

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 Monday, March 6, 2023, 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  
Jon "J.B" Baker, Councilmember  
Chase Blanchard, Councilmember  
Matt Broaddus, Councilmember  
Vinay Singhania, Councilmember

Modesto Mundo, City Manager  
Sherri Russell, City Attorney  
Sally Villarreal, City Secretary  
Lora-Marie Bernard, PIO  
Robin Hyden, Parks and Rec Director  
Sal Aguirre, City Engineer  
Sabrina England, PW Director  
Milford John-Williams, Asst. to the CM  
James Bryson, Finance Director  
Paul Kibodeaux, Police Chief

PLEDGE OF ALLEGIANCE

Councilmember Blanchard led the pledge of allegiance.

INVOCATION

Mayor Roznovsky led the invocation.

VISITORS COMMENTS

Justin Pullium – 8919 Japonica, Rosenberg

Mr. Pullium addressed his concerns regarding Lake Jackson PD Swat Team and the aggressiveness of the LJ Police Department. He spoke about the recent fatal shooting involving the LJ Police Department and mentioned past LJ Police Department incidents and Public Information Requests. Mr. Pullium asked council to consider denying Resolution No. 913 for the SWAT Equipment.

John Gray

Mr. Gray spoke about the incident that occurred on Thursday, March 2, 2023, involving the LJ Police Department which resulted in a fatal shooting. Mr. Gray questioned the actions of the police department. He asked that the body cam video be released.

PRESENTATIONS

St. Luke's Hospital Strategic Plan

Bob Trautman reviewed the current state of hospitals and healthcare workers. He noted the monetary and staffing losses the hospitals have endured since Covid. Mr. Trautman shared facts, awards and recognitions for St. Luke's Hospital. He noted the hospital is in recovery mode and is expecting to complete \$200,000 of updates in the Intensive Care Unit. He went over the staff shortages and their strategic plan.

### TxDOT Transportation Alternatives Program Update

Milford John-Williams updated council on the TxDot Transportation Alternatives Program.

The city submitted a preliminary application on January 27, 2022. The general funding allocated for this size of area is \$15 million. There is also an additional \$201 million for any area and any populations size. Mr. John-Williams shared project categories and eligibility, the proposed project and path, and funding details for the project.

Mr. John-Williams noted the next steps.

- March 24 – TxDOT preliminary application review complete
- March 27 – TxDOT notifies sponsors of eligibility and provides detailed application
- June 5 – Detailed application deadline
- August 18 – TxDOT detailed application review complete
- October – Commission award

It's all about connectivity and community connections. If approved, funding will begin in the spring of 2024.

### DECLARATION OF CONFLICTS OF INTEREST

No declaration of conflicts of interest.

### CONSENT AGENDA

1. Approval of minutes – February 21, 2023
2. Accept Board and Commission minutes:
  - a. KLJB - 012423
  - b. Parks - 011823
  - c. ZBA - 120919
3. Approve agreement with SPCA to continue providing the city with animal services for one year in an amount not to exceed \$261,737.
4. Resolution No. 913 amending the FY22-23 budget for funding of Police Department Special Weapons and Tactics (SWAT) Team essential equipment in an amount not to exceed \$125,000.

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

1. Approval of minutes – February 21, 2023 - *approved*
2. Accept Board and Commission minutes – *accepted*
  - a. KLJB - 012423
  - b. Parks - 011823
  - c. ZBA - 120919
3. Approve agreement with SPCA to continue providing the city with animal services for one year in an amount not to exceed \$261,737. – *approved*
4. Resolution No. 913 amending the FY22-23 budget for funding of Police Department Special Weapons and Tactics (SWAT) Team essential equipment in an amount not to exceed \$125,000. – *approved*

DISCUSS AND CONSIDER REQUEST FROM BRAZOSWOOD FFA ALUMNI FOR A ONE LANE CLOSURE ON THE OUTER NORTHBOUND LANE OF DIXIE DRIVE FROM THE LIGHT AT BRAZOSWOOD DRIVE TO THE FIRST ENTRANCE OF THE BRAZOSWOOD 9<sup>TH</sup> GRADE ROAD FOR A 5K RUN ON SATURDAY, APRIL 1, 2023, FROM 8:00 A.M. TO 10:00 A.M.

Josh Goff – Angleton

Mr. Goff stated the FFA Alumni is having a fundraiser. He noted that they are not requesting security support from the city. There will be 15 BISD officers handling the security for the run.

