

JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given that the Board of Directors of Jasper County Development District No.1 will hold a special meeting on August 12, 2024, at 9:30 a.m. at Rayburn Resort Club House, 2376 Wingate Blvd., Brookeland, Texas, inside the boundaries of the District, to discuss and act upon the following items:

CALL TO ORDER

PUBLIC COMMENT

The Board has adopted H.B. 2840 and set a time limit of 3 minutes for comments. In accordance with the Open Meetings Act, The Board may not discuss or act on any item that has not been posted on the Agenda.

CONSENT AGENDA

1. Certification of Meeting notice.

APPROVAL OF MINUTES

2. Approval of the Minutes June 17, 2024.

EXPENSE REIMBURSEMENT

3. Reimbursement – None Presented

FINANCIAL REPORT

4. Financial Report – Ms. Phyllis Herbst District Accountant and Financial Officer.

ACTION ITEMS

5. Discussion and consideration of American Junior Golf Association Request.
6. Discussion and consideration of funding Pavilion fees for tournaments approved by Jasper Chamber/City of Jasper. MFL Toyota January, MFL Toyota March, Outlaw Outdoors and Big Bass Splash.
7. Discussion and consideration of MLF Phoenix Bass Fishing League Tournament January 4, 2025.
8. Discussion and consideration of MLF Phoenix Bass Fishing League Tournament April 5, 2025.
9. Discussion and consideration of MLF Phoenix Bass Fishing League Tournament September 27-28, 2025.
10. Review of Pavilion overpayments.
11. Set next meeting date.

DISCUSSION ITEMS

12. Update from Emergency Service District #4
13. Rayburn Recreation District Update – Director Wise
14. Umphrey Family Pavilion Report
15. Rayburn Resort Update
16. City of Jasper HOT Meeting – Director Castino and Director Wise
17. Tournament Information Update – Director Dally
18. Items as presented. To be placed on the next agenda

ADJOURNMENT

MINUTES OF THE JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

August 12, 2024

The Board of Directors of the Jasper County Development District No. 1 (the District) held a special meeting open to the public on August 12, 2024 at 9:30 a.m. at the Rayburn Resort, 2376 Wingate Blvd. Brookeland, Jasper County Texas, inside the boundaries of the District and the role was called of the duly appointed members of the Board.

BOARD MEMBERS:

Brent Meaux, President	Present
Randall Dally, Vice President	Present
Lisa Wise, Secretary	Present
Jimmy Castino	Present
Ray Beck	Present

Others in attendance: Brenda Job Pavilion Board Member, Terri Cheely Jasper Hospital District, Seth Martindale Jasper County Precinct No. 1 Commissioner, Phyllis Herbst District Accountant and Financial Officer.

CALL TO ORDER:

Director Meaux called the meeting to order at 9:30 a.m.

PUBLIC COMMENT:

Director Meaux introduced Ms. Terri Cheely who is a nurse practitioner and with the Jasper Hospital District and will be working at the clinic on R-255. Ms. Cheely has been a nurse practitioner for 26 years and the clinic's projected opening date is September 2, 2024. Equipment and computers have been ordered for the clinic as well. Nina Martindale will be joining Ms. Cheely in November.

No other comments were received.

CONSENT AGENDA

CERTIFICATION OF THE MEETING:

Director Dally presented the posting certification of the meeting.

APPROVAL OF THE MINUTES:

No corrections were made to the minutes of the June 17, 2024, minutes.

EXPENSE REIMBURSEMENT:

No expenses were presented.

MOTION TO PASS THE CONSENT AGENDA:

Director Beck made the motion to approve the consent agenda except for the Financial Report as Ms. Herbst had not arrived at the meeting and was probably held up in Houston traffic. Seconded by Director Castino and the Consent Agenda passed unanimously.

