

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN THAT the City Council of Lake Jackson met on Monday, February 2, 2026, at 6:30 p.m. in 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
Paul Kibodeaux, Police Chief
Sal Aguirre, City Engineer
Robin Hyden, Parks & Rec Director
Lora-Marie Bernard, PIO
David Walton, Building Official

PLEDGE OF ALLEGIANCE

Councilmember Singhania led the pledges.

INVOCATION

Councilmember Baker led the invocation.

PRESENTATIONS

Brazosport Christian Eagles Football Day Proclamation

Mayor Roznovsky proclaimed February 2, 2026, as Brazosport Christian Eagles Football Day in Lake Jackson. The proclamation recognized the Eagles' successful 2025 season, which included their first-ever state championship appearance, finishing as state runner-up in the TAPPS Division 3 championship game on December 4, 2025.

Coach Austin thanked the city for the honor, noting the team's hard work throughout the summer and fall.

Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting and Distinguished Budget Award

Mr. Bryson announced that the city had received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the 30th consecutive year and the Distinguished Budget Award for the 34th straight year. He thanked Ms. Silbas for her work on the budget and acknowledged those who contributed to both the audit and the budget process.

VISITOR COMMENTS

There were no comments.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

CONSENT AGENDA

1. Approval of minutes – 012026 - **approved**
2. Accept Board and Commission minutes: **accepted**
 - a. ZBA – 082024
 - b. KLJB - 111825
3. Approve Ordinance No. 2312 allowing education as a conditional use permit in the B-2 (Central Business) Zone. – second reading **approved**
4. Approve Ordinance No. 2313 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. – second reading **approved**
5. Award Bid 25-11-002 Contract Mowing Parks to Seril, Inc., DBA Houston Grotech for Parks Group 1- Downtown in an amount not to exceed \$78,540.00 as budgeted. **awarded**
6. Award Bid 25-11-002 Contract Mowing Parks to Horticare for Parks Group 2- Northside & Group 5 - Southside 2 in an amount not to exceed \$135,100 as budgeted. **awarded**
7. Award Bid 25-11-002 Contract Mowing Parks to Scott & Company DBA Southern Oak Services Group 3 - Midtown, Group 4- Southside 1, Bed and Berm Maintenance and Irrigation Maintenance in an amount not to exceed \$235,758 as budgeted. Additionally, award the add-alternate for tree trimming, pruning, and removal services based on unit pricing for labor, tree size (DBH), and stump grinding as listed in the bid tabulation. **awarded**
8. Approve Resolution No. 1004 to close out the Shy Pond Drainage Pipe Repair project. **approved**
9. Approve Resolution No. 1005 to close out the Water System Services project (Lift Station Painting and Water Piping Corrosion Control). **approved**

On a motion by Councilmember Singhania, seconded by Councilmember Buell, with all present members voting “aye,” the consent agenda items 1-9 were approved as presented.

DISCUSS AND CONSIDER HOSTING THE NOVEMBER 11, 2026, VETERANS DAY PARADE IN LAKE JACKSON.

John Jasso- Chairman of the Brazoria County Veterans Association

Mr. Jasso requested that Lake Jackson host the 28th Veterans Day Parade on November 11, 2026. He explained that Lake Jackson had previously hosted the parade three times (2001, 2007, and 2011). Mr. Jasso outlined the event format, which would include a complimentary breakfast for veterans from 7:00 -9:00 a.m., a parade lineup, a parade from 11:00 a.m. to 12:30 p.m., followed by a one-hour program, and would conclude by 2:30 p.m.

Mr. Jasso explained that a host committee would be formed with representatives from the city council, police department, fire department, parks department, chambers of commerce, and the school board. The committee would meet once a month for one hour through July. Following that, the steering committee will come in.

He noted that Brazoria County's veteran population had declined from 27,000 to 17,000 over the years, making this recognition particularly important.

Mr. Jasso mentioned that any donations received would stay with the American Legion Post 306 in Lake Jackson.

Council members thanked Mr. Jasso and all veterans for their service. It was decided that Mr. Jasso would coordinate with Mr. Mundo on the host committee and parade.

Councilmember Baker motioned to host the November 11, 2026, Veterans Day Parade in Lake Jackson, seconded by Councilmember Singhania, with all present members voting "aye," the motion carried.

DISCUSS AND CONSIDER APPROVING RESOLUTION NO. 1003, ORDERING AN ELECTION TO BE HELD ON MAY 2, 2026, TO ELECT THE MAYOR AND COUNCILMEMBER POSITIONS TWO AND FOUR, AND TO SUBMIT PROPOSED AMENDMENTS TO THE HOME RULE CHARTER.

