

## 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, September 25, 2023, 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.

### CONSENT AGENDA

1. Certification of meeting notice
2. Oath of Office for Director Castino and Director Beck

### APPROVAL OF MINUTES

3. Approval of the June 13, 2023
4. Approval of the August 22, 2023, Board Meeting
5. Approval of the August 22, 2023, Workshop

### EXPENSE REIMBURSEMENT

6. Reimbursement – None Presented

### Financial Report

7. Ms. Phyllis Herbst – District Accountant

### ACTION ITEMS

8. Review and Approve the District Budget for Fiscal Year 2024.
9. Review and Approve the Annual Review of the District Investment Policy.
10. Consideration of publicity request Rayburn Resort
11. Consideration of MLF Cowboy Tournament Jan 7, 2023, and August 26 – 27 2023.
12. Consideration of Outlaw Outdoors Tournament request
13. Consideration of pavilion fees for Big Bass Splash (Chamber Funded Tournament)
14. Consideration of pavilion fees for MFL Toyota Series (Chamber Funded Tournament)
15. Consideration of Pavilion Property Survey funding request.
16. Consideration of Pavilion request for an increase in Quarterly Stipend.
17. Consideration of Pavilion request Electrical Project.
18. Consideration of Pavilion request Dock Replacement.
19. Consideration of Pavilion request Facility Update for Polygraph/Office room.
20. Consideration of MFL College/High School Tournament.
21. Set next meeting date.

### DISCUSSION ITEMS

22. Update from Emergency Service District #4
23. Rayburn Recreation District Update – Director Wise
24. Umphrey Family Pavilion Report.
25. Items as presented.

HOLLY THOMAS, COUNTY CLERK  
JASPER COUNTY, TEXAS

FILED SEP 18 2023

By *Killie Doolhy*  
DEPUTY

### ADJOURNMENT

# MINUTES OF JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

September 25, 2023

The Board of Directors of the Jasper County Development District No. 1 (The District) held a special meeting, open to the public, on September 25, 2023, at 9:30 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	Present
Jimmy Castino	Absent
Ray Beck	Present

Others in attendance were: Brenda Job Umphrey Pavilion, Seth Martindale Commissioner Jasper County Precinct 1, Bryan Chambers Anglina River Cabins.

## CALL TO ORDER:

Director Meaux called the meeting to order at 9:35 a.m. Director Meaux informed the Board that Director Castino would not be in attendance due to the passing of his mother that morning. The Board signed a card of sympathy.

## PUBLIC COMMENT:

There was no public comment.

## CERTIFICATION OF PUBLIC NOTICE:

Director Dally presented the Certification of Public Notice

## CONSENT AGENDA

## OATH OF OFFICE:

Director Dally gave the oath of office to Director Beck.

## APPROVAL OF MINUTES:

No corrections were made to the minutes of the June 13, 2023 meeting, August 22, 2023 meeting, and the August 22, 2023 workshop.

## EXPENSE REIMBURSEMENT:

No expenses were submitted.

## FINANCIAL REPORT:

Ms. Phyllis Herbst, the District's accountant presented the District's Financial Report showing income from occupancy tax, sales tax, interest earned and loan repayment of \$194,006.17 through August 31, 2023. For the same period payment for tourism development and expenses were \$105,889.55. The District in June transferred \$100,000.00 to TEXPOOL, the District's investment account with the Texas Comptroller. Ms. Herbst proposed transferring another \$75,000.00 to TEXPOOL and will consider upcoming commitments of the District and adjust that transfer accordingly.

Ms. Herbst presented a bill for \$798.29 for accounting services in 2022 net of a credit of overpayment for 2021 services. Ms. Herbst completed an audit of the loan repayment from Complete Health Care and informed the District that a refund of overpayment was due to the clinic in the amount of \$1,065.74.

Director Dally made the motion to approve the consent agenda as reported. Seconded by Director Beck and the motion passed unanimously.

