

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN THAT the City Council of Lake Jackson met on Tuesday, January 20, 2026, at 6:30 p.m. in Workshop and Regular Session at 25 Oak Drive, Lake Jackson, Texas, Lake Jackson City Hall in the Alice Rodgers Council Chambers, with the following in attendance:

Gerald Roznovsky, Mayor  
Rhonda Seth, Mayor Pro Tem  
Leonard Schooler, Councilmember  
Ralph "Buster" Buell, III, Councilmember  
Vinay Singhania, Councilmember  
Jon J.B. Baker, Councilmember

Modesto Mundo, City Manager  
Riazul Mia, Assistant City Manager  
Sally Villarreal, City Secretary  
Ana Silbas, Asst. to the City Manager  
Sherri Russell, City Attorney  
James Bryson, Finance Director  
Eric Wilson, Public Works Director  
Sal Aguirre, City Engineer  
Robin Hyden, Parks & Rec Director  
Lora-Marie Bernard, PIO  
David Walton, Building Official  
Will Ammons, Fire Marshal  
Paul Kibodeaux, Police Chief  
Nicholle Wilson, Asst. City Engineer

WORKSHOP SESSION – 5:00 p.m.

Presentation from NewGen Strategies & Solutions pertaining to water and wastewater alternative rate design.

Mr. Mundo introduced the presentation, explaining that it would cover three key areas of potential rate design changes: winter averaging, meter-size charges, and apartment-unit billing. He noted that about 15-18 years ago, the council considered changes to meter-sizing charges but opted not to make drastic changes at that time, instead adding a tier rather than adjusting the metering charge structure.

Mr. Garrett from NewGen Strategies & Solutions presented the findings from their analysis of alternative rate designs. The presentation covered three main topics:

**1. Meter Equivalency:**

- The current system charges all meters the same base rate regardless of size, which doesn't reflect the true infrastructure cost burden of larger meters.
- Data showed that larger meters (such as 3-inch, 6-inch, or 8-inch) require significantly more infrastructure capacity than standard residential 5/8-inch meters.

- The analysis recommended gradually implementing a meter equivalency charging system where larger meters would pay proportionally more for the base charge, reflecting their higher infrastructure demands.
- Council members expressed concerns about the potential impact on institutions and large commercial customers, noting that an 8-inch meter might see a significant increase.
- Mr. Mundo clarified that some meters in the system are likely oversized for their actual usage needs, as confirmed by a recent meter audit.
- The proposed implementation would be gradual (15% per year) to avoid "sticker shock" for large meter customers.

## **2. Winter Averaging for Wastewater Charges:**

- The concept would base wastewater charges on water usage during winter months (when outdoor watering is minimal) rather than year-round water consumption.
- This approach would benefit customers who use significant water for outdoor purposes in summer months.
- The council discussed whether this change would be revenue-neutral overall and how it might shift costs between different types of customers.
- Several council members questioned whether the administrative complexity would be worth the benefit, noting that for many customers it might simply redistribute their annual costs rather than significantly reducing them.

## **3. Apartment Per-Unit Billing:**

- The proposal would change how apartment complexes are billed, charging them per residential unit rather than as a commercial account.
- Mr. Mundo compared this to how garbage service is currently billed, where apartment units are charged the same residential rate as homes.
- This would increase revenue from apartment complexes and potentially lower the burden on single-family residential customers.
- Discussion centered on whether this was more equitable, as TCEQ considers apartment units equivalent to single-family homes when calculating system capacity needs.

Council raised questions about the equity of the proposed changes, the potential impact on various customer classes, and whether the administrative costs of implementing these changes would be justified by the benefits. There was particular concern about balancing fairness by minimizing disruption to customers with large meters who might face significant increases.

Mr. Mundo noted that these proposals were not recommendations for immediate action but rather options for the council to consider. He noted that if the council wanted to implement any changes, they would need to make decisions by April to incorporate them into the rate structure for the next fiscal year.

The workshop concluded with an understanding that the matter would be discussed further during the regular meeting agenda item on the water rate study.

Mayor Roznovsky adjourned the Workshop at 6:23 p.m.

