

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 Wednesday, June 25, 2025, at 12:00 p.m., with the following present:

Lisa Pauls	Riazul Mia, Assistant City Manager
David Bacica	Sally Villarreal, City Secretary
Jon "J.B." Baker	Robin Hyden, Parks Director
Robert Beedy	Sherri Russell, City Attorney
Pinkey Hartline – 12:18 p.m.	Ana Silbas, Assistant to the City Manager

Absent:

Gerald Roznovsky

Ariel Lara

APPROVAL OF MINUTES – March 27, 2025

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 FOR FY 25-26:

Ms. Pauls opened the public hearing at 12:02 p.m.

Ms. Hyden reviewed the list of projects below.

Parks & Recreation Facility Repairs - Recurring \$100,000

Ms. Hyden explained that they were requesting \$100,000 for various minor repairs across the parks and recreation facilities. These repairs could range from \$10,000 to \$20,000 each and were needed to fix issues like vandalism and aging structures. One specific project mentioned was replacing the benches on Oak Drive, which were in very poor condition and falling apart.

Parks & Recreation Master Plan \$125,000

Ms. Hyden said they are bringing back the master plan project this year with a budget of \$125,000. She mentioned that they are starting the RFP (Request for Proposal) process for this project, which will cover all their parks.

Recreation Center Locker Room Renovations \$750,000

Ms. Hyden discussed the need to renovate the recreation center locker rooms, a project that had been postponed from the previous year. She described the current state of the locker rooms as being in bad shape, with several unusable lockers due to their poor condition. Ms. Hyden emphasized the need for true ADA-compliant locker rooms and improved changing areas for privacy. She also noted that better lockers could potentially increase rental income.

#### Increase Generator Grant Match \$350,000

Ms. Hyden stated that Assistant Chief Sidebottom had secured a grant for a generator for the recreation center. The city's share of this project would be \$350,000, which is in addition to the \$250,000 budgeted for the current year.

She emphasized the importance of having a generator, especially during storms and power outages. She noted that the recreation center had been used to house workers from other cities during past emergencies.

#### Natorium Repairs & Renovations \$350,000

Ms. Hyden requested \$350,000 for natatorium repairs and renovations. She stated that the lap pool had reached the end of its lifespan and needed to be replastered. Other repairs included replacing the pool deck coating, which was crumbling, and replacing the mushroom slide, which was falling apart.

#### Civic Center Misc. Repairs \$35,000

Ms. Hyden mentioned a request for \$35,000 to improve the handicapped-accessible doors at the Civic Center. The plan is to upgrade the current single-door system to a double-door system, making it easier for wheelchairs, strollers, and other mobility aids to enter the building.

#### Wilderness Golf Course Repairs & Renovations \$195,000

Ms. Hyden outlined several projects for the Wilderness Golf Course:

- Hiring an architect to develop a comprehensive renovation plan for the 20-year-old course, addressing issues such as flooding and erosion.
- Budgeting for a diesel pump to help dewater the course during power outages.
- Replacing the walk-in cooler, which requires frequent repairs.

Mr. Bacica asked about the architect's role at Wilderness Golf Course. Ms. Hyden said the architect would evaluate the course, recommend improvements, and assist in setting a budget. She noted she would be contacting potential architects and preparing an RFQ. She also suggested using a construction manager-at-risk approach, similar to the one used in the locker room project.

There was discussion about the current condition of the golf course, regarding issues with grass regrowth and bunker maintenance. Ms. Hyden explained the ongoing efforts to address these concerns, including increased aeration, fertilization, and working within FEMA guidelines for certain repairs.

Ms. Pauls inquired about how long the locker room renovations would take. Ms. Hyden estimated it might take a couple of months, but she noted that the exact timeline would depend on the contractor's assessment and any unforeseen issues that may arise during the renovation process.

Ms. Pauls closed the public hearing at 12:19 p.m.

#### ADJOURNMENT

There being no further business, the Lake Jackson Development Corporation adjourned at 12:21 p.m.

These minutes were approved on the \_\_\_\_\_ day of July 2025.

---

Sally Villarreal, City Secretary

---

Lisa Pauls, Chair