

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of Lake Jackson met on Monday, February 5, 2024, in Workshop Session at 5:30 p.m. and in Regular Session at 6:30 p.m. 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
Matt Broaddus, Councilmember
Jon "J.B." Baker, Councilmember
Rhonda Seth, Councilmember
Vinay Singhania, Councilmember
Chase Blanchard, Mayor Pro-Tem

Modesto Mundo, City Manager
Riazul Mia, Assistant City Manager
Sally Villarreal, City Secretary
Sherri Russell, City Attorney
Sal Aguirre, City Engineer
Milford John-Williams, Asst. to the City Manager
James Bryson, Finance Director
Debra Webb, Interim Public Works Director
Robin Hyden, Parks Director
Paul Kibodeaux, Police Chief
Lora-Marie Bernard, Public Information Officer

WORKSHOP AGENDA – 5:30 P.M.

Discuss the benefits of using a Construction Manager at Risk (CMAR)

Brent Bowles with iAD Architects, was present to discuss and explain the benefits of hiring a CMAR. He presented illustrations, examples, and helpful information for the city council to consider.

ADJOURNMENT – Workshop adjourned at 6:15 p.m.

REGULAR SESSION CALLED TO ORDER AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

Councilmember Singhania led the pledges.

INVOCATION

Councilmember Baker led the invocation.

PRESENTATION

Ms. Bernard introduced Mr. Molina and the students participating in the BISD Holiday Videos. Clips of the videos were shown at the meeting, showing the student's postproduction skills. The students shared their experience, responsibilities, and their favorite part of the recordings.

Mr. Molina shared how he teaches his class to record footage. He explained how time-consuming it is to review all the footage and turn it into one film.

The City Council was appreciative of their work.

VISITOR COMMENTS

Billy Gray - Lake Jackson Lions Club

Mr. Gray shared there are four clubs in Lake Jackson. He asked to sit with city staff to find out if there are any needs and projects the Lions Club can help with.

DECLARATION OF CONFLICTS OF INTEREST

There were none.

CONSENT AGENDA

1. Approval of minutes – January 22, 2024
2. Accept Board and Commission minutes:
 - a. Parks min - 091923
 - b. HOT min - 052223
3. Approve Ordinance No. 2281, establishing the intersection of Azalea at Center Way as a one-way stop. – second reading
4. Award contract to the low bidder Matula & Matula for the sanitary sewer surge control holding tank at Best Western, not exceeding \$200,000 as budgeted.
5. Approve Resolution No. 942, denying the CenterPoint Gas Rate increase of \$37.4 million.

On motion by Councilmember Singhania, seconded by Councilmember Seth with all present members voting "aye," the consent agenda was approved as follows:

1. Approval of minutes – January 22, 2024: **Approved**
2. Accept Board and Commission minutes: **Accepted**
 - a. Parks min - 091923
 - b. HOT min - 052223
3. Approve Ordinance No. 2281, establishing the intersection of Azalea at Center Way as a one-way stop. – second reading - **Approved**
4. Award contract to the low bidder Matula & Matula for the sanitary sewer surge control holding tank at Best Western, not exceeding \$200,000 as budgeted. - **Awarded**
5. Approve Resolution No. 942, denying the CenterPoint Gas Rate increase of \$37.4 million. - **Approved**

DISCUSS AND CONSIDER A REQUEST TO INSTALL A DIRECTIONAL SIGN ON EUCALYPTUS STREET BY STATE HWY 332 FOR THE RESIDENCE AT LAKE JACKSON APARTMENTS LOCATED AT 101 EUCALYPTUS STREET BEHIND LEO MARTIN CHEVROLET. - NANCY PROVENZANO

Ms. Provenzano was present to request a directional sign for the Residence at Lake Jackson. She understood from talking to Mr. Rogers that the ordinance had changed, and it would not be allowed.

Mr. Mundo pointed out that the ordinance has not changed for directional or off-premises signs. It is not allowed in city limits. He also noted that the City Council cannot legally allow signage on the right-of-way without compensation. Mr. Mundo stated that regulations would have to be discussed if this is something that the city council would consider changing.

Mr. Mundo stated another approach would be to purchase a “flag lot” and place the directional sign on their own property. The “flag lot” would need to be 30’ wide.

Mr. Mundo stated he could not recommend the off-premises sign.

The council discussed options and what changing the ordinance would entail.

There was no interest from the council in changing the ordinance. No action was taken.

AUTHORIZE THE CITY MANAGER TO EXTEND THE CURRENT MANAGEMENT AGREEMENT WITH KEMPERSPORTS MANAGEMENT, INC., WHICH EXPIRES ON APRIL 15, 2024, FOR ONE ADDITIONAL FIVE-YEAR TERM THROUGH APRIL 15, 2029. THE CONTRACT AMOUNT FOR FY 23-24 IS NOT TO EXCEED \$112,080; DURING THE BUDGET PROCESS, THE CITY COUNCIL WILL APPROVE OR DISAPPROVE ANY CPI FOR SUBSEQUENT YEARS OF THE REMAINING CONTRACT TERM.

Ms. Hyden recommended extending the contract for an additional five-year term.

Councilmember Blanchard was thankful for Mr. Cohen's leadership at the golf course. All council members expressed their appreciation for the leadership and hard work.

Councilmember Baker shared that he meets a lot of golfers who are very complimentary of The Wilderness Golf Course.