REGULAR AGENDA – Mayor Roznovsky called the regular meeting to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE

Councilmember Seth led the pledges.

INVOCATION

Councilmember Buell led the invocation.

PRESENTATIONS

Mayor Roznovsky recognized Henry Mendez for his 50 years of dedicated service to the Lake Jackson Volunteer Fire Department, noting that he had previously been honored at the department's banquet but deserved public recognition. Mayor Roznovsky read a proclamation highlighting Mr. Mendez's service since December 1975, during which he held positions as training officer, captain, assistant fire chief, fire chief, and volunteer fire parliamentarian for 25 years. The proclamation recognized Mr. Mendez's contributions to establishing the EMS program within the fire department and his volunteer EMS service from 1999 to 2019. In honor of his service, the fire department's training room was named after "Henry Mendez".

Mayor Roznovsky presented a proclamation declaring January 20, 2026, as "TBT Real Estate Day" in Lake Jackson, recognizing Tammy Bell, broker at TBT Real Estate, for generously providing the use of their privately owned trailer for Santa tours on Saturday, December 19. The proclamation acknowledged that this contribution enhanced the city's ability to serve the public, promote community engagement, and bring Santa to residents during the Light of Lake Jackson events.

VISITOR COMMENTS

There were no visitor comments.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

CONSENT AGENDA

1. Approval of minutes – 121525 - **approved**
2. Accept Board Minutes: **accepted**
  - a. Planners - 120225
  - b. DSDB – 072822
3. Approve the second reading of Ordinance No. 26-2311, reducing the speed limit in the Sleepy Hollow Subdivision from 30 mph to 25 mph. - **approved**

4. Ratification of contract with Terracon for materials testing services for neighborhood rehabilitation project #23-11-1659, Pavement, Drainage, & Utility Improvements on Moss Street, Palm Lane, Wisteria Street, and Chestnut Street, in an amount not to exceed \$113,771. **approved**
5. Authorize the City Manager to renew the contract with Yellowstone Landscape for Parks Mowing Group 5: Highways, under the Choice Partners Contract #20/048MR, in an amount not to exceed \$120,248, as budgeted. **approved**
6. Award Bid #25-12-03 for wood grinding to Novus Wood Group at a unit rate of \$2.78 per cubic yard, in an amount not to exceed \$120,000, as budgeted. **approved**

On a motion by Councilmember Buell, seconded by Councilmember Seth, with all present members voting "aye," the consent agenda items 1-6 were approved as presented.

PUBLIC HEARING TO AMEND CH. 110 ZONING TO ALLOW EDUCATION AS A CONDITIONAL USE PERMIT IN THE B-2 (CENTRAL BUSINESS) ZONE. - MODESTO MUNDO

Mayor Roznovsky called the public hearing at 6:46 p.m.

Mr. Mundo explained that the city received a request to amend the B-2 zone (primarily downtown, though it extends across the highway) to allow education as a conditional use. He noted that education is currently permitted in the B-3 zone (institutional zone for churches and schools), while churches are already allowed as a conditional use in the B-2 zone. Staff advised that a conditional use permit would be appropriate, as it would allow the council flexibility to consider factors such as adequate parking and hours of operation when evaluating proposals, particularly important for downtown, where some businesses have private parking while others rely on public parking.

Mr. Mundo stated that the planning commission held a public hearing at the Council's request and recommended the change as a favorable conditional use.

Ms. Crow was present to answer questions and hoped the item would move forward as a conditional use.

Mayor Roznovsky asked if there were any other questions from the audience or Council. There were none.

Mayor Roznovsky closed the public hearing at 6:50 p.m.

APPROVE THE FIRST READING OF AN ORDINANCE AMENDING CH. 110 ZONING TO ALLOW EDUCATION AS A CONDITIONAL USE PERMIT IN THE B-2 (CENTRAL BUSINESS) ZONE. – SHERRI RUSSELL

Ms. Russell stated that she added two words to the ordinance: "and education." She explained that conditional use permits are considered by planners (not the council), who review the request and determine the conditions to be placed on the use.

On a motion by Councilmember Seth, seconded by Councilmember Singhania, with all present members voting "aye," the first reading of an ordinance amending Ch. 110 Zoning to allow education as a conditional use permit in the B-2 (Central Business) Zone was approved.

