

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN THAT the City Council of Lake Jackson met on Monday, March 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 Buell led the invocation.

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 – 021726 - **approved**
2. Accept Board and Commission minutes: **accepted**
  - a. Library- 111925
  - b. KLJB - 012026
  - c. Parks – 100925
3. Award contract to Civitas Engineering Group for Lift Station 14 and force main replacement project (RFQ No. 25-09-1393) in the amount of \$469,833. - **awarded**

4. Approve Resolution No. 1006, amending the Utility CIP budget from \$400,000 to \$500,000 for preliminary engineering work on Lift Station No. 14. - **approved**
5. Accept resignation from Parks Board member David Altizer. - **accepted**

On a motion by Councilmember Singhania, seconded by Councilmember Buell, with all present members voting “aye,” the consent agenda items 1-5 were approved as presented.

DISCUSS AND CONSIDER THE REQUEST FOR DISANNEXATION OF MCELYA SD (A0066 J E GROCE) LOT RESERVE ACRES 16.79, WHICH IS AT THE FAR WESTERN END OF COUNTY ROAD 698 – JUDITH MCELYA AND RUSSELL MCELYA

Mr. Mundo explained that this 16.79-acre property was annexed around 1973 but has never received city infrastructure or services. The city receives approximately \$3.03 in annual tax revenue from the property. Staff has no objection to the disannexation request.

Judith McElya, the property owner, explained that the property is located at the end of County Road 698, directly south of the Brazos Springs Event Center and north of County Road 220. Councilmember Seth described it as "no man's land" that receives no services from either Lake Jackson or Angleton. Ms. McElya agreed.

Ms. Russell asked about the body of water on the land. Ms. McElya stated that at the time of the petition, it was a partition of a 20-acre tract. The house was on the 3-acre tract, and to agree to the partition, a drainage reserve was required. It is a drainage reserve per the Angleton Drainage District approval of the partition. It has nothing to do with the City of Lake Jackson.

Councilmember Singhania asked what would happen if the property were disannexed and Angleton decides to annex it. Council discussed that, upon disannexation, the property would remain within the City's extraterritorial jurisdiction (ETJ) and could potentially be re-annexed in the future upon request. Ms. Russell said the next steps would involve drafting a letter with the meeting minutes attached and the mayor's signature to formalize the disannexation.

Councilmember Seth motioned to approve the request for disannexation of McElya SD (A0066 J E Groce) Lot Reserve Acres 16.79, which is at the far western end of County Road 698, seconded by Councilmember Buell, with all present members voting “aye,” the motion carried.

DISCUSS AND CONSIDER THE REQUEST FROM MS. GUERRERO TO REMOVE THE WORD “ENCHANTMENT” FROM THE CITY’S LOGO. – PILAR GUERRERO

Pilar Guerrero, a resident of Brazoria County for 42 years and a retired educator, requested the removal of "enchantment" from Lake Jackson's City logo. She expressed concerns about the word's negative connotations, citing dictionary definitions that mention spells, witchcraft, and sorcery.

Ms. Guerrero recalled an incident from four years ago involving a group of local youths gathered at a house to socialize. During the gathering, a young lady falsely informed a young man that his truck was being stolen. When the young man went outside to check, he was suddenly slammed onto the sidewalk by one of his friends and severely beaten. When questioned about his actions, the attacker attributed his behavior to "evil." Ms. Guerrero questioned whether the bystanders, who didn't intervene, might have been "mesmerized" or "enchanted" during the altercation, highlighting her concerns over the negative connotations of the word "enchantment."

She emphasized the importance of words, particularly for young people, and said that the City's natural beauty speaks for itself without the need for the word "enchantment."

Ms. Guerrero indicated she had spoken with Mr. Mundo previously about her concerns regarding the word "enchantment" in the City's logo. She was informed that the council had no plans to change it. However, Ms. Guerrero believed that as a citizen, she should have the right to petition for changes and engage the community in discussions on this issue.