Councilmember Seth motioned to approve Resolution No. 1003, ordering an election to be held on May 2, 2026, to elect the mayor and councilmember positions two and four, and to submit proposed amendments to the Home Rule Charter, seconded by Councilmember Baker, with all present members voting "aye," the motion carried.

DISCUSS THE COLLECTED DATA ON DECIBEL READINGS AND NOISE COMPLAINTS IN THE DOWNTOWN AREA. – CHIEF KIBODEAUX

Chief Kibodeaux presented data collected on noise levels and complaints in the downtown area. He explained that officers had taken decibel readings at various locations, including the source of the music, where sound crosses Oyster Creek Drive, and at three addresses where complaints had been received.

The data showed that bass frequencies traveled farther than higher tones, with readings at the source as high as 99 dB -101 dB.

Councilmember Seth stated that she visited a resident on Mistletoe after a citizen called to complain about loud music. Councilmember Seth said she could hear the music's lyrics in the citizen's backyard. At a recent council meeting, downtown businesses were asked to self-regulate, but this call came after that meeting. Councilmember Seth sympathizes with any household that has to listen to loud music, which sometimes contains profanity, and stated that self-regulation is not working.

Chief Kibodeaux stated that the city can operate under state law; if a complaint is received repeatedly, action can be taken. He said the downtown violations would start over every night.

Councilmember Singhania felt the bass was the problem. Councilmember Seth pointed out the time the police department spends on these recurring problems.

Councilmember Baker stated that he lives in an affected area and that the music had decreased but is now picking back up.

Mayor Roznovsky and Councilmember Baker noted that noise levels decreased when the monitoring equipment was visible but increased once it was removed.

Councilmember Singhania asked Chief Kibodeaux whether additional personnel had to be brought in to monitor this. Chief Kibodeaux said yes.

Ms. Russell explained that a new state law from September 2025 limits the city's ability to prohibit outdoor amplified music completely, but does allow regulation of hours and decibel levels.

Councilmember Seth suggested potential regulations, such as prohibiting outdoor amplified music after 10:00 p.m. Sunday through Thursday and after 11:00 p.m. Friday through Sunday, and setting limits of 70 dB to 75 dB at the property lines.

Mayor Roznovsky pointed out that the nuisance ordinance still exists and can be used. He also suggested that if an ordinance is drafted, it should align with state regulations, and that if it becomes a nuisance, that ordinance should be used.

Chief Kibodeaux said that, with the nuisance ordinance and the available instruments, the department can be more proactive and not have to wait. The purchased instruments are ANSI-approved decibel meters with internal calibration.

Councilmember Baker asked whether the two downtown businesses would be contacted. Mr. Mundo stated that the businesses would receive a copy of the draft ordinance and be invited to the meeting.

The council directed Ms. Russell to draft an ordinance that complies with state parameters and to bring it to the next meeting.

DISCUSS AND CONSIDER THE SUMMARY OF RECOMMENDATIONS FROM THE TRAFFIC ENGINEER FOR INTERSECTION CONTROL AT PLANTATION DRIVE AND SYCAMORE STREET.

Ms. Wilson presented traffic engineer recommendations for the intersection at Plantation Drive and Sycamore Street. After Hurricane Beryl damaged the traffic signal, a traffic study was conducted to

determine if a new signal was warranted. The study concluded that it was not and recommended instead maintaining the four-way stop with improved visibility features.

The recommended improvements included installing flashing LED stop signs, improving striping for nighttime visibility, and removing the center lane stop sign. Ms. Wilson noted that a new traffic signal would cost approximately \$500,000, compared to about \$30,000 for the recommended improvements.

Council discussed the intersection's history, noting that it formerly served as a main route into Dow but now sees significantly reduced traffic. The Council agreed to follow the traffic engineer's recommendation, as the study did not support a signal, and the stop sign solution was more cost-effective.

Councilmember Seth motioned to proceed with the recommendation from the traffic engineer for intersection control at Plantation Drive and Sycamore Street, seconded by Councilmember Schooler, with all present members voting "aye," the motion carried.

APPROVE THE SELECTION OF THREE SEPARATE CMAR FIRMS—TEAL CONSTRUCTION, BROADDUS CONSTRUCTION, AND CRAIN GROUP FOR STEP I OF THE CMAR SELECTION FOR THE RENOVATION OF THE POLICE AND FIRE STATIONS (THE 2025 PUBLIC SAFETY BOND) AND AUTHORIZE THE CITY MANAGER TO MOVE TO STEP II AND REQUEST PROPOSALS FROM THE SHORTLISTED FIRMS.