DISCUSS THE REQUEST TO ADD A CHARITABLE BINGO HALL AS A PERMITTED USE WITHIN THE ZONING ORDINANCE. – JORDAN TERRY

Mr. Mundo noted that a request from Mr. Terry was submitted to add charitable bingo halls as a permitted use within the zoning ordinance in the B-1 zone. He pointed out this would affect all the B-1 zones within the city, not just the space in question. That space being the old "The Lounge."

Jordan Terry and Cassie Terry – 1240 Second Street, Clute.

Mr. Terry explained that he and his wife have been involved in charity work since 2010 and were proposing a charitable bingo hall where proceeds would be regulated and go to qualifying charitable events.

Mrs. Terry provided additional details, explaining that the facility would operate primarily in the evenings from 5:00 – 10:00 p.m., potentially 5-7 days per week, depending on the number of charities involved. She emphasized that they would have no access to the bingo money, which a third party between the charities and the Texas Department of Licensing would handle.

The council inquired about the proposed operation, including customer draw, whether they would be leasing the space, whether there would be security, and crowd sizes (ranging from 50 to 150 people).

Mr. Terry said his wife works for a bingo hall in Angleton, Texas, and some of their customers come from Houston and within Brazoria County.

Mayor Roznovsky redirected the discussion to focus on the zoning implications rather than the specific business proposal. He explained that a B-1 zone is designated for neighborhood businesses that meet the needs of the surrounding neighborhood, and any change would affect all B-1 zones in the city. He suggested that a conditional use application might be more appropriate, as it would allow for specific conditions to be placed on such facilities.

Councilmember Singhania expressed concern that a bingo hall wouldn't qualify as a neighborhood business, especially since the Terrys mentioned drawing customers from as far as Houston.

Ms. Russell read from the B-1 zone description, which defines it as "a neighborhood shopping zone where retail businesses or other service establishments supply commodities or services to meet the daily needs of the neighborhood where they're located."

Mayor Roznovsky noted that there is a lot of discussion that needs to take place before the request is considered.

Mr. Mundo asked if the council would be open to charitable bingo halls in a different zone, such as a commercial zone. This would be another conversation.

Mayor Roznovsky and Council suggested that the Terrys consider commercial (C-1) zones instead, which might be more appropriate for their business, while acknowledging the community benefits of their charitable goals.

No action was taken on this item, with the understanding that more discussion would be needed if the request were to progress.

DISCUSS THE WATER RATE STUDY. – MODESTO MUNDO

Mayor Roznovsky noted that a presentation on the water rate study had been given during the workshop session. He asked if any council members had questions they wanted to ask at that time.

Council indicated they needed time to digest the material presented. Mayor Roznovsky suggested that if council members had questions later, they could ask Mr. Mundo, and, if needed, arrange a workshop and possibly bring the presenter back via Zoom.

DISCUSS LIMITING BUSINESSES WITH DRIVE-THRUS IN B-1 (NEIGHBORHOOD BUSINESS) ZONES WHEN ADJACENT TO OR NEAR RESIDENTIAL AREAS. – MODESTO MUNDO

Mayor Roznovsky referred to input from Mr. Yenne, which included recommendations for addressing B-1 zoning. He outlined two possible approaches: making minor tweaks to restrict drive-through businesses in B-1 areas or conducting a comprehensive rewrite of the B-1 zone definition.

Councilmember Singhania suggested forming a subcommittee with council and citizen representatives to review the zoning, noting that other B-1 areas could face similar issues in the future, particularly mentioning potential changes with the BISD property.

Councilmember Seth suggested a workshop to look at the overall ordinance, stating that things have changed since the ordinances were originally written, including that some B-1 zones predate residential development in their areas.

Ms. Russell acknowledged that making zoning changes would be a substantial undertaking that might require hiring a consultant.

Mayor Roznovsky expressed concern about opening a "Pandora's box" with an overall zoning change, suggesting it might be better to address specific issues in a targeted manner. He suggested making

changes based on today's concerns. Whether that be to change a few words or rewrite it. Look into the issue with B-1, identify the problem, and address it.