Police Chief Kibodeaux stated there have not been any issues with past runs that followed the same path.

On motion by Councilmember Singhania, seconded by Councilmember Seth with all present members voting “aye,” the request from Brazoswood FFA Alumni for a one lane closure on the outer northbound lane of Dixie Drive from the light at Brazoswood Drive to the first entrance of the Brazoswood 9<sup>th</sup> grade road for a 5K run on Saturday, April 1, 2023, from 8:00 a.m. to 10:00 a.m. was approved.

DISCUSS AND CONSIDER AN ORDINANCE CHANGING THE NUMBER OF MEMBERS, AGE RANGE AND TERM OF OFFICE FOR MEMBERS OF THE YOUTH ADVISORY COMMISSION ORDINANCE – FIRST READING

Ms. Russell noted the changes in the ordinance.

- The commission shall consists of at least four (4) members who are between the ages of twelve (12) and nineteen (19), are residents of the city, and are still enrolled or actively participating in secondary education. The members will be chosen by the city council and will serve without compensation.
- The term of office for each member shall run from May 1 to April 30.

On motion by Councilmember Broaddus, seconded by Councilmember Baker with all present members voting “aye,” the ordinance changing the number of members, age range and term of office for members of the youth advisory commission passed on first reading.

Mr. Mundo read the caption ordinance. All councilmembers were still in agreement for approval.

DISCUSS AND CONSIDER AN ORDINANCE TO PROHIBIT COMMERCIAL VEHICLES FROM PARKING IN PUBLIC PARKING LOTS – FIRST READING

Mr. Mundo read the ordinance caption.

Ms. Russell noted the changes to the ordinance.

98-135.1 Publicly maintained parking lots.

(a) No person shall park the following in a publicly maintained parking lot except when the vehicle is being used for a lawful business or city activity:

- (1) Truck-tractors;
- (2) Trailers designed to be drawn by truck-tractors;
- (3) Wreckers;
- (4) Limousines;
- (5) Public or private buses, including school, church, greyhound, coach, or tour buses;
- (6) Converted buses;
- (7) Heavy construction equipment, to include but not be limited to: graders, dozers, rollers, cement mixers, backhoes, dump trucks, and the like;

- (8) Public or private ambulances;
- (9) Fire apparatuses; and
- (10) Any commercial vehicle exceeding thirty-five (35) feet in length.

On motion by Councilmember Singhania, seconded by Councilmember Seth with all present members voting “aye,” the ordinance to prohibit commercial vehicles from parking in public parking lots passed on first reading.

APPROVE THE RECOMMENDATION FROM THE PARKS ADVISORY BOARD TO IMPLEMENT THE NEW FEE SCHEDULE FOR THE WILDERNESS GOLF COURSE TO BEGIN APRIL 1, 2023

Ms. Hyden introduced Matt Cohen.

Mr. Cohen reviewed the fees and noted the city is undercharging for the quality of product. He noted there is good justification for the increase.

1. Analysis of our competition – a competitive analysis of similar facilities in the region (Moody Gardens, Wildcat, Falcon Point) show us in the median range of both weekday and weekend green fee rates at our current levels. While not at the bottom, we are not at the top; and there is without a doubt room to grow under the ceiling that the market will support.

2. Supply and demand - the tee time inventory and availability are rapidly depleting, especially Thursday through Sunday with any form of reasonable weather present. We have increased our rounds of golf from ~35,000 in 2018 to nearly 44,000 in 2022. This illustrates a significant increase in demand, and there has been only one nominal rate increase during this time period.

3. Inflationary Pressure – as with all industries, the Golf Industry has experienced an almost unilateral shift upwards in costs to run the facility. Cost increases have hit every department, but most significantly in our Course & Grounds department, where fuel costs increased nearly 80% (from a total of \$18K in 2021 to \$31K for same volume in 2022), and other staple items such as fertilizer, chemical application and sand all increased between 15-20%. Food costs rose between 10-12%, and more for protein items in most cases. Apparel cost for retail sales in the Golf Shop and daily operating supplies for all departments also experienced roughly 10% increases year over year.

4. Without a response to the above, we risk compromising the quality of the experience, service levels, golf course conditions, amenities and will eventually erode our customer base as a result. We simply will not be able to sustain and offer the same conditions and experience without an influx of revenue from fee increases. The fee increases recommended will net the golf operation roughly \$125,000 in additional revenue to offset the higher costs we are experiencing.

