

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 Tuesday, September 7, 2021, at 6:30 p.m. in Regular Session at 25 Oak Drive, Lake Jackson, Texas, Lake Jackson City Hall with the following in attendance:

Gerald Roznovsky, Mayor
Buster Buell, Mayor Pro Tem
Jon Baker, Councilmember
Matt Broaddus, Councilmember
Rhonda Seth, Councilmember
Vinay Singhania, Councilmember

PLEDGE OF ALLEGIANCE

Councilmember Baker led the pledge of allegiance.

INVOCATION

Councilmember Buell led the invocation.

VISITORS COMMENTS

Joan Machorro – 420 Garland Dr. #500

Ms. Machorro expressed her concerns regarding the License Plates Readers that were discussed at the council meeting held on August 16, 2021. Ms. Machorro does not feel it is fair to only have it at a few locations.

PRESENTATIONS

Mr. Bubnick presented recognition awards to the LJ Swim Team. The team brought home a total of 65 medals. Adelyn Garza and Noah Moreno were recognized for being named “Athletes of the Year”.

Mayor Roznovsky proclaimed Sept. 13 – 20, 2021 as National Disability Voter Registration week in the City of Lake Jackson.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

CONSENT AGENDA

- A. Approval of minutes – August 16, 2021
- B. Accept board and commission minutes
 1. KLJB – June 15, 2021
 2. Charter Review Commission – July 19, 2021 & August 2, 2021

On motion by Councilmember Singhania seconded by Councilmember Buell with all present members voting “aye” the consent agenda was approved as follows:

- A. Approval of minutes – August 16, 2021 - *approved*
- B. Accept board and commission minutes
 - 1. KLJB – June 15, 2021 - *accepted*
 - 2. Charter Review Commission – July 19, 2021 & August 2, 2021 - *accepted*

DISCUSS AND CONSIDER THE REQUEST FROM TBT REAL ESTATE FOR A ONE LANE CLOSURE ON PARKING WAY FROM THE INTERSECTION OF THIS WAY AND THAT WAY ON SATURDAY, OCTOBER 23, 2021, FROM 2:00 PM TO 7:00 PM FOR A TRUNK OR TREAT EVENT

Tammy Bell with TBT Real Estate was present for the request. Ms. Bell stated the operation is the same as it has been in the past.

On motion by Councilmember Buell seconded by Councilmember Seth with all present members voting “aye” the request from TBT Real Estate for a one lane closure on Parking Way from the intersection of This Way and That Way on Saturday, October 23, 2021 from 2:00 PM to 7:00 PM for a trunk or treat event was approved.

DISCUSS AND CONSIDER THE REQUEST TO CLOSE A PORTION OF CIRCLE WAY DIRECTLY IN FRONT OF THE LJ HISTORICAL MUSEUM BETWEEN ENTRANCES OF THE CIVIC CENTER AND THE LIBRARY ON SATURDAY, SEPTEMBER 18, 2021, FROM 9:00 AM TO 5:00 PM FOR THE CELEBRATION OF DAIRY BAR’S 70 YEARS OF DOING BUSINESS IN LAKE JACKSON – SUSAN BUELL

Susan Buell – 509 Oak Drive

Ms. Buell mentioned the activities that would be set up in the circle drive in front of the Historical Museum.

On motion by Councilmember Baker seconded by Councilmember Singhania with all present members voting “aye” the request to close a portion of Circle Way directly in front of the LJ Historical Museum between entrances of the Civic Center and the Library on Saturday, September 18, 2021 from 9:00 AM to 5:00 PM for the celebration of Dairy Bar’s 70 years in business in Lake Jackson was approved.

CAST BALLOT FOR TEXAS MUNICIPAL HEALTH BENEFITS POOL BOARD OF TRUSTEES ELECTION

On motion by Councilmember Buell seconded by Councilmember Seth with all present members voting “aye” ballot was cast for Jason Reynolds, Texas Municipal Health Benefits Pool Board of Trustees election.

DISCUSS GATEWAY LAKE JACKSON OWNER LP APPLICATION FOR 2022 HOUSING TAX CREDITS FOR GATEWAY APARTMENTS LOCATED AT 111 LOGANBERRY STREET AND SET PUBLIC HEARING FOR RESOLUTION OF NO OBJECTION

Jonathan Campbell was present for this item.

The new owners (Fairstead) of Gateway Apartments and the Southeast Housing Finance Corporation are seeking a Resolution of No Objection from the City as part of their application for Housing Tax Credits.

What are Housing Tax Credits?