Councilmember Seth responded that while she appreciated Ms. Guerrero's passion and agreed that words matter, she disagreed with the request. She emphasized that Lake Jackson was built on Christian values over 80-plus years, with every council meeting beginning with an invocation to God. She stated that the word "enchantment" represents family, community, and commitment to her, and that changing it would be disrespectful to those who have upheld the City's values for decades.

Councilmember Baker noted that in his 45-50 years in Lake Jackson, he had never heard complaints about the word and that it made him feel the beauty of the city, inspiring him to serve the community for over 13 years on the council.

Councilmember Singhania shared his personal interpretation, explaining that when he hears owls at night in his neighborhood, it represents enchantment to him, not witchcraft.

Mayor Roznovsky clarified that the council was not saying "no" to the request, but rather that Ms. Guerrero would need to pursue grassroots community support before bringing the matter back to council, as there wasn't sufficient council interest to pursue the change without broader community backing.

DISCUSS AND CONSIDER THE FIRST READING OF AN ORDINANCE AMENDING CH. 62 MISCELLANEOUS OFFENSES OF THE CITY OF LAKE JACKSON CODE OF ORDINANCES TO PROHIBIT AMPLIFIED SOUNDS BEGINNING AT 10 P.M. SUNDAY THROUGH THURSDAY, AND AT 11 P.M. FRIDAY AND SATURDAY, AND THAT WILL LIMIT AMPLIFIED SOUNDS TO CERTAIN DECIBEL LEVELS AT ALL OTHER TIMES. – SHERRI RUSSELL

Mr. Mundo read the ordinance caption. Ms. Russell explained that the ordinance prohibits amplified sound from emanating beyond property lines during specified hours, not prohibiting it entirely—businesses can still have amplified sound by closing doors and windows. At other times, sound is limited to specific decibel levels based on state guidelines.

Ms. Bailey questioned what was being amended. Ms. Russell stated that it is adding to the ordinance.

Mitchell Jacobs, a sound engineer residing at 59 Tangerine Court, provided technical insight about decibel measurement versus sound travel. He explained that sound can carry differently based on environmental factors and building placement, noting that the new Dow Engineering Center creates sound reflections that can make noise sources difficult to pinpoint. He also supported the ordinance amendment.

Richard Wood, owner of Wurst Haus Restaurant, addressed the council as a business owner with over 15 years of experience, providing live music downtown. He didn't understand why, after so many years, the city had to create an ordinance to regulate. He disagreed with the proposed time restrictions on amplified music, preferring enforcement that focuses solely on adherence to decibel limits and handling disturbance complaints.

Ms. Russell explained the state guidelines. She pointed out that a new law was passed because some cities were requiring bars and restaurants to obtain permits for amplified music due to noise issues. If there was a violation, they were shut down. These guidelines, including suggested hours, are from the state. Ms. Russell stated these are the guidelines in the proposed ordinance. Mr. Wood asked if this would apply to non-permitted businesses. Ms. Russell said that if a commercial business follows the proposed guidelines, they do not need a permit. However, if they do not follow the guidelines, the city can require them to obtain one.

Councilmember Seth acknowledged that Wurst Haus was mentioned as an example of a responsible outdoor music operation, noting that the ordinance was specifically targeting certain businesses that have caused numerous residential complaints. She explained that after the council had previously asked businesses to self-regulate, complaints increased within three days, prompting the need for formal regulations.

Mr. Wood stressed the importance of continuing to operate responsibly, noting that his establishment has provided live music without community complaints. He expressed concern that implementing strict regulations targeting "bad actors" might unintentionally restrict businesses like his that have maintained positive relationships with their neighbors. He was opposed to the City imposing regulations for all because of two businesses that aren't responsible.

Mr. Wood urged the council to consider extending the permitted hours for amplified music to match the Texas Alcoholic Beverage Commission (TABC) serving hours. He mentioned that these extended hours could accommodate businesses that already manage noise levels responsibly, without disturbing residents. Mr. Wood emphasized that his establishment usually ends music by midnight and features live music only on certain nights, demonstrating responsibility for entertainment and neighborhood peace. He asked the council to add one more hour.

