

**REGULAR MEETING AND PUBLIC HEARING
CITY COUNCIL
CITY OF NASSAU BAY, TEXAS
MAY 14, 2018
7:00 PM**

MEMBERS OF COUNCIL PRESENT: Mayor Mark Denman, Mayor Pro Tem Sandra Mossman, Councilmembers Don Matter, John Mahon, Jonathan Amdur, and Bob Warters

MEMBERS OF COUNCIL ABSENT: Bryce Klug (arrived 7:04pm)

OTHERS PRESENT: City Attorney Dick Gregg Jr., City Manager Jason Reynolds, City Secretary Sandra Ham, Assistant City Manager Mary Chambers, Finance Director Csilla Ludanyi, Fire Chief Tom George, Public Works Director Paul Lopez, Building Official Mark Stelly, Police Chief Kenneth Campbell, Senior Accountant Jaime Vasquez, and Planning Commission Chairman Roscoe Lee

PRESIDING: Mayor Mark Denman

CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Mark Denman called the meeting to order at 7:01 p.m. and announced a quorum of Council was present with six elected officials in attendance.

INVOCATION AND PLEDGES OF ALLEGIANCE

The invocation was given by Reverend Mike Stone of St. Thomas the Apostle Episcopal Church. The Pledges to the American and Texas flags were led by Boy Scout Troop Pack 957. Mayor Denman presented Scout Troop 957 a certificate of appreciation and posed for a photo.

APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS AND AWARDS

Presentation of a Proclamation to Heritage Townhomes Association

Mayor Denman presented a proclamation to the Heritage Townhomes Association, proclaiming May 14th as "Heritage Townhomes Homeowners' Association Day." President Robbin Curley accepted the proclamation on the Association's behalf. Mayor Denman thanked Ms. Curley for the Association's efforts in enhancing the value of Nassau Bay while engaging residents and increasing community spirit. A photo was taken of Mayor Pro Denman and Ms. Curley.

Presentation of a Proclamation for National Police Week

Mayor Denman presented a proclamation to the Nassau Bay Police Department in honor of National Police Week. National Police Week publicly salutes the service of law enforcement officers in our community and in communities across the nation. A photo was taken of Mayor Denman, Chief Kenneth Campbell, Sergeant Glenn Sharp, Office Stephen Snook, and Officer Donald Linder.

Presentation on Speed Humps

City Manager Jason Reynolds presented a one-slide presentation on the pros and cons of speed humps in the City. The pros included an ability to control speed and enhance safety. The cons included liability concerns, possible litigation, and costs and maintenance. Mr. Reynolds remarked on discussions of a speed hump at the entrance of David Braun Park, as a speed hump could assist in the transition of speed limits and additionally limit the damage to the concrete at the entrance.

Mr. Reynolds requested further discussion by the councilmembers. Many members voiced no strong opinion, but remarked with support of a speed hump at David Braun Park. Additionally, there were comments on potential damages to golf carts and vehicles in Nassau Bay.

PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

Public Hearing on a request by Transitional Learning Center Galveston for a Special Use Permit to operate a hospital at 1275 Space Park

Planning Commission Chairman Roscoe Lee provided background details for the Public Hearing, noting the Planning Commission held a meeting on May 1st with regards to Transitional Learning Center Galveston's (TLC) request for a Special Use Permit. He noted 1275 Space Park, the property location for TLC's request, has been vacant several years, and is currently zoned commercial. As TLC is a hospital, the organization requires a SUP to operate at 1275 Space Park. Additionally, he indicated the 1275 Space Park property to be owned by developer Fred Griffin, and is expected to be sold to TLC if the SUP is approved. Lastly, Mr. Lee stated the Planning Commission voted 5 – 0 to approve the Special Use Permit, and provides the same recommendation to Council.

Mr. Lee introduced Steve Takacs, President and CEO for Transitional Learning Center Galveston, who provided greater detail on the background of the post-acute rehabilitation facility. Mr. Takacs offered further information on TLC's desire to move to Nassau Bay, including the physical location and an ability to present more responsive care to families.

Councilmember Don Matter inquired on the type of medical staff employed by TLC, with Mr. Takacs responding staff to be largely medical staff, including registered nurses and medical assistants.

