pin Oak, North Shady Oaks & Forest Oaks Ln. / ADA Ramps	\$2,635,000
Street & Drainage improvements to Moss, Chestnut, Wisteria and Palm Lane	\$11,500,000

Mr. Mundo stated the Bond Task Force was surveyed in August to see if they felt the city should press forward with the proposed bond issues. There were 22 respondents and they recommended that council press forward with the Bond issue. Mr. Mundo asked council if they felt it was the appropriate time to proceed. If council did want to move forward, one of the projects we may ask to add is approximately \$1 million for panel replacements. The number could be slightly less or more.

Mayor Pro-Tem Baker asked if the voters would be able to vote on the items separately or would they all be grouped together. Mr. Mundo said they would be separate except for the streets that would be grouped together (as listed above). This allows for some issues to be approved and some to be denied.

Councilmember Buell recommended taking it to the voters and allowing them to decide if they are ready for this to happen. He has a lot of confidence in the residents and wants to let them decide.

Councilmember Singhania wanted to consider adding the Sleepy Hollow Subdivision streets to the Bond issue. The black tops are in very bad shape.

Mayor Roznovsky stated that in regards to facilities, if a bond is passed for \$9 million and the facility is not built for another 6 or 7 years, the price could go up. If projects are delayed too long, the cost of the project can change, and the city would be in a position of having to ask the voters for more money.

Councilmember Broaddus asked how the bonds would be sold. Mr. Mundo said the original plan is to sell \$10 million every two years.

Ms. Eaves said we usually look for about 3% interest rate, but it usually comes in less than that.

Mayor Roznovsky said the downtown revitalization has been pushed back and is behind. When big projects such as street repairs/replacements are added to an already big project, it can make it hard for city staff to manage the load.

Mr. Mundo stated the Animal Control Facility and PD Expansion would probably be done first.

Mayor Pro-Tem Baker asked if all the issues pass, would it have to come to City Council to prioritize?

Mayor Roznovsky said the citizens would be educated on the proposed bond issue and how they would be completed.

Councilmember Buell asked if the Bond Issue goes to the voters and they approve everything, it does not mean it has to be done, correct? Mayor Roznovsky said that is correct. If the economy suffers, it can be pushed back.

Mr. Mundo said the projects do not have to be done until you sell the bonds.

Ms. Eaves said as it is right now, the city can issue the first \$9.8 million in December if everything passes. The bonds are spaced out to minimize the impact on the tax rate.

Councilmember Broaddus asked if we were to get a new rule from the state as far as caps, would it apply to bond related funds?

Mr. Mundo said the debt service is decided by the voters.

Michael Musquiz – 264 Plum Circle

Mr. Musquiz agreed with Councilmember Buell to let the citizens decide. Mr. Musquiz asked if there has been any movement with surrounding cities to work together on the animal control facility?

Councilmember Buell said the current contract is not up until 2023.

Mr. Mundo said the design for the animal control facility would allow for two partners, but it is not sure if two partners are desired at this time based on the sharing and operating cost. Mr. Mundo stated this would be an animal control facility, not an animal shelter. The proposal would be managed by the City of Lake Jackson.

Mr. Musquiz stated the public could use clarity on the details of the animal shelter building.

Mayor Roznovsky mentioned a change that has taken place since the agreement for the Southern Brazoria County Animal Shelter. There is a large network of rescues that did not exist when the shelter was started. The idea is that as soon as an animal is brought into the facility, the city would work with the shelters and rescues to come take the animals. For the facility to work, it must be a community effort. This is what the city is relying on for it to work.

Mr. Mundo stated he would look at the addition of panel replacements and asphalt at Sleepy Hollow subdivision to the bond issue.

Mayor Roznovsky said this would come back to the next meeting for a first reading.

#### CONSTRUCTION PROJECT UPDATES

- a. CONSTRUCTION FUNDS FINANCIAL UPDATE
- b. GENERAL FUND PROJECTS
- c. UTILITY FUND PROJECTS

Mr. Aguirre went over the project updates.

ITEMS OF COMMUNITY INTEREST

Councilmember Singhania asked for an update on the Citizens Convenience Center. Ms. England said it is being worked on, but the weather has held the progress up.

Mayor Pro-Tem Baker mentioned Jennifer Fields' retirement.

Mayor Roznovsky mentioned he and Councilmember Singhania attended the Fire Fighter Banquet and they presented Henry Mendez with a proclamation for his 46 years of service. Mr. Mendez was asked to pick a day this coming year for City Council to create a proclamation for "Henry Mendez Day". Mr. Mendez tentatively proposed April 25<sup>th</sup>. Mayor Roznovsky was very thankful for Mr. Mendez and all his service to the City of Lake Jackson.

Mayor Roznovsky announced January 30<sup>th</sup> was the Rotary Shrimp Boil. Due to Covid-19 it will be an in and out type of event. There will be online auctions. The meal tickets will be \$15. Tickets for the car raffle will be \$100.

Mayor Roznovsky gave a COVID update.

ADJOURNMENT

There being no further business the meeting adjourned at 8:31 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Gerald Roznovsky, Mayor

\_\_\_\_\_  
Sally Villarreal, Assistant City Secretary