Ms. Russell confirmed that arrests have been made in response to the complaints received. Mayor Roznovsky stated that people should be able to sit in their living rooms without hearing music that

vibrates their windows. He clarified that this is the first reading of the ordinance, and it will be back for a second reading. He asked for comments. Mr. Woods said the time restrictions are giving him heartache. He did not believe the ordinance would fix the problem; they would continue to play the music. He said this could still be put in place without the time constraints.

Councilmember Buell called to end the discussion. Mayor Roznovsky polled the council to see if they wanted to continue or stop the discussion. The majority voted to continue.

Councilmember Seth asked Chief Kibodeaux whether removing or changing the times would weaken the PD's tools to address this problem.

Chief Kibodeaux agreed and stated that most complaints come from residents trying to sleep and being disturbed by the noise, with reports usually increasing around 10:30 p.m. to 11:00 p.m. He explained that the current tools and procedures are inadequate to address the issue effectively because officers cannot act without an active resident complaint. Even when officers have arrested individuals for non-compliance, the persistent problems remain. The newly proposed ordinance aims to establish clear, standardized noise regulations that allow officers to enforce the rules proactively, quickly addressing violations and potentially reducing repeat offenses, rather than relying on a reactive approach to individual complaints.

Mr. Mundo pointed out that the current law requires a new complaint for each violation, which frustrates residents who have to call repeatedly about the same establishments.

There was discussion, and incidents were shared, including complaints received. Mayor Roznovsky pointed out that the city is trying to protect all citizens. Mr. Wood said that TABC sets hours from Sunday through Friday until midnight and from Saturday until 1:00 a.m. He again disagreed that all businesses would be affected because of the two businesses that can't follow the rules. His major concern is the hours the outdoor music can be played.

Councilmember Singhania asked about a permit that allows businesses to vary their music hours. The council discussed whether permits could be issued to businesses seeking to operate outside the usual hours, but Ms. Russell explained that state law requires a consistent process and that the City cannot give special treatment to certain businesses.

Councilmember Seth motioned to approve the first reading of an ordinance amending Ch. 62 Miscellaneous Offenses of the City of Lake Jackson Code of Ordinances to prohibit amplified sounds beginning at 10:00 p.m., Sunday through Thursday, and at 11:00 p.m. Friday and Saturday, and that will limit amplified sounds to certain decibels at all other times, seconded by Councilmember Singhania, with all other present members voting "aye," the motion carried.

DISCUSS AND CONSIDER APPROVAL OF A MULTI-YEAR UNIT PRICE CONTRACT WITH LOPEZ UTILITY CONTRACTORS, LLC, FOR SANITARY SEWER SYSTEM REHABILITATION SERVICES, WITH AN INITIAL EXPENDITURE OF UP TO \$3,000,000, AS BUDGETED, AND AN INITIAL TERM THROUGH SEPTEMBER 30, 2027. – ERIC WILSON

Mr. Wilson presented this major infrastructure recapitalization project, which has been in development for approximately 18 months. The project aims to eliminate rainwater infiltration into the sanitary sewer system, reducing operational costs at the wastewater treatment plant and preventing sanitary sewer overflows.

Mr. Wilson explained that the city used competitive sealed proposals (60% qualifications, 40% pricing) and that Lopez Utility Contractors ranked highest in both categories. The contract includes 388 separate line items with unit pricing based on economies of scale for various repair methods, including pipe bursting and manhole repairs.

The contract uniquely includes smoke testing capabilities to identify private property connections that may be contributing to system infiltration, such as downspouts illegally connected to sewer cleanouts. Mr. Wilson noted that while the city cannot perform work on private property, it can require property owners to address illegal connections.