More information was provided about TLC's on-site apartments, with Mr. Takacs noting these apartments to be for relatives of patients. Additionally, he stated TLC does encourage partnerships with local apartment complexes to offer relatives additional accommodation options when the on-site apartments are completely booked.

Discussion proceeded to the rehabilitation efforts needed to occupy the facility at 1275 Space Park, with members of Council citing previous asbestos findings. Mr. Takacs stated TLC has performed several studies and understands the extent of work needed to bring the facility to standard. He noted TLC expects to spend approximately \$4 to \$6 million in rehabilitation costs, with a one-year timeline of completion.

Ending comments, Councilmember Klug inquired on TLC's desire to move to Nassau Bay. Mr. Takacs remarked on the size of the facility and the accessibility to referring medical sources.

Public Hearing was opened at 7:43 p.m.

Craig Guidry, 18606 Prince William Lane, announced support of the TLC facility in Nassau Bay. He is in support of the building rehabilitation, and of TLC's offering of specialized healthcare in Nassau Bay.

Mayor Pro Tem Sandra Mossman inquired on the tax status of the property, should TLC acquire the building, with City Manager Reynolds noting it would be a nontaxable entity. City Manager Reynolds added TLC's addition of approximately 80 employees, and additional visitors to the facility, would contribute to sales tax for the City. Currently, the vacant property generates approximately \$6,000 in property tax per year.

There being no one else wishing to speak, the public hearing was closed at 7:50 p.m.

Request by Transitional Learning Center Galveston for a Special Use Permit to operate a hospital at 1275 Space Park

Councilmember proposed tabling action on the Special Use Permit for 1275 Space Park, and recommended staff tour the Galveston location for more information.

It was moved by Councilmember Don Matter, seconded by Mayor Pro Tem Sandra Mossman, to table action until the next City Council meeting.

Motion passed 5 – 2, Councilmembers Bob Warters and Jonathan Amdur opposed.

Public Hearing on an amendment to Article 4-100 of Appendix A (Zoning) of the City Code entitled "Establishment of Districts" to add a new district and to correct section reference numbers in 4 of the other existing districts (M-R, M-RM, M-C and M-P) and in the matrix.

Planning Commission Chairman Lee cited the upcoming proposed amendments as a continuation of the work by the Planning Commission, which came about from the recent sign ordinance changes. These revisions have been examined through the Planning Commission. The proposed amendment to Article 4-100 identifies several incorrect or obsolete references and adds a Marine Urban District.

Public Hearing was opened at 7:55 p.m.

There being no one else wishing to speak, the public hearing was immediately closed.

Ordinance amending Article 4-100 of Appendix A (Zoning) of the City Code entitled "Establishment of Districts" (first of two readings)

The caption of the ordinance reads as follows (first of two readings):

ORDINANCE AMENDING ARTICLE 4-100 OF APPENDIX A (ZONING)
OF THE CITY CODE ENTITLED "ESTABLISHMENT OF DISTRICTS" TO

ADD A NEW DISTRICT AND TO CORRECT SECTION REFERENCE NUMBERS IN 4 OF THE OTHER EXISTING DISTRICTS (M-R, M-RM, M-C AND M-P) AND IN THE MATRIX; PROVIDING FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-771.)

It was moved by Mayor Pro Tem Sandra Mossman, seconded by Councilmember Bob Wartens to approve the first reading of the ordinance amending Article 4-100 of Appendix A (Zoning) of the City Code.

Motion passed 7 – 0.

Public Hearing on an amendment to Article 16 of the Code of Ordinances entitled “Signs” to modify the matrix table in section 16-2 entitled “signs permitted; on-premises signs, signs permitted according to district, the types of sign structures that are permitted in each zoning district according to the functional category of such signs” and to make certain changes to the text in section 16-4 entitled “signs prohibited

Planning Commission Chairman Lee described the amendment to Article 16 as a housekeeping item, with changes to correct titles of districts and delete obsolete districts. Additionally, the proposed amendment provides several added regulations and addresses signage that is not explicitly addressed in the sign ordinance to be permitted only by the approval of a Specific Use Permit.

Councilmember Bryce Klug inquired if the proposed amendment was in place at the time of the installation of the Sapphire Resort Apartments’ sign, would the amendment provided for additional measures for require approval of the signage. Mr. Lee indicated the Sapphire Resort Apartments’ sign would have required a variance by the Board of Adjustment.