Mr. Aguirre explained the selection of three construction manager at risk (CMAR) firms for step one of the selection process to renovate the police and fire stations. He explained that 12 firms had expressed interest, and the three chosen firms are Teal Construction, Broaddus Construction, and Crain Group. The next step would be to request proposals from these short-listed firms.

Mr. Bowles explained that in step two, the firms would provide their percentages for preconstruction services, overhead, profit, and general conditions. Since this is not a professional service, the council could rate them according to these factors.

Councilmember Baker asked if the city has ever worked with these firms. Mr. Aguirre stated that the city had not worked with these contractors before, though Teal Construction had previously worked on local school projects.

Councilmember Singhania motioned to approve the selection of three separate CMAR firms – Teal Construction, Broaddus Construction, and Crain Group for Step I of the CMAR selection for the renovation of the police and fire stations (The 2025 Public Safety Bond) and authorize the City Manager to move to Step II and request proposals from the shortlisted firms, seconded by Councilmember Buell, with all present members voting "aye," the motion carried.

DISCUSS AND CONSIDER APPROVING THE CLOSING CHANGE ORDER IN THE AMOUNT OF \$27,774.00 TO FUND EXTRA WORK FOR THE SPOT REPAIRS PROJECT.

Mr. Aguirre presented a closing change order for \$27,774 for the spot repairs project. He explained that this was part of the \$1.5 million second phase of spot repairs, not the recently approved \$8 million project. The original contract was awarded at approximately \$850,000, with council approval for up to \$1 million. As work progressed, additional repairs were identified in the same areas, and root barriers were installed to prevent future problems. The final amount totaled \$1,027,774, requiring council approval for the \$27,774 overage.

Councilmember Seth motioned to approve the closing change order in the amount of \$27,774 to fund extra work for the spot repairs project, seconded by Councilmember Singhania, with all present members voting "aye," the motion carried.

QUARTERLY FINANCIAL UPDATE.

Mr. Bryson reviewed the financial update.

Key points included:

- Investment balances remained stable overall, with \$4 million moved from TexPool to First National Bank to cover expenditures.
- The city received approximately \$3.6 million in industrial district payments and property tax revenue at the end of December.
- Property tax collection was lower than 25% because most payments came in January (approximately \$3.5 million received January 2).
- Sales tax revenue was flat, with one company down \$100,000.
- Industrial district revenue was at 47% instead of the expected 50%, indicating the city will be approximately \$100,000 short of budget by year-end.
- Court fines and fees are trending down at 20% instead of 25%.
- No grant revenue has been received yet despite TDEM obligations, pending FEMA approval.
- Civic Center and Rec Center revenues are doing well.
- Payroll expenses appeared low but are now on track at 33% for the second quarter.
- Overtime was slightly high (25%) in the first quarter due to Festival of Lights events.
- Water and wastewater sales were on target.
- Water meter replacements hit a record 192 in December, with no residential average bills remaining.
- Hotel occupancy is holding strong.

NEW BUSINESS UPDATES.

Mr. Wilson provided two updates since the January 20, 2026, meeting.

- Hurricane Grill and Wings received their CO and are expected to open by Valentine's Day.
- Bayou Crab opened in the Academy shopping center.

STAFF UPDATES:

City Manager - After discussion, the CIP Workshop will begin at 5:00 p.m. during a regularly scheduled council meeting in April.

City meeting action item summary

- Ms. Russell is bringing back a draft ordinance addressing noise.
- Mr. Mundo will work on a staff committee to work with Mr. Jasso for the Veterans Day Parade.

ITEMS OF COMMUNITY INTEREST

- Councilmember Singhania – expressed thanks for fixing the sidewalk by Plantation Park.
 - Asked what was holding up the animal control facility project. Mr. Mia said the issue is with the plans. What was built was not reflected in the plans. Certified plans are on the way so that the contractor can proceed.
 - He expressed concern about speeding and red light running in the city, stating someone could get hurt.

EXECUTIVE SESSION – DISCUSS ECONOMIC DEVELOPMENT NEGOTIATIONS UNDER TEXAS GOVERNMENT CODE 551.087: THE INDUSTRIAL DISTRICT AGREEMENT BETWEEN LAKE JACKSON, CLUTE, FREEPORT, DOW, AND BASF. Mayor Roznovsky convened an Executive Session at 7:57 p.m.

RECONVENE TO REGULAR SESSION – Mayor Roznovsky reconvened to regular session at 8:35 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 p.m.
These minutes were approved on February 17, 2026.

Sally Villarreal, City Secretary

Gerald Roznovsky, Mayor