

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of Lake Jackson met on Monday, March 18, 2024, 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, Councilmember
Matt Broaddus, Councilmember
Jon "J.B." Baker, Councilmember
Vinay Singhania, Councilmember

Riazul Mia, Assistant City Manager
Sherri Russell, City Attorney
Sally Villarreal, City Secretary
Milford John-William, Asst. to the City Manager
Sal Aguirre, City Engineer
Robin Hyden, Parks Director
James Bryson, Finance Director
Debra Webb, Interim Public Works Director
Paul Kibodeaux, Police Chief
Will Ammons, Fire Marshal
Lora-Marie Bernard, PIO

ZOOMED IN: Chase Blanchard, Mayor Pro-Tem

PLEDGE OF ALLEGIANCE

Councilmember Broaddus led the pledges.

INVOCATION

Mayor Roznovsky led the invocation.

PRESENTATION

Ron Cox was in attendance to present the Strategic Planning Summary Report for the Workshop held on February 26, 2024.

Mr. Cox briefly reviewed the changes to the Strategic Plan and briefly discussed the areas of concern listed below.

- Aging infrastructure
- Confined footprint for annexation growth
- Slow growth in the tax base
- City employee recruitment
- Long-term water availability
- Affordability to live in the city
- Continuing to be a safe community
- Homelessness

In addition to the listed areas of concern, Mr. Cox reviewed the "Big Ideas" to mitigate those concerns.

The next step is for city staff to review the report and have the council set priorities. Once those priorities are set, staff can develop a step-by-step plan of action.

VISITOR COMMENTS

There were none.

DECLARATION OF CONFLICTS OF INTEREST

There were none.

CONSENT AGENDA

1. Approval of minutes – February 20, 2024 - **Approved**
2. Accept Board and Commission minutes: **Accepted**
 - a. Planners - 020624
 - b. Traffic - 021324
3. Approve a one-year contract extension with Houston Poly Bags to purchase Black Refuse Bags at the continued price of \$8.12 a roll in an amount not exceeding \$130,000. – **Deferred to regular agenda.**
4. Approve the Proclamation for April 2024 as Fair Housing Month. - **Approved**
5. Award Bid No. 24-01-002 and authorize the City Manager to execute a contract for custodial services with Chano and Sons, Inc. for Civic Center Rental Rooms not exceeding \$50,000 annually as budgeted. - **Awarded**
6. Approve Resolution No. 24-949 amending the FY 23-24 budget to carry over FY 22-23 Capital Project and Equipment Replacement funds. - **Approved**
7. Authorize the purchase of a 2022 John Deere 6110M Cab from King Ranch Ag and Turf using TX BuyBoard Contract No. 706-23, not exceeding \$197,675.80 as budgeted. - **Approved**
8. Authorize the purchase of a 2024 Ford F-450 Dump Truck from Silsbee Ford using TIPS Cooperative Purchasing Contract No. 210907, not exceeding \$81,009.50 as budgeted. - **Approved**

On motion by Councilmember Baker, seconded by Councilmember Seth with all present members voting “aye,” items 1-2 and 4-8 were approved as presented with Councilmember Baker requesting to move item #3 to the regular agenda for further discussion.

APPROVE A ONE-YEAR CONTRACT EXTENSION WITH HOUSTON POLY BAGS TO PURCHASE BLACK REFUSE BAGS AT THE CONTINUED PRICE OF \$8.12 A ROLL IN AN AMOUNT NOT EXCEEDING \$130,000.

Councilmember Baker asked if these black trash bags were sold to the public. Mayor Roznovsky confirmed it was.

On motion by Councilmember Baker, seconded by Councilmember Seth with all present members voting “aye,” the one-year contract extension with Houston Poly Bags to purchase black refuse bags at the continued price of \$8.12 a roll in an amount not exceeding \$130,000 was approved.

DISCUSSION AND PRESENTATION OF LAKE JACKSON'S MAJOR THOROUGHFARE ASSESSMENT BY JEFF BOOTH FROM THE H2O PARTNERS/ROAD ASSESSMENT SERVICES

Scott Gordon, President of Roadway Asset Services, was present to share the analysis results they have been collecting since May 2023.

Mr. Gordon discussed pavement conditions, active maintenance, and pavement management benefits. He pointed out a few things to consider:

- By letting roads deteriorate, the cost is higher by having to rebuild structures.
- Pavement management looks at areas where they can do preservation.
- Extend service life and keep a lower budget.

Mr. Gordon explained how the data is collected using lasers and different methods. The technology used is an ASTM procedure that has been followed for the last four years. It walks you through measuring cracks in roads. The procedure gives you a description of each distress, severity levels, and how to measure it. Points are subtracted from a 100-point score. He noted calculations and other steps that go into the process.