Public Hearing was opened at 8:02 p.m.

There being no one else wishing to speak, the public hearing was immediately closed.

Ordinance amending Article 16 of the Code of Ordinances entitled “Signs” (first of two readings)

The caption of the ordinance reads as follows (first of two readings):

AN ORDINANCE AMENDING ARTICLE 16 OF THE CODE OF ORDINANCES OF THE CITY OF NASSAU BAY, TEXAS ENTITLED “SIGNS” TO MODIFY THE MATRIX TABLE IN SECTION 16-2 ENTITLED “SIGNS PERMITTED; ON-PREMISES SIGNS, SIGNS PERMITTED ACCORDING TO DISTRICT, THE TYPES OF SIGN STRUCTURES THAT ARE PERMITTED IN EACH ZONING DISTRICT ACCORDING TO THE FUNCTIONAL CATEGORY OF SUCH SIGNS” AND TO MAKE CERTAIN CHANGES TO THE TEXT IN SECTION 16-4 ENTITLED “SIGNS PROHIBITED”; PROVIDING FOR A PENALTY AND FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-772.)

Councilmember John Mahon requested further information on the past installation of a 6-foot billboard, with Mr. Lee responding he didn't believe the signage in question would fit under the scope of the amendment.

It was moved by Councilmember Bryce Klug, seconded by Councilmember Jonathan Amdur to approve the first reading of the ordinance amending Article 16 of the Code of Ordinances entitled "Signs."

Motion passed 7 – 0.

Public Hearing on an amendment to Article 13-600 of Appendix A (Zoning) of the City Code entitled "Zoning Districts Marine M-R, M-RM, M-C, M-P and M-U" to specify uses permitted and prohibited in certain districts

Planning Commission Chairman Lee indicated the proposed amendment provides editorial changes to clearly separate permitted versus prohibited uses in the City's Marine districts. The Planning Commission's desire was to better articulate the special and permitted uses or possibilities in the Marine districts.

Public Hearing was opened at 8:08 p.m.

There being no one else wishing to speak, the public hearing was immediately closed.

Ordinance amending Article 13-600 of Appendix A (Zoning) of the City Code entitled "Zoning Districts Marine M-R, M-RM, M-C, M-P and M-U" (first of two readings)

The caption of the ordinance reads as follows (first of two readings):

AN ORDINANCE AMENDING ARTICLE 13-600 OF APPENDIX A (ZONING) OF THE CITY CODE ENTITLED "ZONING DISTRICTS MARINE M-R, M-RM, M-C, M-P and M-U" TO SPECIFY USES PERMITTED AND PROHIBITED IN CERTAIN DISTRICTS; PROVIDING FOR A PENALTY AND FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-773.)

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember Don Matter to approve the first reading of the ordinance amending Article 13-600 of Appendix A (Zoning) of the City Code entitled "Zoning Districts Marine M-R, M-RM, M-C, M-P and M-U."

Motion passed 7 – 0.

Public Hearing on an amendment to Table 11-800.B entitled "Off-street Parking and Loading Standards" contained in Article 11-800 of Appendix A (Zoning) of the City Code entitled "Off Street Parking Regulations" to add standards and guidelines for parking and loading in marine zones.

Planning Commission Chairman Lee described the proposed amendment as complimentary to the additional changes made, and provides requirements for parking on land abutting M-U and M-P marine districts.

Public Hearing was opened at 8:11 p.m.

There being no one else wishing to speak, the public hearing was immediately closed.

Ordinance amending Table 11-800.B entitled “Off-street Parking and Loading Standards” contained in Article 11-800 of Appendix A (Zoning) of the City Code entitled “Off Street Parking Regulations” (first of two readings)

The caption of the ordinance reads as follows (first of two readings):

AN ORDINANCE AMENDING TABLE 11-800.B ENTITLED “OFF-STREET PARKING AND LOADING STANDARDS” CONTAINED IN ARTICLE 11-800 OF APPENDIX A (ZONING) OF THE CITY CODE ENTITLED “OFF STREET PARKING REGULATIONS” TO ADD STANDARDS AND GUIDELINES FOR PARKING AND LOADING IN MARINE ZONES; PROVIDING FOR A PENALTY AND FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-774.)