On motion by Councilmember Blanchard, seconded by Councilmember Singhania with all present members voting “aye,” the City Manager was authorized to extend the current management agreement with KemperSports Management, Inc., for one additional five-year term through April 15, 2029, with the contract amount for FY 23-34 not exceeding \$112,080. During the budget process, the City Council will approve or disapprove any CPI for subsequent years of the remaining contract.

DISCUSS AND CONSIDER THE FIRST READING OF ORDINANCE NO. 2282, AMENDING CHAPTER 46 FLOODS OF THE CITY OF LAKE JACKSON CODE OF ORDINANCES TO DESIGNATE THE CITY MANAGER OR THE CITY MANAGER’S DESIGNEE AS THE FLOODPLAIN ADMINISTRATOR.

Ms. Russell noted that Mr. Sanchez was the floodplain administrator. This ordinance gives the city manager the authority to handle the administrative role.

Mr. Mundo shared that Mr. Walton has expressed interest in getting certified as a Floodplain Administrator. One of the reasons is initial applications for buildings and fences go through the building department. Currently, the city does not have a job description for the Floodplain Administrator.

Mayor Roznovsky noted that the role has become very important in recent years.

Mr. Walton shared how the process works. He stated the Floodplain Manager is a person who looks after the city’s role in administrating the FEMA Floodplain Ordinances. When something comes across the permitting desk, it must be designated where it is in the city. He noted that with the change in maps,

areas outside the levee have been added to a designated flood zone. When a permit comes through the permit counter, it is first determined if it is in a designated flood zone. Mr. Walton discussed the pertinent information that must be considered. He also mentioned the insurance ratings. Mr. Walton stated when getting into areas with hydraulics, such as Shy Pond, Pecan Lake, or Oyster Creek, the engineering department is deployed for assistance. He said that most of the city is still considered Zone X, outside the flood zone area.

Mr. Walton stated protecting the homeowners and community from liability is important. He also noted that the city must know and comply with the requirements to maintain its inclusion in the FEMA program.

Mayor Roznovsky noted that in recent years, the role has become very important.

Councilmember Blanchard asked if this would be an additional job role or title. Mr. Mundo stated it would be a different role, but the job may be regraded because of the additional responsibilities. He also said he would look for an alternate person for backup.

Councilmember Seth asked if this would come with additional compensation.

Councilmember Blanchard suggested listing the expectations. Mr. Mundo stated most job duties are spelled out in Sec. 46.28 of the Code of Ordinances.

Mayor Roznovsky also agreed that these extra duties should receive compensation. Mr. Mundo said he would look at that and explore an alternate.

Mr. Mundo read the caption.

On motion by Councilmember Seth, seconded by Councilmember Singhania with all present members voting "aye," Ordinance No. 2282, amending Chapter 46 Floods of the City of Lake Jackson Code of Ordinances to designate the City Manager or the City Manager's designee as the floodplain administrator was approved on first reading.

APPROVE RESOLUTION NO. 941, ORDERING THAT AN ELECTION BE HELD ON MAY 4, 2024, FOR THE PURPOSE OF ELECTING THE MAYOR AND COUNCILMEMBER POSITIONS TWO AND FOUR AND SUBMITTING PROPOSED AMENDMENTS TO THE HOME RULE CHARTER.

Ms. Russell reviewed the resolution and ballot language.

On motion by Councilmember Singhania, seconded by Councilmember Baker with all present members voting "aye," Resolution No. 941, ordering that an election be held on May 4, 2024, for the purpose of electing the mayor and councilmember positions two and four and submitting proposed amendments to the home rule charter was approved.

NEW BUSINESS UPDATE – DAVID WALTON

Mr. Walton gave an update on new business.

Mr. Walton reviewed Walmart's construction/remodel project and gave updates on Taco Madres.

STAFF UPDATES

City Manager

- Wilderness Golf Course flood update – Blayne Sparks and Matt Cohen were present to update the council on the golf course flooding. They shared Dewater Logs for a five-year window. Mr. Sparks spoke about the recent floods and how it impacted the golf course. He mentioned a request for a dedicated diesel-driven pump and the importance of having one. He said if there is a hurricane situation and the golf course loses power for an extended period, the water sits, and if it sits for an extended period, the course will start losing turf. Mr. Sparks informed the city council of the plans to replace sand.

Mayor Roznovsky thanked Mr. Cohen and Mr. Sparks for their dedication.

- TX Parks & Wildlife grant submittal – Timbercreek Trail – Ms. Hyden pointed out this is the second year to apply. She noted the city's match would be approximately \$32,000. It's a 1600 ft. trail. This will connect to the sidewalk the council approved from Strawberry to Timbercreek Drive. The pathway will be extended up to Timbercreek playground.

Councilmember Singhania shared that he has received much positive feedback on city parks.

Council meeting action item summary

- Add responsibilities and compensation to the Floodplain Administrator.

CONSTRUCTION/DEVELOPMENT UPDATES

- Ms. Webb and Mr. Aguirre gave an update on construction projects.
- Mayor Roznovsky asked that staff keep the citizens up to date in the Spanish Oaks area.
- Mr. Mia updated the council on the CMAR.

ITEMS OF COMMUNITY INTEREST

- Councilmember Singhania announced that AARP is doing a free tax preparation from 1:00 p.m. to 5:00 p.m. in various city libraries.
- Councilmember Seth reminded everyone that next Wednesday is Valentine's Day.
- Mr. Mundo reminded the council of the email sent out for the Chamber luncheon. Please let Ms. Murray know if you're attending.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

These minutes were approved on the 4th day of March 2024.

Sally Villarreal, City Secretary

Gerald Roznovsky, Mayor