

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 Regular Session on Thursday, April 14, 2022, at 11:30 a.m. with the following present:

Lisa Pauls, Chair  
John Baker  
Pinkey Hartline  
Josie LaChance  
David Bacica  
Ariel Lara

Modesto Mundo, City Manager  
Milford John-Williams, Asst. to City Manager  
Robin Hyden, Parks and Recreation Director  
Sally Villarreal, City Secretary

**ABSENT:**

Gerald Roznovsky

VISITORS COMMENTS

There were no visitor comments.

APPROVE MINUTES FROM JANUARY 13, 2022

On motion by Mr. Hartline seconded by Mr. Bacica with all present members voting "aye," the minutes were approved as presented.

UPDATE ON LJDC BUDGET & DISCUSSION OF FUTURE PROJECTS

Mr. Mundo gave an update on the following:

- Sales tax is bouncing back with larger retail stores doing well.
- Getting ready to issue debt in first part of May and taking it to City Council.
- Going into budget process with staff at this time.
- CIP projects will be coming to LJDC for approval and Public Hearing(s).

Ms. Hyden updated the board on the following current and future projects:

- Skatepark - moving along with planned October opening.
- UV system.
- Pool Pak Replacement - meeting with city engineer to discuss bid package and requirements.
- Pee Wee Ballfield Fencing – waiting on fencing and going out for bid.
- Rec Center Flooring Renovations- holding off to renovate the kid zone areas first. Old play equipment needs to be removed.
- Garland Park Renovations – the tennis courts are completed and look nice.
- Dunbar Park Parking Lot Overlays – the two entrances should be completed before June before summer rentals and activities.
- Little League Fields - The little league sign turned out very nice. Dedication was done for the Josiah McIntyre family.
- Civic Center Message Board – board is up and looks nice.
- Little League restroom modules.

Ms. Pauls asked Ms. Hyden about the recreation revenue and wanted to know if it was down in a particular area. Ms. Hyden stated revenue generally goes up in the summertime with rentals. In May and June revenue goes up with college students' home for the summer.

Mr. Mundo noted that the recreation revenue has not bounced back and that is one reason the nursery was closed down.

Mr. Mundo also noted that the city has 27 positions open. It has been hard to retain employees. Many businesses are seeing problems with staffing issues.

There was discussion on retaining employees.

Mr. Mundo stated to increase salaries for sanitation and make the job more attractive, garbage rates would need to be increased. When a department is short staffed, for example in sanitation, personnel is pulled from the streets and drainage department to help the sanitation department get the job completed. This puts the mowing behind. Mr. Mundo shared that most employers are going through the same issues with retaining employees. Mr. Mundo also noted that the workforce shortage became higher after Covid.

There was discussion on garbage pickup. Mr. Mundo noted that in the last survey, the garbage pickup was split 50/50, meaning 50% have contracted trash pickup and the other 50% is completed by city personnel.

Ms. LaChance asked if the Civic Center could be used for anything else. She noted that the Civic Center could be losing rentals for weddings with area competition. Hyden shared that people are now coming back for rentals.

Ms. Hyden stated the recreation center has lost revenue to due to other fitness center competition. She said they are trying to bring in more programs to help with revenue.

Ms. LaChance asked if there are any summer camps at the Recreation Center. Ms. Hyden said YAC will be coming back and they are also looking for options for teens. She also stated that they are always open to new ideas.

Ms. Lara said it would be nice to go to one place for all kid activities.

#### UPDATE ON BUSINESS DEVELOPMENTS IN THE AREA

Mr. Mundo updated the board on new business and developments.

- La Madeline
- Family Dollar
- Chicken Salad Chick
- McAllister's
- MMA - Mixed Martial Arts

Mr. Mundo stated that City Council will be having a public hearing for a Public Improvement District (PID) for the next phase in Northwood.

There was discussion on the Lakewood Manor development.

Ms. Pauls asked if there was an update on the Alden property. Mr. Mundo stated not at this time.

ITEMS OF COMMUNITY INTEREST

Ms. Hyden announced that Mr. Borrow from the Wilderness Golf Course has moved to the Fort Worth Golf Course. The Wilderness Golf Course is in the process of interviewing for a new general manager.

Ms. LaChance asked if the budget would change since the golf course is doing better. Mr. Mundo stated it will stay the same for now.

Ms. LaChance would like to know why the golf course did so well vs. previous years and what contributed or changed for the increase. She also requested a list of the days the golf course is closed. Ms. LaChance stated when a business does so well from one year to another, there should be an explanation on what changed. Mr. Mundo stated he would like to give the new manager time to settle in and then this can be looked into.

There was discussion on the golf course trend.

There was mention of inviting the new golf course manager to a meeting if possible.

Mr. Hartline shared that through Servolution, there were 200 trees planted. He thanked Mr. Carlton for his involvement in the program.

Ms. Hyden announced the Easter Egg Hunt starts today at 6:00 p.m.

Ms. LaChance shared that Angleton sold more homes than Lake Jackson during the first quarter. This is the first time she has ever seen that. Ms. Mundo said that Lake Jackson is more of a shopping hub.

Next scheduled meeting will be on Wednesday, June 8, 2022

ADJOURNMENT

There being no further business The Lake Jackson Development Corporation adjourned at 1:01 p.m. These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Lisa Pauls, Chair

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Sally Villarreal, City Secretary