## **ACTION ITEMS**

### **REVIEW AND APPROVE THE DISTRICT BUDGET FOR FISCAL YEAR 2024:**

Ms. Herbst presented the Board with the proposed budget with an income of \$308,000.00 and expenses/tourism development of \$308,000.00. Ms. Herbst used current income and expense numbers to determine the budget. Motion by Director Dally to accept the proposed budget for Fiscal Year 2024. Second by Director Beck. Motion passed unanimously.

### **REVIEW AND APPROVE THE DISTRICT INVESTMENT POLICY:**

No action was taken as the investment policy had been approved in a previous meeting and the 2024 investment policy would be acted on in 2024.

### **CONSIDERATION OF PUBLICITY REQUEST FROM RAYBURN RESORTS:**

Director Wise joined the meeting at this time.

Rayburn Resorts requested \$36,500 for advertising the lake area and golf which would consist of \$22,000 in TV, \$8,100 in Billboard, and \$6,000 Pre-roll Streaming. Director Dally stated this was about the same amount approved last year. Motion by Director Beck to approve \$36,500. Seconded by Director Wise and passed unanimously.

### **CONSIDERATION OF MLF COWBOY TOURNAMENT JANUARY 27, 202 AND AUGUST 26-27, 2023:**

Director Dally stated that Chris Hoover with MLF had contacted him and somehow the two tournaments which the District had funded for years had somehow slipped by the new tournament director with MLF or had been sent to Director Collins email and funding had not been approved and the tournaments had great results and the District was asked to make an exception this one time. Each tournament was \$5,000 for a total of \$10,000. Motion by Director Beck to approve the one-time exception for \$10,000. Seconded by Director Wise and passed unanimously.

### **CONSIDERATION OF OUTLAW OUTDOORS TOURNAMENTS REQUEST:**

Director Dally reported that the City of Jasper had awarded \$5,000.00 to Outlaw outdoors for tournaments in 2024, which was down \$2,500 from the previous award, and the request to the District was \$1,000 more than last year. Director Beck spoke about the issue of off limits on many of the tournaments as well as the typical draw for the one-day tournament did not bring in overnight stays. The Board then discussed how to address future requests with off limits and one day tournaments and asked Director Beck and Director Dally to work on a future guideline addressing this issue. Director Beck made the motion to approve \$12,000 on a sliding scale the same as last year for the tournaments. Seconded by Director Wise and passed unanimously.

### **CONSIDERATION OF PAVILION FEES FOR THE BIG BASS SPLASH:**

Director Dally informed the Board that the City of Jasper had funded this tournament and in the past the District had paid the pavilion fees. Director Dally estimated the fees at about \$2,400. Motion by Director Beck to approve the fees. Seconded by Director Dally and passed unanimously.

### **CONSIDERATION OF PAVILION FEES FOR THE MLF TOYOTA SERIES**

Director Dally informed the Board that this was another tournament sponsored by the City of Jasper and as in the past the District had paid the fees estimated at \$1,700. Motion by Director Dally to approve the pavilion fees. Seconded by Director Beck and passed unanimously.

### **CONSIDERATION OF PAVILION REQUEST FOR PROPERTY SURVEY:**

Director Dally stated this request had been tabled at the June 13, 2023, meeting and discussed at the workshop concerning the need to survey the proposed new property line at the 160 feet elevation and placing the proposed helipad on the property. Ms. Herbst asked for clarification on the lease between the U.S. Army Corps of Engineers and the County of Jasper and with the County of Jasper and the Pavilion Board. Ms. Job explained the difference in the elevation and the ability for the Pavilion to control the water access to the pavilion. Director Dally suggested that the Pavilion and the District split the cost. Commissioner Martindale asked Director Dally since the District provided almost all the pavilion funding why split the cost. Director Dally explained his thinking in the Pavilion "taking ownership" in the survey by committing funds from their account and not solely relying on District funds to which Commissioner Martindale agreed with the understanding. Commissioner Martindale thought that the County should participate and would ask the Commissioners Court to consider it. Motion by Director Dally to partner with either the County or the Pavilion Board for the survey not to exceed \$7,000. Seconded by Director Beck and passed unanimously.

### **CONSIDERATION OF PAVILION REQUEST TO INCREASE THE QUARTERLY STIPEND:**

Director Dally moved to table this discussion until the next meeting when the full Board will be in attendance. Director Beck stated he would agree to the tabling and seconded the motion. Motion passed unanimously.