The federal housing tax credit program is a means of directing private capital toward the creation of affordable rental housing. Owners and investors in qualified affordable multifamily residential

developments can use the housing tax credits as a dollar-for-dollar reduction of federal income tax liability. The value associated with the housing tax credits allows residences to be leased to qualified families at below market rate rents. The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate housing tax credits under this program. To qualify for housing tax credits, the proposed development must involve new construction or undergo substantial rehabilitation of residential units. The credit amount a development may receive depends on the total amount of depreciable capital improvements and the funding sources available to finance the total development cost.

Southeast Texas Housing Finance Corporation (SETH) has assisted Lake Jackson homebuyers since 2012.

Down Payment and Closing Cost Assistance

City of Lake Jackson Homebuyers assisted since 2012:

Total Households assisted: 101

- Down Payment & closing cost assistance provided: \$604,000
- Average assistance per household: \$5,980

Total Mortgage Funds provided: \$17,900,000

- 12-month average home sales price: \$210,275
- 12-month average annual income: \$77,268

Charitable Programs

Granted over \$3.2 million to our local jurisdictions to invest in affordable housing:

- includes emergency repairs to homes owned by seniors or people with disabilities,
- senior nutrition programs,
- senior transportation vouchers,
- correcting rural septic violations of low-income residents,
- rehabilitation of community centers serving low-income residents, and
- partnering with a homebuilder to provide a debt-free home to a disabled veteran's family.

Active supporter of the non-profit Project Joy & Hope (PJH), which exists to enhance the quality of life and to prevent and relieve the suffering of children living with life-limiting conditions and their families.

- Through our affiliate, Bayou Country Housing Trust Fund, a 501c3, we donated \$275,000 to build a new duplex in Pasadena, Texas
- In total, SETH and the Board of Directors have donated over \$1,000,000 to this non-profit.

Mayor Roznovsky noted that the funds are being used for reinvestment in an existing piece of property. SETH is investing \$35,000 per unit. Mr. Campbell stated the use of the funds would mainly focus on the interior of the units.

Public hearing will be set for Monday, September 20, 2021.

DISCUSS AND APPROVE THE PURCHASE OF TWO FORD EXPLORERS FROM ROCKDALE FORD, BUY BOARD CONTRACT #601-19 IN AN AMOUNT NOT TO EXCEED \$110,000

Chief Kibodeaux was present to discuss the request to change from Chevrolet Tahoe's to Ford Explorer's.

Chief Kibodeaux stated both units will be fully outfitted. There have been mechanical issues with the Chevrolet Tahoe's and that is one of the reasons for the requested change.

Councilmember Seth asked how many vehicles are in service. Chief Kibodeaux said there are usually 11 vehicles in patrol.

On motion by Councilmember Baker seconded by Councilmember Seth with all present members voting "aye" the purchase of two Ford Explorers from Rockdale Ford through Buy Board Contract #601-19 in an amount not to exceed \$110,000 was approved.

DISCUSS AND CONSIDER AN ORDINANCE AMENDING CH. 102 – UTILITIES TO ADD WATER WELL CLEARANCE RESTRICTIONS FOR SEPTIC SLUDGE AND INJECTION WELLS – FIRST READING

Sabrina England, Public Works Director was present for this item.

When TCEQ was in earlier in the year for an inspection and audit, they noticed several items that needed to be taken care of. The clearance restrictions for septic sludge and injection wells is one of the items.

Councilmember Singhania asked if we could go through the TCEQ changes so we wouldn't have to go through this each time.

Sherri Russell went over changes that were made to the ordinance.

On motion by Councilmember Broaddus seconded by Councilmember Buell, the ordinance amending Ch. 102 – Utilities to add water well clearance restrictions for septic sludge and injection wells was approved on first reading.

AWARD A ONE-YEAR MOWING CONTRACT EXTENSION TO HORTICARE LAWN MAINTENANCE FOR THE UTILITY DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$46,800

Councilmember Baker asked how many times the city gets mowing services. Mr. Mundo stated it varies between contracts and location.

On motion by Councilmember Buell seconded by Councilmember Singhania with all present members voting "aye" the one-year mowing contract extension to Horticare Lawn Maintenance for the Utility Department in an amount not to exceed \$46,800 was approved.

AWARD A ONE-YEAR MOWING CONTRACT EXTENSION TO SCOTT & COMPANY (DBA SOUTHERN OAKS) FOR PARKS MOWING GROUPS 3, 4, 6, & 7 IN AN AMOUNT NOT TO EXCEED \$219,500

On motion by Councilmember Buell seconded by Councilmember Singhania with all present members voting "aye" the one-year mowing contract extension to Scott & Company (DBA Southern Oaks) for Parks mowing groups 3, 4, 5, 6 & 7 in an amount not to exceed \$219,500 was approved.