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember Bob Warters to approve the first reading of the ordinance amending Table 11-800.B entitled “Off-street Parking and Loading Standards” contained in Article 11-800 of Appendix A (Zoning) of the City Code entitled “Off Street Parking Regulations.”

Motion passed 7 – 0.

CITIZENS’ REQUEST FOR HEARING BEFORE CITY COUNCIL

Mayor Denman announced a Public Hearing for citizens to address Council regarding issues and concerns.

The Public Hearing was opened at 8:12 p.m.

There being no one wishing to speak, the Public Hearing was immediately closed.

COUNCILMEMBERS’ COMMENTS/REPORTS

Councilmembers Amdur and Klug expressed appreciation to Planning Commission Chairman Roscoe Lee, for his efforts and extensive research in the ordinance amendments.

Councilmember Matter thanked retiring Chief of Police Kenneth Campbell, noting the meeting to be his last to attend.

MAYOR'S COMMENTS/REPORTS

Mayor Denman expressed similar sentiments of gratitude to Mr. Lee, thanking him for his work in amending the City code.

REPORTS FROM STAFF MEMBERS & COMMITTEES

City Manager

City Manager Jason Reynolds began his comments by expressing appreciation to all involved in the successful Street Eat Party at Town Square. He also congratulated Chief Campbell on a well-attended active shooter training, and noted the Police Department will continue with a training partnership with Methodist Hospital. Additionally, Mr. Reynolds highlighted the City as a recent recipient of the Best and Brightest Companies to Work For award. Ending his comments, City Manager Reynolds invited all to attend the Hurricane Preparedness Seminar on May 24th.

Fire Department

President Matt Roper presented the Fire Department's April status report, noting the Department responded to 22 calls and logged 600 standby man hours. Current membership holds at 41 members. Mr. Roper updated Council on the status of the Fire Station / EMS Facility construction, and regrettably announced the facility would not be ready to host the July City Council Meeting, but anticipates it to be ready and available for the August meeting.

Parks & Recreation

Parks & Recreation Committee Chairman Roscoe Lee provided an overview of the April 18th joint meeting of the Parks & Recreation Committee and Keep Nassau Bay Beautiful. He summarized the status of the parks, and remarked on several key items, such as the structural damage at the pavilion and the discovery of parasitic dodder on the peninsula. Lastly, Mr. Lee detailed the upcoming Keep Nassau Bay Beautiful windshield survey, in which members will tour the City to observe and make note of beautification needs.

Planning Commission

Planning Commission Chairman Roscoe Lee commented on the Commission's upcoming review of Article 14, which will provide amendments to the exterior materials on buildings. He expects an ordinance amendment to be presented to Council at the next meeting.

CONSENT AGENDA

The Consent Agenda listed the following items for approval:

Approval of Minutes of Council Goals Workshop on April 6, 2018

Approval of Minutes of Regular Meeting on April 9, 2018

Approval of the Economic Development Corporation Minutes of January 29, 2018 as approved on April 30, 2018 and the Mid-Year Report as approved by the EDC at its meeting held on April 30, 2018

Resolution exempting from 2018 Ad Valorem Taxes a portion of the market value of a residence homestead as authorized by the Constitution of the State of Texas

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, EXEMPTING FROM 2018 AD VALOREM TAXES A PORTION OF THE MARKET VALUE OF A RESIDENCE HOMESTEAD AS AUTHORIZED BY THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-b, SUBSECTION (E) & (N); AND TEXAS PROPERTY CODE SECTION 11.13.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2140.)

Resolution updating representatives to sign on behalf of the City in transactions with Allegiance Bank

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, AMENDING RESOLUTION R2017-2111 AND DESIGNATING REPRESENTATIVES TO SIGN ON BEHALF OF THE CITY IN TRANSACTIONS WITH ALLEGIANCE BANK.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2141.)

Resolution updating and designating representatives to transmit funds for investment in TexPool

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, AMENDING RESOLUTION NO. R2017-2098 DESIGNATING REPRESENTATIVES TO TRANSMIT FUNDS FOR INVESTMENT IN TEXPOOL AND FURTHER AUTHORIZING OTHER ACTIONS AS DEEMED NECESSARY OR APPROPRIATE FOR THE INVESTMENT OF LOCAL FUNDS.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2142.)

