

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 workshop meeting on August 22, 2023 at 11:00 a.m. at Rayburn Resort Club House, 2376 Wingate Blvd., Brookeland, Texas, inside the boundaries of the District, to discuss 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.

CERTIFICATION OF MEETING NOTICE

DISCUSSION ITEMS:

1. Discussion with the Umphrey Pavilion Board of operations of the Pavilion along with short and long range plans for the Pavilion and potential funding from the District.
2. Items as presented.

AJOURNMENT

THIS IS A WORKSHOP MEETING FOR DISCUSSION WITH THE PAVILION BOARD.
THERE ARE NO ACTION ITEMS ON THE AGENDA.

HOLLY THOMAS, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED AUG 14 2023

By 
DEPUTY

MINUTES OF JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

August 22, 2023

The Board of Directors of the Jasper County Development District No. 1 (The District) held a special workshop meeting, open to the public, on August 22, 2023, at 11:00 a.m. at the Rayburn Resort, 2376 Wingate Blvd, Jasper County, Brookeland, Texas, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board.

BOARD MEMBERS:

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

Others in attendance: Shaine Campbell Umphrey Family Pavilion, Brenda Job Umphrey Family Pavilion, Dickie Newberry Umphrey Family Pavilion, Seth Martindale Commissioner Jasper County Present #1

PUBLIC COMMENT:

There was no public comment.

CERTIFICATION OF PUBLIC NOTICE:

Director Dally presented the Certification of Public Notice

DISCUSSION ITEMS:

Director Meaux welcomed everyone to the meeting. Commissioner Martindale gave a brief update on the drought and fire conditions in the area.

Ms. Job presented the Board members with several projects to be discussed, maps of the pavilion area as well as a handout on the new Sabine facility being built on Toledo Bend.

Ms. Job thanked the District for the completed items on the long-range goals of the Pavilion, the dead tree/stump removal and the paving project on the entrance of the pavilion.

Mr. Newberry addressed project #1 which was the repair and upgrade of the electrical connection panels (three) which are used by tournament/vendors at the pavilion. They are original installations that are worn out or are in disrepair. The estimated cost of this project is \$5,000.

Ms. Job discussed project #2 which is the lease renewal of the pavilion property from the US Army Corps of Engineers through Jasper County. The Corps gave the option to the pavilion to lease to the 162-foot elevation from the current elevation which would at normal pool put the water area on the pavilion shoreline under the lease. To accomplish this a survey has been ordered and will cost about \$7,500. Part of the new lease would include the pavilion putting in a walkway down to the lake, a helipad which cost would be bore by ESD #4.

Mr. Newberry discussed project #3 which is replacing the existing and original dock due to wear and tear over 15 plus years of service. The repairs on the current dock would meet or exceed the cost of a new more water level friendly dock. The cost of this project is \$45,000.

Mr. Newberry also presented project #4 which would take an existing storage room and convert it into a small office that can be used by tournaments for polygraphs. Currently the room is used for storage. The cost to insulate the room, put in a ceiling as well as a mini split environmental system. The cost for this project was \$15,000.

Ms. Job discussed project #5 which consists of small maintenance items and creating a schedule of maintenance and using volunteers or community service workers. No cost was given for this project.

The Board then reviewed projects with the Pavilion Board. The current electrical hookups are well worn and, in some cases, have been rewired, and some panels may have to be replaced. The new connections would make tournaments as well as other vendor hookups safer and bring them up to code.

The Board discussed the new property line to the 162-foot elevation and how it could be "marked" when under water, by using buoys and how enforcement of the property line would help control people using the pavilion property without permission as they can currently beach their boats and still be on Corps land. The pavilion could also slope the land to be more efficient for boat landing for tournament weigh ins. The Board expressed concern about two helipads in the local area and if the pavilion property was the proper placing due to events.

The Board discussed the need for a new dock and the condition of the current dock. The Board thought that a dock that would be more lake level friendly would be a better idea than the current one that must be adjusted from time to time. The Pavilion Board thought some of the existing dock could be repurposed for the walkway.

The Board discussed the need for a new polygraph room and thought that the room could be used for other purposes, and Ms. Job suggested a change room for a wedding and the Board discussed that it could be used by Game and Fish if they needed to talk to someone in private.

Ms. Job presented a drawing that Director Beck had presented before when he was on the Pavilion Board concerning building a multi-purpose building for events and the discussion entailed how big it should be. Director Dally expressed his concern that it would have to be utilized without using District funds as the District already allocates a substantial amount to the Pavilion. Director Castino asked if it could be used with a tournament in progress by another organization and the Pavilion Board did not think it could. Director Meaux asked Commissioner Martindale about county participation and discussion followed about work in kind, and that it was on a long lease or owned land grants might be available. The estimated cost of a shell was \$300,000 with a completed building around \$600,000.

ITEMS AS PRESENTED:

No items were presented.

ADJOURNMENT:

Motion by Director Dally to adjourn at 12:40 p.m. Seconded by Director Castino and passed unanimously.