

## **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 Tuesday, October 27, 2020 at 10:00 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:

### **CONSENT AGENDA**

1. Certification of meeting notice

### **APPROVAL OF MINUTES**

2. Approval of minutes from October 5, 2020

### **FINANCIAL REPORT**

3. Financial Report

### **PAYMENT OF BILLS**

4. As presented

### **ACTION ITEMS**

5. Approval Audit Report
6. Approval of Investment Policy
7. Approval of Proposed Budget
8. Funding Request from MLF / FLW
9. Review/ Decision on Outlaw Outdoor Funding Request Counter Proposal
10. Funding Request from SETX High School Fishing
11. Authorization to Proceed with Attorneys Recommendation on VRBO
12. Review and Approve Advertising Funding Guidelines
13. Authorization for JCDD Chairman to pay Reoccurring Bills in 2021
14. Review and Discussion of Pavilion Plans for Upgrade and Expansion
15. Reimburse Limiting Payment Schedule to Pavilion on Tournament Participants

### **DISCUSSION ITEMS**

16. Other item as Presented for Discussion
17. Adjournment

**MINUTES OF JASPER COUNTY DEVELOPMENT DISTRICT NO. 1**  
**October 27, 2020**

The Board of Directors of the Jasper County Development District No. 1 (the District) held a special meeting, open to the public, on October 27, 2020 at 10:00 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, Pavilion Board Member; Roy Sanford, Pavilion Manager.

**CONCENT AGENDA**

**CERTIFICATION OF PUBLIC NOTICE**

Director Collins presented the Board with the public notice certification indicating the time, date, meeting place and agenda to be considered by the Board. The agenda was posted on the JCDD web site, at the Jasper County Court House, Piney Point Plaza and Rayburn Resort Club House.

**APPROVAL OF MINUTES:**

Minutes from October 5, 2020 were amended under funding for Rayburn Resorts. The amount was changed from \$35,00 to \$35,000.

**FINANCIAL REPORT:**

Director Collins mentioned that there wasn't a formal financial report from the Phyllis Herbst, bookkeeper, but the current bank balance at Southside Bank is \$184,395.50.

**PAYMENT OF BILLS:**

There were no bills or invoices presented for payment.

Director Dally made a motion to accept and approve items under the Consent Agenda noting the change under Rayburn Resort funding, there was a second from Director Castino, and a unanimous vote of the Board.

## **ACTION ITEMS**

### **Audit Report:**

An audit report was not presented by the accounting firm nor the bookkeeper, and no action was taken on this item.

### **District Investment Policy:**

The District Investment Policy was presented for review by Phyllis Herbst, bookkeeper. It is the same policy in previous previous year limiting District Investment to TexPool for State government organizations. It policy was approved on a motion by Director Dally with a second from Director Castino with a unanimous vote of the Board.

### **Proposed District Budget:**

The proposed budget for 2021 was presented for review. It indicated revenues of \$165,120 and disbursements of the same amount. The budget was approved on a motion by Director Castino with a second from Director Thacker with a unanimous vote of the Board.

### **Funding Request from MLF /FLW:**

The funding request was presented for \$30,000 for the tournament scheduled on March 21 through 26 on Lake Rayburn. There also two practice days associated with the tournament. It was mentioned that Jasper HOT money is contributing \$20,000 to this tournament as well. After discussing the advantages of hosting the tournament in terms of overnight stays, and National publicity, the request was approved unanimously on a motion by Director Dally with a second from Director Thacker and a unanimous vote of the Board.

### **Outlaw Outdoors Counter Proposal:**

During the last meeting the Board approved \$5,000 of the \$7,500 requested for 6 of the 11 tournaments proposed on Lake Rayburn. The other five tournaments are funded by the Jasper Chamber of Commerce. The Board made the decision on reducing the funding because it is obligated to pay the Pavilion usage fees on all 11 tournaments and the total capital outlaw is in excess of other tournaments funded by JCDD. After some discussion, the Board decided to offer a counter that if Outlaw Outdoors had over 300 boats at 4 of the 11 tournaments, the Board would fund the entire amount of \$7,500. The motion was made by Director Dally with a second from Director Meaux and a unanimous vote of the Board.

### **Request from SETX High School Fishing:**

A request of \$5,000 was requested for five tournaments starting in January 2021 and concluding in June of 2021. This is the same request that the Board has honored for a number of years to support this tournament trail. The motion was made by Director Castino with a second from Director Meaux with a unanimous vote of the Board.

**Authorization for the JCDD Chairman to Accept the Attorney Recommendation Regarding VRBO Lawsuit:**

The Chairman was given approval to proceed with the Attorney's recommendation regarding the VRBO lawsuit provided that the entire Board was notified of the settlement details outlining the settlement amount, attorney fees, and other incidental expenses. The motion was made by Director Dally with a second from Director Meaux with a unanimous vote of the Board.