Councilmember Singhania noted that if things are not done correctly, it can leave the city open for litigation. He did not want to wait around and suggested working on it proactively, noting that B-2 was right around the corner.

Councilmember Seth suggested starting with the B-1 Zone.

Councilmember Schooler mentioned definitions B-1 and B-2, as well as existing property owners. He pointed out that it could be a set of problems.

Mr. Mundo mentioned that the city had applied for a GLO grant for comprehensive planning, which could potentially provide an opportunity to examine zoning changes.

The Council agreed to wait for information from the City Attorney on legal constraints before proceeding further, with the understanding that they would revisit the issue at a future meeting.

DISCUSS AND CONSIDER THE FIRST READING OF AN ORDINANCE AMENDING CH. 102 UTILITIES OF THE CITY OF LAKE JACKSON CODE OF ORDINANCES TO CHANGE THE CHARGE FOR A CUSTOMER-REQUESTED METER TESTING TO THE ACTUAL COST OF THE TEST. – SHERRI RUSSELL

Mr. Mundo read the ordinance caption.

Ms. Russell reviewed the changes she made to the ordinance, which basically says that if the customer requests a meter test, and the meter does not register an error of more than 2 percent, the customer shall reimburse the city for the cost of the test. If, however, the meter registers more than 2 percent fast, the customer shall not pay anything, and the city will pay the cost.

Mr. Mundo shared that currently, the city charges only \$2 for testing, but now uses an outside company at a cost of about \$120 to avoid the perception of bias when testing their own meters.

Councilmember Seth motioned to approve the first reading of an ordinance amending Chapter 102 Utilities of the City of Lake Jackson Code of Ordinances to change the charge for a customer-requested meter testing to the actual cost of the test, seconded by Councilmember Buell, with all present members voting "aye," the motion carried.

DISCUSS AND CONSIDER THE CHARTER REVIEW COMMISSION'S RECOMMENDED AMENDMENTS FOR THE MAY 2, 2026, GENERAL ELECTION. – SHERRI RUSSELL

Ms. Russell presented example wording for three charter amendments to appear on the May 2, 2026, ballot. She explained that only the questions would appear on the ballot, while the full text of the changes would be posted elsewhere.

The proposed amendments included:

1. Updating language to say, "as provided by law."
2. Changing timing requirements to "the next regularly scheduled council meeting" to comply with new posting laws.
3. Specifying that the Charter Review Commission would be appointed at least once every six years in odd-numbered years.

Councilmember Seth asked about providing voter education regarding these changes. Ms. Russell confirmed they could provide educational materials, provided they didn't advocate for or against the amendments.

A resolution will be brought back to the next meeting on February 2nd to order the election.

DISCUSS AND CONSIDER VERIZON'S REQUEST TO ADD ADDITIONAL COMMUNICATION EQUIPMENT TO THE OAK DRIVE WATER TOWER AND TO MODIFY THE LEASE. – MODESTO MUNDO

Mr. Mundo explained that Verizon had requested the addition of equipment to the Oak Drive water tower. He noted that while Verizon initially didn't want to increase its lease payment, after negotiations, it agreed to a \$ 600-per-month rate increase for the additional equipment.

Mr. Mundo detailed the changes: Verizon would remove 9 antennas but add 6 back, along with additional fiber lines and diplexes (smaller dishes). The total number of equipment pieces would increase from 15 to 27.

Mayor Roznovsky expressed concern about rust on some equipment and requested that it be addressed.

Mr. Mundo mentioned that, in the long term, he would like to explore moving the communication equipment from the water tower to the tower behind the police department, now that grant funding constraints no longer prohibit it.

Councilmember Seth motioned to approve Verizon's request to add additional communication equipment to the Oak Drive water tower and to modify the lease, seconded by Councilmember Schooler, with all present members voting "aye," the motion carried.

AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FRAZER, LTD., TO REPLACE MEDIC 6 UNDER HGAC CONTRACT #AM10-23, IN AN AMOUNT NOT EXCEEDING \$359,426. – WILL AMMONS

Mr. Ammons explained that Medic 6, currently the EMS reserve unit, has advanced age and mileage (approximately 310,000 miles). He noted the unit frequently has issues when placed into frontline service, and the city spends about \$17,000 annually on parts to keep it operational.