AWARD A ONE-YEAR MOWING CONTRACT EXTENSION TO SCOTT & COMPANY (DBA SOUTHERN OAKS) FOR PARKS MOWING GROUPS 1 & 2 IN AN AMOUNT NOT TO EXCEED \$164,600

On motion by Councilmember Buell seconded by Councilmember Singhania with all present members voting “aye” the one-year mowing contract extension to Scott & Company (DBA Southern Oaks) for Parks mowing groups 1 & 2 in an amount not to exceed \$164,600 was approved.

AWARD A ONE-YEAR MOWING CONTRACT EXTENSION TO YELLOWSTONE LANDSCAPE FOR PARKS MOWING GROUP 5 IN AN AMOUNT TO EXCEED \$109,000

On motion by Councilmember Buell seconded by Councilmember Singhania with all present members voting “aye” the one-year mowing contract extension to Yellowstone Landscape for Parks mowing group 5 in an amount not to exceed \$109,000 was approved.

RESOLUTION AMENDING THE FY 20-21 BUDGET FOR WELL NO. 7 IN AN AMOUNT OF \$110,000 FOR WELL REPAIRS

Mr. Mundo stated the budget needed to be amended due to the amount of the repairs. It is too large of an amount for the operating budget to absorb.

On motion by Councilmember Seth seconded by Councilmember Buell with all present members voting “aye” the resolution amending the FY 20-21 budget for Well No. 7 in an amount of \$110,000 for well repairs was approved.

DISCUSS THE DEDICATION AND NAMING OF THE CIVIC CENTER, POLICE DEPARTMENT AND CITY HALL COUNCIL CHAMBERS

Mayor Roznovsky recognized the accomplishments and dedication of two leaders: Mayor Doris Williams and City Secretary Alice Rodgers.

Mayor Roznovsky would like to dedicate the Civic Center to Mayor Doris Williams and the City Hall Council Chambers to Alice Rodgers.

On motion by Councilmember Buell second by Councilmember Singhania with all present members voting “aye” the dedication and naming of the Civic Center and the City Hall Council Chambers was approved.

DISCUSS THE CIVIC CENTER SIGN DESIGN

Jeremy Bubnick presented the new Civic Center design options.

The ETA of the project would be approximately in December if there are no problems getting material.

DISCUSS AND CONSIDER AN ORDINANCE AMENDING SEC. 102.1 BY REVISING FEES CHARGED FOR WATER, SEWER, GARBAGE AND DUMPSTER SERVICES – FIRST READING

On motion by Councilmember Broaddus seconded by Councilmember Seth with all present members voting “aye” the ordinance amending Sec. 102.1 by revising fees charged for water, sewer, garbage and dumpster services was approved on first reading.

DISCUSS AND CONSIDER AN ORDINANCE AMENDING SEC. 14-194 TO RAISE THE MULTI-FAMILY INSPECTION FEE FROM \$2.00 PER UNIT PER MONTH TO \$2.50 PER UNIT PER MONTH – FIRST READING

On motion by Councilmember Seth seconded by Councilmember Baker with all present members voting “aye” an ordinance amending Sec. 14-494 to raise the multi-family inspection fee from \$2.00 per unit per month to \$2.50 per unit per month was approved on first reading.

CITY MANAGER UPDATE

No updates

CONSTRUCTION PROJECT UPDATES

1. Construction Funds Financial Update
2. General Fund Projects
3. Utility Fund Projects

Mr. Aguirre gave an update on the project updates.

ITEMS OF COMMUNITY INTEREST

Councilmember Broaddus offered his condolences to the Mayor Roznovsky for the passing of his mother.

Councilmember Singhania would like to see enforcement of the ordinance regarding heavy trash and people putting it out too early. Mr. Mundo will work with Sabrina England to explore solutions to educate people.

Councilmember Baker announced the 9/11 remembrance ceremony. The remembrance will be held at the Plaza at the Civic Center.

EXECUTIVE SESSION – Under Texas Government Code Section 551.072 (2) to discuss information that is protected by the attorney-client privilege.

Mayor Roznovsky closed regular session to go into executive session at 7:59 p.m.

RECONVENE TO OPEN SESSION

Mayor Roznovsky reconvened to regular session at 8:15 p.m.

ADJOURNMENT

There being no further business the meeting adjourned at 8:15 p.m.

These minutes read and approved this _____ day of _____ 2021.

Gerald Roznovsky, Mayor

Sally Villarreal, Interim City Secretary