### **CONSIDERATION OF PAVILION REQUEST FOR ELECTRICAL REPAIRS:**

Ms. Job explained the condition of electric connections at the Pavilion and that it was on a repair requirement from the U.S. Army Corps of Engineers. Commissioner Martindale stated he had been asked to look at the electrical connections and he found them in very poor condition. Commissioner Martindale offered to have the County electrical contractor look at the connections and the repairs needed and perform the repairs if the District would reimburse the County. Commissioner Martindale would be able to use County Trustee labor to help reduce costs. Motion by Director Meaux to authorize the County to supervise the repair and reimburse the County for the materials and non-Trustee labor. Seconded by Director Beck and passed unanimously.

### **CONSIDERATION OF DOCK REPAIR/REPLACEMENT AT THE PAVILION:**

Ms. Job stated the dock is 20 years old and had received bids for \$31,800 for a new dock, or repairs to the current dock at \$21,700 minimum and could increase depending on the condition found, with a bid of \$14,000 for a 40-foot extension to allow for lake level. A second bid \$28,500 for repairs to the current dock. A third bid for \$47,000 for a new dock with a 40-foot extension allowing for lake level. Ms. Job stated it was hard to get a firm bid without committing to the purchase. Director Dally stated he felt this was a safety issue and felt it was more important than the paving project. Director Beck stated that it was a safety issue and Ms. Job felt it needed to be completed by the end of the year for next year's tournament season. Director Beck made the motion to approve \$45,800 for the dock replacement and the 40-foot extension. Seconded by Director Dally and passed unanimously.

## **CONSIDERATION OF PAVILION FACILITY UPDATE/POLYGRAPH/OFFICE ROOM:**

Ms. Job explained this was to remodel a current unused storage room for an office alleviate using the caretakers house for polygraphs and other business, as well as drainage corrections and a cover to move the tractor and mower from the small pavilion. Director Dally felt that the items should be requested separately. Director Meaux felt that they would be covered under the facility update. Director Beck made the motion to approve up to \$15,000 for the project. Seconded by Director Wise. Motion passed with Directors Meaux, Beck and Wise voting in favor and Director Dally against.

## **CONSIDERATION OF MLF COLLEGE/HIGH SCHOOL TOURNAMENT 2024:**

Director Dally explained this tournament had just been completed the week before with 250 teams and was well received. The amount requested was the same as this year. Motion by Director Beck to fund the tournament on the same sliding scale. Seconded by Director Dally. Passed unanimously.

## **SET THE NEXT BOARD MEETING DATE:**

The Board felt it should meet again soon to discuss the tabled items and decided on October 16, 2023, at 9:30 a.m. at Rayburn Resort.

## **DISCUSSION ITEMS**

### **UPDATE FROM ESD#4:**

Commissioner Martindale gave a brief update on ESD#4 and the completion of fire training.

### **RAYBURN RECREATIONAL DISTRICT:**

Director Wise gave a brief update on working with the U.S. Army Corps of Engineers to develop kayak launch ramps/area in an area below the dam. Mr. Chambers expressed an interest in river activities and exploring that recreational area more.

### **UMPHREY PAVILION REPORT:**

No additional report as Pavilion activities had been discussed in action items.

### **ITEMS PRESENTED:**

Mr. Chambers asked to address the Board and explained his frustrations with Airbnb and trying to charge for the District's lodging tax on their platform. He was informed they would not charge the District's portion and that he could remit it on his own, or he could take responsibility for the full remitting of the State and District portion. He also felt that since the State gave a 1% discount on the amount paid timely that Airbnb was taking this discount and not remitting it to their clients. The Board agreed with his frustrations and Director Dally stated a bill had been filed to make the Airbnb type rentals to collect and remit all the local occupancy taxes but it did not pass. Director Meaux thanked Mr. Chambers for the information and that it would be good when Director Dally and himself met with the District's attorney in the upcoming weeks.

### **ADJOURNMENT:**

With no further business Director Beck made the motion to adjourn at 11:26 a.m. Second by Director Wise and passed unanimously.