

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF LAKE JACKSON

BE IT KNOWN that the Lake Jackson Development Corporation of the City of Lake Jackson met in Public Hearing Session on Wednesday, March 29, 2023, at 11:30 a.m. with the following present:

Lisa Pauls, Chair	Modesto Mundo, City Manager
Gerald Roznovsky	Robin Hyden, Parks and Recreation Director
Mike Walls	Sherri Russell, City Attorney
David Bacica	Anamaria Acuña, Asst. City Secretary
Jon “J.B.” Baker	Milford John-Williams, Asst. to the City Manager
Ariel Lara	

ABSENT:
Pinkey Hartline

APPROVAL OF MINUTES – MARCH 22, 2023

On motion by Mr. Baker, seconded by Ms. Lara with all present members voting “aye,” minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

PUBLIC HEARING TO CONSIDER THE FOLLOWING PROJECT THROUGH THE HALF-CENT SALES TAX FUND:

- Azalea Street extension from Circle Way to Center Way \$1,000,000

Ms. Pauls called the Public Hearing at 11:43 a.m.

Mr. Mundo explained the reason they advertised the project for \$1 million is because that is what they expect the overall cost to be. There is an MOU with Omkar to do a 75/25 split. The city’s estimate is \$750,000 for the budget and \$250,000 would be the reimbursement or what we would expect for Omkar to pay upfront.

After further discussion with contractor Matula & Matula, it is expected that the actual cost of the extension may be half of the \$1 million.

Omkar will have a term of 90-days to start construction. If they do not begin construction within the 90-days, roles will be reversed and they will have to reimburse the city.

If Omkar decides not to start the project, the estimated construction project should take approximately 6-months.

Mr. Baker asked about the layout of TDECU. Mr. Mundo demonstrated the proposed plans and explained that everything is still conceptual and that it could change.

Mr. Baker asked where the parking lots would be located. Mr. Mundo demonstrated the potential parking locations to accommodate each space.

Mayor Roznovsky added that the green space is tied into the trail system they have in place.

Mr. Mundo reiterated the plan is purely conceptual. If they do not spend the entire \$750,000, they could have another public hearing to determine the remaining money for different projects.

Mr. Mundo explained that the city is eligible for community development block grant (CBDG) funds this year. Mr. Mundo stated they are hoping the two projects will be passed onto them, and that additional traffic lights may also be considered.

Mr. Baker asked what area the business owner of Wurst Haus was interested in for parking.

Mr. Mundo stated both the Oak Drive and Oyster Creek Drive parkways have been mentioned for parking but he believes that the area is too tight for parking there.

Mayor Roznovsky stated there is a drainage that goes through there which restricts how wide the strip is for parking.

There was discussion of possibly having a cross access agreement with TDECU if they would be okay with it.

Ms. Russell asked when TDECU closes. Mr. Mundo answered they will close on April 30, 2023.

Mr. Walls asked if the numbers come in as expected for Azalea would there be any strategic benefit to move as quickly as possible on the parking areas versus waiting. Mr. Mundo stated there would be a benefit but they have yet to agree on a design and there is also the public hearing requirement that would elongate the process.

The public hearing closed at 11:56 a.m.

DISCUSS AND AMEND THE FISCAL YEAR 2022-23 LAKE JACKSON DEVELOPMENT CORPORATION ANNUAL BUDGET

Ms. Lara motioned to amend the Fiscal Year 2022-23 Lake Jackson Development Corporation annual budget, seconded by Mr. Bacica with all present members voting "aye," motioned carried.

Mr. Mundo stated their recommendation will go to the next city council meeting (on April 3, 2023) to amend the economic development project for \$750,000 and eliminating the Gazebo project.

UPDATE ON BUSINESS DEVELOPMENTS IN THE AREA

Mr. Mundo noted that there are no new business updates. He shared he still has yet to hear anything from Cavendar’s permit wise.

Mr. Mundo noted there was zoning request change to go from B-1 to C-1 for the Brazosport Village Shopping center but it was not approved by council.

Mayor Roznovsky stated they are awaiting on the property owner to set a date and time to discuss different options.

ITEMS OF COMMUNITY INTEREST

- Ms. Pauls asked about the construction on Oyster Creek and Willow Drive and whether they are just resurfacing the area.
 - Mr. Mundo shared that the voters approved \$2.5 million for panel replacements on the streets.
- Mayor Roznovsky shared residents have commented that other streets are worse and need to be replaced. Many mentioned that North Yaupon and Lake Road needed it more.
 - North Yaupon itself is over a \$9 million dollar project.
 - Wants to have discussions going forward for upcoming projects. .
- Mr. Mundo noted Southern Oaks is going to have asphalt poured per the interlocal agreement with the county. The city pays for the material and labor.
 - Unfortunately the county does not feather out the asphalt towards driveways but it will be feathered out and flattened.
- Mayor Roznovsky mentioned the Rotary Shrimp Boil on Saturday, April 22nd.

ADJOURNMENT

There being no further business, The Lake Jackson Development Corporation adjourned at 12:05 p.m.

These minutes read and approved this _____ day of _____, 2023.

Lisa Pauls, Chair

Sally Villarreal, City Secretary