ACTION ITEMS

DISCUSSION AND CONSIDERATION OF THE AMERICAN JUNIOR GOLF ASSOCIATION REQUEST:

Director Meaux informed the Board that this was a big tournament, and that Rayburn Resort was being very supportive of the tournament. Directors Wise and Castino noted that they attended the City of Jasper/Chamber of Commerce HOT funds meeting along with Ms. Job and that the Chamber was very supportive of the tournament and had committed to a minimum amount which they thought was \$9,000 and \$50 per Junior Golf Participant up to a maximum of \$16,500 of the requested amount of \$25,000. The Board discussed various ways to add additional funding to help bring the tournament to the area. Ms. Job noted that the Pavilion was not booked for the dates of the golf tournament and that something could be tied in there as well.

Director Meaux had Directors Castino and Wise report on the Jasper HOT meeting and besides them, Ms. Job, Robbie Peak from the City and Beverly from the Chamber were the other participants.

Motion by Director Beck to additionally fund the tournament at \$50 per Junior Golf Participant. Seconded by Director Wise and passed unanimously.

DISCUSSION AND CONSIDERATION OF FUNDING PAVILION FEES FOR TOURNAMENTS APPROVED BY THE CITY OF JASPER AND CHAMBER:

Director Dally noted that the city would fund two MLF tournaments and the Big Bass Splash as well as Outlaw Outdoors and since Outlaw Outdoors applies to the District for funding as well to approve all the funding except for Outlaw Outdoors which would be discussed when their funding request would be received.

Motion by Director Beck to fund Pavilion fees for the MFL tournaments and the Big Bass Splash. Seconded by Director Castino and passed unanimously.

DISCUSSION AND CONSIDERATION OF THE MFL PHOENIX BASS FISHING LEAGUE TOURNAMENTS – 1/4/2025, 4/5/2025, 9/27-28/2025:

Director Meaux combined all the requests into one discussion and motion. Director Beck stated that tournament participation was down across the board including the MLF Phoenix tournaments and that the Phoenix division was the "starter" for tournament fisherman. Director Dally stated after the last MLF tournament that MFL had reached out to him and noted that participation was down and that a lower payment might be considered. Director Dally consulted with Director Meaux, and both agreed that MLF was a great partner for the District and that the original contract would be honored. Director Dally also noted that MLF was the best tournament group to work with and that their zip code report even included distance from the District. Director Beck asked about the scale for MLF and Director Dally said that the District had never had a scale for MLF as tournament requests were in line and the side benefits of TV, MLF website etc. far exceeded other tournaments.

Motion by Director Castino to approve funding of all the MLF Phoenix Tournaments. Seconded by Director Wise and passed unanimously.

REVIEW OF PAVILION OVERPAYMENTS:

Director Beck stated he had been contacted by the Pavilion for the deduction of overpayment on tournaments held on Saturday's, and one Tournament that was billed incorrectly as it was a Wednesday to Friday Tournament. Director Dally stated he made the deduction in the June Pavilion Tournament payment as authorized by the April 8, 2024, meeting in the amount of \$2800. Director Beck felt that since there were two different tournaments on Saturday that it should be looked at as two separate events. Ms. Job stated that the Pavilion staff had to clean up after the Friday/Saturday tournament and prepare the Pavilion for the Saturday/Sunday tournament. Director Dally and Director Beck had a conversation about 8 years ago when Director Beck was on the Pavilion Board about the District paying for a full day (Friday) when the tournament only used the Pavilion for a few hours in the afternoon and it was the Pavilion policy if the Pavilion was used at all in the day, the day rate would be charged. Based on this Director Dally reasoned since the Pavilion Day rate was paid for the District that a second charge was a double billing since the District had the Pavilion for the whole day. Ms. Job noted that while the District paid the rate, the Pavilion was rented to the tournaments, and it was discussed if the Pavilion should therefore bill the tournaments, and the District reimburse the tournaments. Ms. Job stated that the Pavilion Board was going to review their rates and Director Dally felt that a reduced rate should be charged on double event days, or that the District should look hard at funding a second event on a double day.

Director Dally noted that it happened once last year, and was not caught, and that the booking of Sunday tournaments was an effective way to utilize the Pavilion but that the District should not have the expense of two Saturday rate charges.

Ms. Herbst joined the meeting.

