

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 Monday, March 15, 2021 at 9:00 a.m. at Rayburn Resort Club House, 212 Country Club Blvd., Brookeland, Texas, inside the boundaries of the District, to discuss and act upon the following items:

MEETING WITH PAVILLION BOARD TO DISCUSS

1. Communication between Boards
2. Establishing Quarterly Meetings
3. Future Plans to Involve Others in Rayburn Area Development

JCDD BUSINESS MEETING to follow

CONSENT AGENDA

1. Certification of meeting notice

APPROVAL OF MINUTES

2. Approval of minutes from January 14, 2021

FINANCIAL REPORT

3. Financial Report bank balance at Southside Bank

PAYMENT OF BILLS

4. Postage expense from Director Collins
5. In-Motion Hosting Internet Expense \$16.10 from Director Dally

ACTION ITEMS

6. Funding Request Pavilion Sewer System Hook-Up and Progress Report
7. Funding Request from Rayburn Resort on Concrete Repairs
8. Funding Request from Sealy Outdoors for Fall Shootout Oct. 2021
9. FLW Cowboy Additional on March 7 to Back up to March 6
10. Request from Jasper Chamber for Advertising Funding
11. Update on VRBO lawsuit and any action required
12. Approval of Audit
13. Update and possible action of Airbnb

DISCUSSION ITEMS

14. Other item as Presented for Discussion
15. Rat-L-Trap expressed thanks for the support
16. Adjournment

Discussion Topics Between JCDD and Pavilion Boards

March 15, 2021 9:am Rayburn Club House

Purpose of a Joint Board Meeting:

Growth of tournament fishing interest and other activities at Rayburn Country and Lake Rayburn has required our two Boards to streamline our business model to maximum our financial returns to meet present and future tourism demands. It is time to start working together, thinking outside the box of business as usual, and prepare to meet the surging future facility demands from all organizations in Rayburn Country and Lake Rayburn.

Procedures for the meeting

1. Meeting will start at 9:00 a.m. sharp—we will not wait for anyone—meeting will conclude by 11 a.m. or sooner if topic discussion has concluded. If topics are left at 11 a.m., they will be discussed at the next meeting, or discussed by Board representatives.
2. Introduction of participants and positions with Pavilion leading off
3. Discussion of topics beginning with communication improvements
4. Meeting will be structured to allow points on each discussion topic without digressing
5. Chairman will continue to focus participants on topic at hand
6. There will be break at 10:00 a.m. of 15 mins.

Topics to be addressed by 11:00 a.m. or sooner

1. **Improving communication between both Boards**
2. **Establish regular meetings between both Boards—Board Representatives**
3. **Review financial requirements / information as related to proposed projects**

Communication

1. Establish a communication process between Board contacts to exchange information on schedules, request and activities. Determine a who, what, when and how information is to be shared, but no later than 24 hours from its occurrence and or posting.
 - a. Examples include scheduling tournaments and other activities at the Pavilion. How can the email and texts process be implemented.
 - b. Several requests have been made by JCDD for a Pavilion event calendar to be placed on our web site, but one has yet to be received. Who do we contact?
2. Determine a prioritized list of tournaments based on numbers and revenue generated. Establish a decision process on eliminating tournaments, after all options are explored, as it may be the priority of the other Board. Example SETX and BASS. A rational decision was reached once all options were explored without changing dates or canceling tournaments. The option process involving members from both Boards members, the tournament directors and the CORPS saved a big train wreck.
3. Establish criteria that would influence a decision on booking and rebooking a tournament. Review such things such a fish kill, inappropriate activities by the participants, abusive complaints, etc. before an arbortory decision is made to cancel a tournament. Remove personal feelings and opinions and work toward solutions without threats of cancellation. Please remember every batter gets three strikes before they are out. Numbers equal revenue, and that should be both Board's objective. When things happen outside the established criteria, work with the tournament director to get it fixed next time around. All concerns will be addressed because the tournaments want to come here.

Establishing a Meeting Schedule

1. Create a date for meetings between both Boards on a quarterly basis, or sooner if needed, to address concerns, projects, expenditures and other items to enhance operation of both Boards.
2. Review possibility of Board representatives to plan and discuss topics of interest before quarterly meetings

Financing Pavilion Projects

1. When funding for additional capital improvements or maintenance projects are requested from the JCDD, how will a complete financial disclosure be made before discussion begins. JCDD is an open records organization and the Pavilion is not.
2. When Pavilion projects are approved by JCDD, how and when will updates be made. Who will be responsible for that update; the Board or management? Example is the sewer project.
 - a. Projects planned with shared financial information is critical for a good working relationship. How can we, as two Boards, work together on financing? Example, Big Ass Fan, Picnic table donation from SETX, sewer project, future building plans. Create a working relationship can be established without the feeling of "none of your business."

Discussion Wrap-Up and Adjournment

MINUTES OF JASPER COUNTY DEVELOPMENT DISTRICT NO. 1
March 15, 2021

The Board of Directors of the Jasper County Development District No. 1 (the District) held a special meeting, open to the public, on March 15, at 9:00 a.m. at the Rayburn Resort, 212 Country Club Blvd., Jasper County, Brookeland, Texas, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board.