**District Advertising Guidelines:**

After some discussion the Board approved a funding guideline policy to address and clarify the numerous requests received yearly. The guidelines clarify what projects would be considered for funding. When in doubt about the legality of the funding request, and the Board's ability to provide funding, the District's attorney would be asked to provide an opinion. The Funding Guidelines would be placed on the District's web site for information purposes. The motion for approval was made by Director Meaux with a second from Director Thacker and a unanimous vote of the Board.

**Authorization for JCDD Chairman to Pay Reoccurring Bills:**

On a motion by Director Castino with a second from Director Thacker, the Board unanimously approved for the Chairman to pay reoccurring bills during 2021. Included in such are fees and services for attorneys, auditors, bookkeepers, website domain and hosting fees, Director's insurance, meeting space fees and related expenses, membership fees of the Jasper Chamber, banking fees and services, Pavilion quarterly maintenance fees, and tournament fees previously approved by the Board.

**Review and Discussion of Pavilion Plans for Upgrade and Expansion:**

Ray Beck and Roy Sanford were present to present the plans for the Pavilion Upgrade and Expansion plans for the coming year and in the future. To address the current needs for large tournaments, the Pavilion is planning to upgrade its sewer system by connecting to Brookeland Fresh Water MUD. That involves a \$5,800 bid from Brookeland Fresh Water to provide a sewer tap on the Pavilion side of Hwy 255 by boring under the road and connecting to the MUD sewer system. The Pavilion would need to lay a line to the existing restroom facilities some 750 to 800 feet away from the tap. Transfer pumps would also have to be installed at an estimated price of \$16,000. Currently the sewer aerobics system used at the Pavilion is in need of repair at a cost of \$18,000. There would also be an additional \$200 a month fee paid to Brookeland Fresh Water for service to the Pavilion. The sewer pipe for the project will be purchased through Coburns Supply at a discounted price. It was suggested that the County be approached about digging the ditch to install the pipe from the tap to the current aerobics system. To get the project moving forward, a motion was made by Director Dally with a second from Director Meaux to have the tap installed by Brookeland Fresh Water MUD at a price of \$5,800. It passed on a unanimous vote.

In addition, Chairman Collins was to solicit the County about digging the ditch for connecting the sewer line to the Pavilions collection tanks. After the meeting, the County Commissioner Shofner indicated that the County could dig the ditch at no cost. In addition, Roy Sanford had contacted an independent contractor with a ditching machine who also indicated he would donate the work at no cost.

Long range plans provided by Ray Beck included a convention / conference center to accommodate a variety of functions at an estimated cost of \$500,000. Once the sewer system was in place, the conference center plans could be updated and discussed with the Board.

**Limiting Payment to Pavilion based on Tournament Participation:**

In order to assure the Board it is receiving a reasonable financial return on its investment when funding fishing tournaments and other events at the Pavilion, a limit of 100 participants has been established before the Pavilion usage fees will be paid for the event. Special consideration will be given on related circumstances such as overnight stays in the Rayburn area by participants, number of days for the event, other recreational facilities used in the area, and number of family members involved in the event other than fishermen. In all cases, events with less than 100 participants should apply with the JCDD 60 days prior to the event in order to be considered. If the Pavilion usage fees are not covered by JCDD, it will be the responsibility of the Director of that event to pay the Pavilion Usage Fee. The payment policy was approved unanimously on a motion by Director Dally with a second from Director Meaux.

**DISCUSSION ITEMS:**

Director Collins informed the Board that another meeting will be called to address the following topics before Christmas.

**Big Bass Tournament Request:**

A National Big Bass Tournament has requested \$20,000 to conduct a three day tournament at Lake Rayburn during 2021. Because the request arrived outside the 72 hour deadline for posting notice, it was postponed to the next meeting.

**National Kayak Fishing Tournament:**

The Board was informed that a National Kayak tournament was scheduled for Lake Rayburn during the month of June. The tournament is anticipated to draw over 200 boats and a request for funding would be coming within a month.

**FLW-BFL Fishing Circuit:**

FLW will be requesting \$15,000 once again for its BFL tournament trail that has been funded by the District for a number of years. The request should be arriving within the week.

**VRBO Update:**

The Board will also be given an update if the suit hasn't been settled by that date.

**Pavilion Update:**

The Pavilion sewer project progress will be reviewed along with a proposed costs for the lift stations and transfer pumps.

There being no other business to come before the Board, it adjourned on a motion by Director Thacker with a second from Director Castino with a unanimous vote of the Board at 11:13 a.m.