Director Meaux asked Director Dally if he had been contacted about the deduction and the letter enclosed with the payment and Board Packet by the pavilion. Director Dally stated he had not been contacted until Director Meaux had asked for the review to be placed on the agenda and followed by a second request from Director Beck. Director Dally stated that based on the conversation several years ago and the decision at the April meeting that the deduction was authorized and followed the Board's wishes.

The Board discussed several options of reduced billing, the Pavilion billing the tournaments, with Directors Castino and Wise feeling that the two tournaments should be considered two events, and that the Pavilion should develop a payment schedule to define a daily rate and a rate for two events on one day.

Motion by Director Beck to pay the Pavilion \$2600 for the double event days, and not to pay the \$200 error in billing days, and for the Pavilion to develop a payment schedule so the Board could consider the funding of two event days when awarding funding. Seconded by Director Wise and passed unanimously.

SETTING THE NEXT MEETING DATE:

The Board discussed several dates and set the next Board Meeting on September 30, 2024, at 9:30 a.m. at Rayburn Resort.

DISCUSSION ITEMS

UPDATE FROM EMERGENCY SERVICE DISTRICT #4:

Commissioner Martindale informed the Board that work was progressing on the clinic's helipad and that work was progressing on having an ambulance stationed there. It was noticed that the Sheriff elect hopes to have a deputy stationed there as well, but unsure of any timeline. The ESD #4 was working on several other projects outside the District.

RAYBURN RECREATION DISTRICT UPDATE:

Director Wise noted that the Chamber was having a concert on October 26, 2024, at the Pavilion along with a Chili Cook Off and Trunk or Treat event. There has been no work on a kayak launch and asked Commissioner Martindale for his help. There was discussion between the Board and Commissioner Martindale about a possible boat ramp/park near the Ebenezer facility and that the study would need to be done and possibly the District could fund part of it.

Commissioner Martindale left the meeting.

UMPHREY PAVILION UPDATE:

Ms. Job reaffirmed the October 26, 2024, event at the Pavilion and that the Pavilion Board was looking at a building at the Pavilion as well. The Pavilion Board was reviewing facility charges as well.

RAYBURN RESORT UPDATE:

Director Castino informed the Board about District 255 and that it was a rough summer there due to the high water on the lake, but that the food truck was there, along with a bar and that the building was not going to be a restaurant but rather a small event center. The bridge was being rebuilt on a course not being used to probably bring that course back to operation, and other repairs were being done. Restroom facilities with water were being built replacing water coolers on the course, and adjustment of tee boxes and practice area was happening as well. The restaurant had added some management staff, and that business has been increasing.

TOURNAMENT INFORMATION UPDATE:

Director Dally informed the Board that three letters (Outlaw Outdoors, Texas Team Trail and GSM Outdoors) had been sent requesting input for tournament funding changes and that no responses had been received.

ITEMS AS PRESENTED:

Director Dally informed the Board he had received a request from Bassmaster for tournament funding after the cut off for this agenda and it would be on the September 30, 2024, meeting.

FINANCIAL REPORT:

Ms. Herbst presented the Board with the financial report up to August with the income received and checks written. Director Dally noted that August and September lodging tax receipts would be the last of the summer increase. Director Beck asked if sales tax was overtaking lodging tax for District income and Ms. Herbst confirmed that it was.

Director Meaux and Director Dally informed the Board they had been asked to submit the impact on the lake in Jasper County and had recapped the last 10 years of receipts and forward the Todd Driscoll report. Ms. Job asked Director Dally if he felt that Rayburn Resort had contributed to the increase in sales tax. Director Dally stated that Rayburn Resort had an impact to the increase of both lodging and sales tax, as well as the three dollars stores built within the District and other improvement. Director Dally felt that the District was responsible for some of the increase as spending over 90% of the receipts on development. The Board thanked Ms. Herbst for the report and attending the meeting with the traffic issues she encountered.

Motion by Director Wise to accept the financial report. Seconded by Director Castino and passed unanimously.

ADJOURNMENT:

With no further business before the Board motion by Director Beck to adjourn the meeting at 11:11 a.m. Seconded by Director Castino and passed unanimously.