For Lake Jackson, the arterial streets were looked at. The thoroughfares are the ones that were evaluated.

Mr. Gordon noted the scores for Lake Jackson roads are good based on their structure. He will examine sealing joints and slab replacements. He said that more of the problem is improving the ride quality by grinding some joints and improving some of the slabs to give a smoother ride. From a structural standpoint, the roads are in good condition.

The data was considered, and the scales of the PCI ranges were defined to apply the treatments. Most of the streets are concrete, so what can be done is limited. Joint rehab, crack seal, and some panel replacements throughout the streets will be the main issues. Cost and the improvements that would be seen were also considered.

Mr. Gordon said the money would be spent on the critical roads, considering input from the city staff. Numerous scenarios and models will be reviewed to create a good trend.

Councilmember Baker asked if a list of the streets that needed repairs was available. Mr. Gordon said he didn't have one in his presentation, but the city staff does have the list. Councilmember Singhania also wanted to see the presentation and the list of streets; he also mentioned a task force to help with the decision. He later clarified that he meant a bond task force to ask citizens for bond money because the current budget cannot handle extensive repairs.

Mayor Roznovsky stated this is an overview of the study. This study is as close to getting good data to base decisions on what streets must be repaired next. Mayor Roznovsky would like to see what streets are failing in several years based on the data from the study.

Mayor Roznovsky asked Mr. Gordon if they had a way to determine what the road bases looked like. Mr. Gordon said not with their equipment; that would require destructive testing. A ground-penetrating radar can be used to find the density of materials, but it would be a little difficult to determine the structure or strength of that base.

Councilmember Seth asked if this was the first time this type of formal testing. She said it was great and a step needed to build a long-term plan. Councilmember Seth brought up the trees planted next to the streets. Mr. Gordon replied that trees suck up a lot of water near the roads.

Councilmember Seth asked Mr. Gordon what type of road material lasts longer in this environment. His opinion was that concrete has done well in this environment. There is a lot of moisture in this area. Once the moisture is in, it can be managed, but the cycle of dry spells and moisture damages the concrete. He said that asphalt is his choice. It is cheaper to maintain and build. The cost is enormous when concrete must be replaced after so many years. In this aspect, the asphalt is more forgiving for a community because it is more cost-effective to maintain and replace. Asphalt has more preservation activities to prolong its life; fundamentally, it is a flexible material that moves in a clay environment. It makes sense to be flexible rather than putting a rigid structure on it. Concrete is a great structure, from what Mr. Gordon has observed from driving the Lake Jackson streets, is joint differential along with the trees pulling moisture. Concrete is less forgiving. As a rule, trees should be planted at least 15 feet from the streets.

Councilmember Seth suggested a standard for the future regarding trees near streets.

Mayor Roznovsky suggested a workshop with the council and staff to discuss the assessment further and prepare a path forward.

After reviewing the data, Mr. Mia will make a recommendation during the budget. He stated staff is considering buying an asphalt truck for the asphalt sealant and hot asphalt patchwork. Councilmember Seth suggested having the workshop before the budget to better understand the entire scope.

DISCUSS AND CONSIDER THE FIRST READING OF ORDINANCE NO. 2283 FOR AMENDMENTS TO CH. 90 SUBDIVISIONS AND THE DEVELOPMENT MANUAL TO DISTINGUISH SITE PLAN FILING PROCEDURES FROM PLAT FILING PROCEDURES, ESTABLISH GUIDELINES FOR DEVELOPER RIGHT-OF-WAY DEDICATIONS, AND RAISE THE MINIMUM FLOOR ELEVATION TO PREVENT BUILDING FLOODING

Mr. Mia read the ordinance caption.

Ms. Russell stated all the added changes.

Mr. Aguirre stated he reviewed the changes with Ms. Russell, and they are both in agreement.

There are conditions that may require the council to review and discuss, such as elevation certifications that are not going to be required by the building official for them to issue certificates of occupancy.

Mayor Roznovsky noted that the slab elevation certification is a positive payoff.

On motion by Councilmember Singhania, seconded by Councilmember Broaddus, and with all present members voting "aye," the first reading of Ordinance No. 2283 for amendments to Ch. 90 Subdivisions and the development manual to distinguish site plan filing procedures from plat filing procedures, establish guidelines for developer right-of-way dedications, and raise the minimum floor elevation to prevent building flooding was approved.

The second reading will be back at the next meeting.