Mr. Mundo explained that, while the request couldn't fit into the current year's budget (especially after Hurricane Beryl expenses), the lead time for a new ambulance is 18-24 months. Therefore, placing the order now would not affect cash flow immediately, as delivery and payment would occur in the next budget year (after October 1).

In response to questions, it was clarified that Medic 6's patient compartment module dates back to 2006 or 2008 and has been remounted 3-4 times, exceeding its expected lifespan. The current chassis is a 2016 diesel model.

Mr. Ammons noted that no money is required to put down; Frazer just needs commitment.

Councilmember Singhania motioned to authorize the City Manager to execute an agreement with Frazer, Ltd., to replace Medic 6 under HGAC Contract #AM10-23, in an amount not exceeding \$359,426 payable after October 1, 2026, seconded by Councilmember Buell with all present members voting "aye," the motion carried.

DISCUSS THE STATUS OF THE TDECU DONATION FOR THE FM 2004 PROPERTY. – MODESTO MUNDO

Mr. Mundo provided an update on the TDECU property donation, noting that the transfer had been delayed. During a December meeting, TDECU's real estate representative indicated they would like to keep the drive-through ATMs at the location.

Discussion followed about whether maintaining the drive-through ATMs was part of the original agreement. Ms. Russell clarified that the agreement states TDECU would clear out the property, and any ATM placement would be discussed later.

Councilmembers expressed concern about having drive-through lanes bisecting city property, which could limit future development options. Mr. Mundo suggested treating the ATM request like a private-sector lease negotiation, noting that such arrangements exist elsewhere (e.g., TDECU's ATM at Buc-ee's).

TDECU's deadline for the property donation is August, though the transfer was now expected in March. The City Manager indicated he would arrange a workshop with the Council to discuss potential uses for the property once acquired.

Councilmember Singhania emphasized the importance of ensuring the city receives fair value for the road already constructed for TDECU.

Mr. Mia noted that a discussion needs to be held about securing the property to prevent vandalism.

#### NEW BUSINESS UPDATES - DAVID WALTON

Mr. Walton provided business updates, confirming that GameStop would be closing and that America's Best Eyeglasses would occupy that space. He noted that work was progressing on buildings under construction, including Take 5, 7 Brew, Hurricane Grill and Wings (nearly open), and Juicy Crab (at the former Tony's Table location). Plans were still pending for Fat Burger and Round Table, though these projects were expected to proceed.

#### STAFF UPDATES:

City Manager – No updates

Agenda item summary:

- Ms. Russell will bring back the 2<sup>nd</sup> readings of ordinances.
- Resolution for election in conjunction with the City Secretary at the next meeting.
- Ms. Russell will provide the Council with a memo regarding the B-1 Zone.

#### CONSTRUCTION UPDATES

Mr. Aguirre provided construction updates.

#### ITEMS OF COMMUNITY INTEREST

- Councilmember Singhania mentioned the traffic around North Yaupon, where AT&T or another company was doing fiber work, with vehicles blocking an entire lane on Banyan.
- Councilmember Seth inquired about a CenterPoint update regarding downtown lights that had been out for months. Mr. Mundo confirmed they had identified a broken service line but had not yet made repairs despite a service request submitted about six weeks prior.
- Councilmember Schooler commended the work completed on Forest Oaks Lane, Pin Oak, and Pin Oak Court, noting that despite weather delays, the finished project looked excellent and neighborhood residents were pleased.
- Mayor Roznovsky reminded everyone about the "3 P's" for the upcoming cold weather: people, pets, and pipes. He mentioned that temperatures in the Angleton area were expected to reach the teens through Tuesday.
- Mayor Roznovsky also requested that City staff contact TxDOT about a large cross arm with traffic lights installed at FM 2004 and Lake Road, expressing concern that the positioning of the lights could cause confusion and potentially lead to accidents. Mr. Mia will contact TXDOT.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m.  
These minutes were approved on February 2, 2026.

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Sally Villarreal, City Secretary

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Gerald Roznovsky, Mayor