This will enable us to continue to provide a best-in-class type of golf experience relative to all our competitors. It will also allow us to continue to capitalize on the growth and momentum we are seeing in the rapid expansion of our customer base.

Below are the recommended rates.

<b>WEEKDAY GOLF RATES</b>				
<b>2022 Green Fee Classifications</b>	<b>Current Rate</b>	<b>2023 Green Fee Classifications</b>	<b>Proposed Rate</b>	<b>% Increase</b>
Resident	\$53	<b>Resident</b>	<b>\$58</b>	9.43%
Non-Resident	\$65	<b>Non-Resident</b>	<b>\$71</b>	9.23%
Military, Police, Fire	\$49	<b>Military, Police, Fire</b>	<b>\$54</b>	10.20%
Senior	\$40	<b>Senior</b>	<b>\$44</b>	10.00%
Junior (Walking)	\$28	<b>Junior (Walking)</b>	<b>\$31</b>	10.70%
Twilight-after 1 pm	\$49	<b>Twilight-after 1 pm</b>	<b>\$54</b>	10.20%
Super Twilight-after 3 pm	\$34	<b>Super Twilight-after 3 pm</b>	<b>\$38</b>	11.75%
Charity Tournament Rate	\$53	<b>Charity Tournament Rate</b>	<b>\$58</b>	9.43%

<b>WEEKDAY GOLF RATES (FRI-SUN)</b>				
<b>2022 Green Fee Classifications</b>	<b>Current Rate</b>	<b>2023 Green Fee Classifications</b>	<b>Proposed Rate</b>	<b>% Increase</b>
Resident	\$63	<b>Resident</b>	<b>\$69</b>	9.53%
Non-Resident	\$75	<b>Non-Resident</b>	<b>\$82</b>	9.34%
Military, Police, Fire	\$54	<b>Military, Police, Fire</b>	<b>\$60</b>	11.05%
Senior	\$49	<b>Senior</b>	<b>\$54</b>	10.20%
Junior (Walking)	\$38	<b>Junior (Walking)</b>	<b>\$42</b>	10.53%
Twilight-after 1 pm	\$54	<b>Twilight-after 1 pm</b>	<b>\$60</b>	11.05%
Super Twilight-after 3 pm	\$34	<b>Super Twilight-after 3 pm</b>	<b>\$38</b>	10.53%
Charity Tournament Rate	\$75	<b>Charity Tournament Rate</b>	<b>\$82</b>	9.34%

Councilmember Singhania asked how many players are being turned away. Mr. Cohen stated the supply and demand is always an issue. He does not think the rate increase will hurt the customer base. He stated the golf course is reaching a threshold.

Councilmember Seth asked if there is a preference for booking out of town players or local residents. Mr. Cohen said there is not an advantageous window for residents. However, 80% - 90% of the resident rounds are annual pass holders or players club members. These individuals are able to book two weeks in advance, where the public can only book one week in advance.

Mayor Roznovsky noted the membership rates weren't listed. Mr. Cohen stated the membership rates will not be increased this year. Mayor Roznovsky asked why the difference in percentage increases and not the same across the board. Mr. Cohen felt there is more play in lower rates. The idea is to increase it 10% - 12% across the board to maintain the quality of experience that is being provided. He understands it is an aggressive increase, but based on supply and demand and other factors, he feels it is justified.

Councilmember Singhania noted he heard from residents that are concerned about the fees. He asked to make sure citizens know the resident fees are not being increased as much. He does not want to see these customers move courses due to rate increases.

Councilmember Seth asked of the city assets, is the golf course one that is almost self-sustained. Mr. Mundo noted it almost completely self-sustained.

Mayor Roznovsky stated he wants to see the golf course remain affordable and profitable without jeopardizing the residents.

Councilmember Blanchard stated the residents have been hit more than the non-residents.

Mayor Roznovsky asked Mr. Cohen if he could adjust the numbers without increasing the resident rates and spread the difference in other categories. Mr. Cohen said that could be accomplished.

Councilmember Seth stated that until the golf course is at 100% on its own, she does not want to see the residents suffer or pay more. Councilmember Singhania agreed and noted he does not want to see increased rates for residents, military, police and fire.

Mr. Mundo suggested making a motion for the changes and bring it back in July if adjustments are needed. Mr. Mundo noted when the golf course was built, it was known it would not be supported with just residential rates.

Councilmember Baker asked what the junior walking rate is. Mr. Cohen stated it is an individual under the age of 18 just walking the course.

This item will come back during the budget and strategic planning process.