Mr. Wilson estimated the \$3 million would cover 3-4 miles of repairs using the most expensive methods, focusing on the oldest and most problematic portions of the City's 120-mile sewer system. Much of the system has already been upgraded through previous city projects.

Mr. Wilson provided examples of successful previous work, including Basin 12 repairs that revealed an illegal connection from the old HEB shopping center, which was draining stormwater from Plantation Road into the sanitary system.

Council confirmed that this represents unit pricing that obligates the contractor to honor set rates for any requested work up to the \$3 million limit.

Councilmember Baker motioned to approve a multi-year unit price contract with Lopez Utility Contractors, LLC, for sanitary sewer system rehabilitation services, with an initial expenditure of up to \$3,000,000, as budgeted, and an initial term through September 30, 2027, seconded by Councilmember Buell, with all present members voting "aye," the motion carried.

DISCUSS AND CONSIDER A CONTRACT WITH GFL ENVIRONMENTAL (FORMERLY SPRINT) TO PROVIDE ROLLOFF SERVICES FOR THE CITY OF LAKE JACKSON IN AN AMOUNT NOT EXCEEDING \$250,000, AS BUDGETED. – ERIC WILSON

Mr. Mundo reported that the city opened bids from two providers several months ago. Waste Connections was considered non-responsive due to providing lump-sum pricing rather than the requested format, though analysis showed they would have provided savings. GFL Environmental

(formerly Sprint) submitted responsive bids that represent approximately \$10,000 in savings relative to current budget expectations.

Mr. Mundo noted that staff continue evaluating whether the city should remain in the roll-off business long-term, particularly when major equipment replacement becomes necessary. He acknowledged that staff time for scheduling and administrative tasks may be underestimated in current cost analyses.

Mr. Wilson explained the current arrangement: the city handles as many commercial roll-offs as possible with existing equipment. At the same time, GFL provides backup service during high-demand periods and handles 40-yard containers that exceed the City equipment capacity. All scheduling still goes through the city, with staff directing customers to appropriate services.

Councilmember Seth inquired about the city's capacity to handle residential business roll-offs independently, with Mr. Wilson confirming they can manage their own volume when equipment is operational.

Councilmember Seth motioned to approve a contract with GFL Environmental (formerly Sprint) to provide roll-off services for the City of Lake Jackson in an amount not exceeding \$250,000, as budgeted, seconded by Councilmember Baker, with all present members voting "aye," the motion carried.

DISCUSS AND CONSIDER ADDING VETERANS DAY (NOVEMBER 11) TO THE CITY'S HOLIDAY SCHEDULE. – MAYOR ROZNOVSKY

Councilmember Buell motioned to add Veterans Day (November 11) to the City's holiday schedule, seconded by Councilmember Seth, with all present members voting "aye," the motion carried.

NEW BUSINESS UPDATES – DAVID WALTON

Building Official David Walton reported on several business developments:

- Take 5 Oil Change and 7 Brew Coffee buildings are nearing completion, with 7 Brew expecting to receive a certificate of occupancy next week and open by month's end.
- The convenience store continues progressing toward opening.
- Hurricane Wings has successfully opened since the last meeting and is performing well.
- America's Best Eyeglasses project awaits construction start.
- New Hope Church and the apartments behind Buc-ee's continue progressing through the development process.
- The micro hospital project (near Chicken Express) continues working through plan corrections and permit requirements, representing a new building type for the city.

STAFF UPDATES:

- a. City Manager - none
- b. City meeting action item summary
  - i. Bring back the noise ordinance at the next meeting.

ITEMS OF COMMUNITY INTEREST

- Councilmember Seth asked about the stagnant water in the concrete ditch along Circle Way. Mr. Wilson said it is full of sediment, and they will work on removing the sand.
- Councilmember Singhania thanked staff for clearing overgrown vegetation from the old HEB area, noting the significant improvement in appearance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:04 p.m.  
These minutes were approved on March 16, 2026.

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Sally Villarreal, City Secretary

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Gerald Roznovsky, Mayor