APPROVE FIRE DEPARTMENT AIRBOAT DONATION TO THE BRAZORIA COUNTY SHERIFF'S OFFICE

Will Ammons, Fire Marshal stated that the sheriff's office would be able to utilize the airboat. The Fire Department has had the boat since the mid-2000s. This boat will be donated and will not be replaced. The Fire Marshal's office still has the rescue boat. The airboat has never been deployed within the city limits of Lake Jackson.

Mayor Roznovsky said that times have changed, and Bryan Sidebottom could get a boat through the STAR program if needed. These boats from STAR would not require any maintenance from the city. Mayor Roznovsky agreed that this would be a good donation to the sheriff's office and would be available if we ever needed it.

On motion by Councilmember Seth, seconded by Councilmember Baker, and with all present members voting "aye," the Fire Department airboat donation to the Brazoria County Sheriff's Office was approved.

DISCUSS AND CONSIDER THE AMENDED ELECTION SIGN POLICY FOR CAMPAIGN SIGNS ON CITY-OWNED PROPERTY

Ms. Villarreal reviewed the proposed changes to the sign policy.

The most significant change is allowing signs to be placed 24 hours before the polls open rather than the 12 hours in the current policy. This enables the election signs to remain up after early voting until 24 hours after the polls close on election day.

Councilmember Baker requested a legend be added to the map. Councilmember Seth suggested adding verbiage to clarify that if tents are left after early voting until election day, the city will not be held responsible for any damages to their tents.

The policy will be distributed to the county and local candidates upon approval.

Ms. Villarreal will revise the proposed policy with the suggested changes and bring it back to the next meeting for approval.

DISCUSS AND CONSIDER RESOLUTION NO. 951, SUSPENDING APRIL 10, 2024, THE EFFECTIVE DATE OF CENTERPOINT ENERGY'S REQUESTED RATE INCREASE

Mr. Mia read the resolution caption.

On a motion by Councilmember Singhania, seconded by Councilmember Seth with all present members voting "aye," Resolution No. 951, suspending April 10, 2024, the effective date of CenterPoint Energy's requested rate increase, was approved.

STAFF UPDATES

City Manager – There were no updates.

Council meeting action item summary:

- Updated changes to the election sign policy to return to next meeting.
- Call for a workshop to discuss the street assessment before the budget.
- Send a copy of the street assessment presentation to the city council.

CONSTRUCTION/DEVELOPMENT UPDATES

- Councilmember Seth said the sidewalks on Lake Road look good.
- Mr. Aguirre stated the Azalea Street project is closing.
- Adding another project for Spanish Oaks Water Quality Line Expansion.
- Removing the city hall restroom from the list since it is complete.

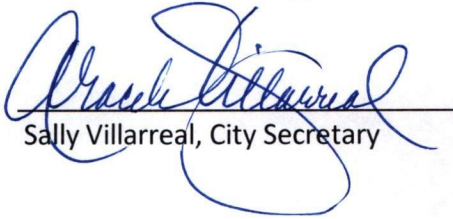
ITEMS OF COMMUNITY INTEREST

- Councilmember Seth shared that KLJB's next shred day is Saturday, April 27, at the LJ Rec Center from 8:00 a.m. to 11:30 a.m.
- Councilmember Singhania:
 - There is still graffiti that needs attention on a couple of stop signs and Comcast boxes on Yaupon.
 - Crosswalk signs are knocked down on FM 2004 and Lake Road.
 - Mr. Mia noted that Ms. Aponte from TXDOT will be at the next council meeting to discuss projects in Lake Jackson. He suggested that the council ask these questions when she comes to the meeting.
- Mayor Roznovsky:
 - Thanked the city's Code Enforcement Department for helping Angleton recover from the recent storm. The city of Angleton appreciated the help.
 - He also thanked Mr. Sidebottom for his assistance and leadership in assisting Angleton.
 - He's received many compliments on the blooming trees within the city.
 - The museum will host something to chew on with Ms. Bernard.
- Ms. Hyden mentioned the adaptive Easter Egg Hunt date is on Wednesday, March 20th beginning at 6:00 p.m.

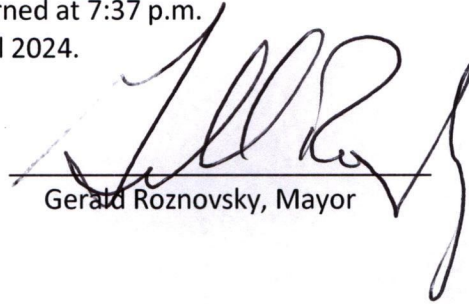
ADJOURNMENT

There being no further business, the meeting adjourned at 7:37 p.m.

These minutes were approved on the 1st day of April 2024.



Sally Villarreal, City Secretary



Gerald Roznovsky, Mayor