Members Present

Gary Collins, President	Present
Brent Meaux, Secretary	Present
Randall Dally, Vice President	Present
Jimmy Castino	Present
Molly Thacker	Present

Others in attendance: Ray Beck, Roy Sanford, Shane Campbell, J.D. Burns and Craig Dishon Umphrey Family Pavilion Board Member. Charles Shofner, former Commissioner Pct. 1 arrived at 9:30 a.m.

After introduction of those in attendance, the agenda was addressed starting with establishing better Communication between both Boards.

J.D. Burns came with a list of all Pavilion Board members and contact information as well as those on the JCDD Board. The list was to be distributed to everyone in attendance. After some discussion it was decided to review the Pavilion website in order to provide contact information and scheduling of events. The Pavilion has seven sites on the internet now and six are out of date. Since the Pavilion Board has no one on the Board versed in web site experience, it was decided to explore updating the Pavilion website using the Geek Squad from Best Buy.

The Pavilion Board was informed that JCDD currently owned the domain for the Pavilion and that it could be worked into the web site plan going forward.

Also decided was that representatives from both Boards would meet to discuss timely topics and return the information to their respective Boards for action if necessary. The Board also made a commitment to meet on a quarterly basis to review progress and communication and begin including other interested parties in the discussion such as Rayburn Development, Jasper Chamber and JEDCO.

It was also decided for each group to compile a list of tournaments that each felt should receive priority status when it came to booking the Pavilion. Each year there are only 16 prime weekends and we need to book the ones that are felt to bring the greatest economic impact to the Rayburn area.

Financing Pavilion projects was the next topic discussed. An update was given on the sewer project and the need to bring it to completion. There have been some completions that have delayed the progress, but it was anticipated that it would be resolved within a reasonable time. Other projects mentioned including the paving of the parking area and a possible covered multi-purpose area to use for events that come to Rayburn. No formal action was taken and the joint meeting was concluded at 10:30 am.

The JCDD meeting was called to order following a short break at 10:45 am.

Only the JCDD Board were in attendance for the meeting.

CONSENT AGENDA

President Collins provided documentation the meeting had been posted at the Jasper Court House, Rayburn Club House and Piney Point Post Office

APPROVAL OF MINUTES

Approval of minutes from January 14, 2021

FINANCIAL REPORT

Financial Report bank balance at Southside Bank was stated as \$164,942 with the February deposits yet to be deposited.

PAYMENT OF BILLS

Postage expense from Director Collins totaling \$29.35

In-Motion Hosting Agreement reimbursement to Director Dally totaling \$19.10

After discussion and submission of documentation, the Consent Agenda items were approved on a motion by Director Castino with a second from Director Meaux and a unanimous vote of the Board.

Funding Request Pavilion Sewer System Hook-Up and Progress Report:

After receiving an update during the joint meeting with the Pavilion Board, there was no other action that need to be addressed under this topic. No action taken.

Funding Request from Rayburn Resort on Concrete Repairs:

The Board received a request from Rayburn Development for funding of an \$18,000 repair to several golf course cart paths and drainage systems. After some discussion it was determined that this should be a shared expense and approved \$9,000 reimbursement to Rayburn Development on a motion by Director Dally with a second by Director Castino with a unanimous vote of the Board.

Funding Request from Sealy Outdoors for Fall Shootout October 2021:

The request from Sealy Outdoors was for \$12,500 for a yearly fishing tournament in conjunction with Jasper's Fall Fest. This is a yearly request and it was approved on a motion by Director Meaux with a second from Director Thacker and a unanimous vote of the Board.

FLW Cowboy Additional Tournament on March 7 to back up to March 6 Tournament:

FLW requested additional funding for a tournament that was canceled because of the freeze. The tournament would back up to the one previously scheduled on March 6 and their request was for \$5,000. After some discussion, the Board approved \$2,500 for the additional tournament because that is the usual process followed in the past on a two-day tournament. The motion was made by Director Meaux with a second from Director Thacker and a unanimous vote of the Board.

Request from Jasper Chamber of Commerce for Advertising Funding:

The Jasper Chamber requested \$8,000 for advertising for the coming year. This was the second such request by the Chamber with the first honored in 2019. After some discussion, the request was approved on a motion by Director Dally with a second from Director Meaux and a unanimous vote of the Board.

Update on VRBO Lawsuit:

Director Collins informed the Board that he had discussed this item with the District's attorney Scott Skelton and no progress had been made on the topic. VRBO's attorney had failed to respond and pursuing the lawsuit was the next path to take. Also discussed was the same approach with Airbnb as they have not responded to a similar request to collect Hotel Tax from their clients within the boundaries of the District. On a motion by Director Dally with a second from Director Castino, and a unanimous vote of the Board, the District's attorney is to be directed to follow through with the lawsuit to collect taxes due the District.

Approval of Audit:

On a motion by Director Dally with a second by Director Castino, the 2019 Audit was approved on a unanimous vote of the Board.

DISCUSSION ITEMS:

The only item discussed was to ask Directors Dally and Collins to serve as the JCDD representatives to discuss items with the Pavilion representatives regarding working relationships and other items that were to be presented to both Boards in the coming months.

There being no other business to come before the Board, it adjourned on a motion by Director Castino with a second from Director Thacker and a unanimous vote of the Board at 11:55 am.