On motion by Councilmember Singhania, seconded by Councilmember Seth with all present members voting "aye," council approved the recommendation from the Parks Advisory Board to implement the new fee schedule for the Wilderness Golf Course to begin April 1, 2023, except for the weekend and weekday rates of residents, military, police and fire which are to remain at the 2022 rates.

AUTHORIZE THE CITY MANAGER TO FINALIZE AND EXECUTE A 60-MONTH LEASE AGREEMENT WITH EZ GO AND PNC EQUIPMENT FINANCE THROUGH THE NATIONAL IPA IN AN AMOUNT NOT TO EXCEED \$561,927

Mr. Cohen stated the new golf carts will help support the rate increase. He noted the EZ Go production costs increased 35% over the last two years.

The golf carts are an upgrade. The new carts will have an automatic braking system, an induction braking system in an induction motor. There are no brake cables or accelerator box. This will save money in repairs. These will have lithium batteries vs. led batteries. They are environmentally safer.

Mr. Cohen stated there is a powder coating on the golf carts. This helps protect the metal from salt air, humidity and being in a cart barn without climate control. The product will be much better at the end of the lease. There will be more credit received that will roll into the next lease.

This lease is for 60 months vs. the current 48 months.

Councilmember Singhania does not want to see this come back to council in four years asking for new carts.

Mr. Cohen stated the carts will be taken care of. He is confident the carts will look better in five years vs. the current carts in four years.

Mr. Mundo noted the GPS tracking on the carts was declined due to the significant costs.

Mr. Cohen stated if the lease documents are approved and signed by next Monday, the fleet will be received by May. If not, it could be 12-14 months.

Councilmember Blanchard asked if there is a credit being applied from the current lease. Mr. Cohen said there is. He will get that amount to the mayor and council. There is a \$25K credit for the gas-powered vehicles.

Councilmember Baker asked if there are replaceable batteries close by. Mr. Cohen said there are, and they would be replaced at no cost.

Councilmember Singhania asked if the 6.9% financing the best we can get for the carts. Mr. Cohen said that is the best that they were able to secure.

On motion by Councilmember Seth, seconded by Councilmember Singhania with all present members voting "aye," the city manager was authorized to finalize and execute a 60-month lease agreement with EZ Go and PNC Equipment Finance through the National IPA in an amount not to exceed \$561,927.

APPROVE RESOLUTIONS AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A 60-MONTH LEASE AGREEMENT WITH EZ GO AND PNC EQUIPMENT FINANCE THROUGH THE NATIONAL IPA IN AN AMOUNT NOT TO EXCEED \$561,927

Mr. Mundo noted resolutions 914 & 915 and what each one is for.

On motion by Councilmember Singhania, seconded by Councilmember Broaddus with all present members voting "aye," resolutions 914 & 915 were approved to allow the city manager to finalize and execute a 60-month lease agreement with EZ Go and PNC Equipment Finance through the National IPA in an amount not to exceed \$561,927.

UPDATE ON NEW BUSINESS

Mr. Walton went over the new business report.

Mr. Mundo noted a complaint that was received about the debris left on Huisache. Mr. Walton stated his department will monitor the area.

Mayor Roznovsky asked about window signage. Mr. Walton stated the city does not regulate window signage.

CITY MANAGER UPDATES

Sycamore and Oyster Creek Drive, road closure. Mr. Mundo went over the road closure and traffic plan to be expected. There was discussion on notifying residents of the upcoming closure.

CONSTRUCTION UPDATES

Mr. Aguirre went over the construction project updates.

ITEMS OF COMMUNITY INTEREST

- Councilmember Seth reported on the KLJB electronics recycling on March 25<sup>th</sup> and the paper shredding on April 15<sup>th</sup>.
- Councilmember Singhania shared the AARP tax aide foundation provides free tax services.
- Councilmember Baker said the Senior Fest was a great success.
- Robin Hyden announced the food truck festival on Saturday. She also said there are still adult Easter egg hunt tickets available.

- Mayor Roznovsky shared that he threw the first pitch out for little league. He noted the program is very big this year with senior league teams as well. The Dow Medical Drive gate will reopen until Poly 7 is complete, which is approximately 2 years. The Harris Reservoir meeting at the Civic Center will be held tomorrow.

### ADJOURNMENT

There being no further business this meeting adjourned at 8:30 p.m.

These minutes read and approved this 20th day of March 2023.

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Gerald Roznovsky, Mayor

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Sally Villarreal, City Secretary