Resolution to suspend the effective date of CenterPoint Energy's application to increase gas rates

The caption of the resolution reads as follows:

A RESOLUTION BY THE CITY OF NASSAU BAY, TEXAS SUSPENDING THE MAY 28, 2018 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2017 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2143.)

It was moved by Councilmember Don Matter, seconded by Councilmember Bob Warters, to approve the consent agenda.

Motion passed 7 – 0.

NEW BUSINESS

Resolution appointing Jeff Horton to the Planning Commission

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, APPOINTING A MEMBER TO THE PLANNING COMMISSION

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2144.)

Councilmember Bob Warters approved of the appointment of Jeff Horton, but requested additional time to review the qualifications of the candidate. City Manager Reynolds indicated Mr. Horton to be recommended by the Planning Commission, which met the week prior to the City Council meeting. Councilmember Matter also requested additional review and a future ability to enter executive session to discuss potential candidates. Mayor Denman indicated this will be a possibility for future candidates.

It was moved by Councilmember Bob Warters, seconded by Councilmember John Mahon, to appoint Jeff Horton to the Planning Commission.

Motion passed 7 – 0.

Resolution appointing individuals to the Parks & Recreation Committee

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, APPOINTING MEMBERS TO THE PARKS & RECREATION COMMITTEE

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2145.)

Parks & Recreation Committee Chairman Roscoe Lee noted there are three opening on the Committee. Beverly Morrison, Sheila Self, and Clifford Hatch have been recommended by the Parks and Recreation Committee and have agreed to serve, subject to Council's approval.

It was moved by Mayor Pro Tem Sandra Mossman, seconded by Councilmember Don Matter, to appoint Beverly Morrison, Sheila Self, and Clifford Hatch to the Parks & Recreation Committee.

Motion passed 7 – 0.

Presentation and action on an ordinance amending Chapter 20, Utilities and Services, establishing water and sewer rates (first of two readings)

The caption of the ordinance reads as follows (first of two readings):

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS AMENDING THE CODE OF ORDINANCES AT CHAPTER 20, UTILITIES AND SERVICES, ESTABLISHING WATER AND SEWER RATES; PROVIDING DETAILS RELATED THERETO; AMENDING AND REPEALING ORDINANCE NO. O2010-674 and O2015-731 AND PROVIDING FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-775.)

Finance Director Csilla Ludanyi began discussions by indicating the proposed water and sewer rate changes as part of the CIP process. During this process, staff have drafted a 10-to 15-year project plan. In order to issue debt for CIP projects, there is a need for funding to allow for payment of such debt.

Nelisa Heddin of Nelisa Heddin Consulting, LLC (NH Consulting) provided an in-depth overview of the results of a cost of service and rate design study performed for the City's water and wastewater utility. The study's intent is to achieve a water and wastewater rate structure that will assure equitable and adequate revenues for operations, debt service retirement, capital improvements and bond covenant requirements. NH Consulting's study wants to ensure the utility operates on a self-sustaining basis while considering the economic impact on the City's customers.

The project team has worked closely with City staff to develop revenue requirements and determine the cost of providing service to each of the City's customers. The project team identified in order to meet future revenue requirements, the City needs to implement future water and wastewater rate increases. The analysis examined revenue requirements for a five-year study period, FY18 to FY22 and recommended rates sufficient to meet revenue requirements for the five-year study period.

Ms. Heddin described a four-step approach, utilizing the American Water Works Association's (AWWA) methodology for rate setting based on cost-of-service principles.

The premise of this methodology is to require users to pay the cost incurred in providing a user with service. In determining water rates, NH Consulting relies upon a methodology described by the American Water Works Association called the Base-Extra Capacity methodology. This methodology approximates the cost associated with serving various classifications of customers. Essentially, this methodology's approach involves 1) Cost Functionalization, 2) Customer Cost Allocation, 3) Customer Count and Billing Unit Determination, and 4) Rate Design. NH Consulting has performed each of these steps in coordination with City staff.

Councilmembers posed various questions to Ms. Heddin, requesting further clarification on several aspects of the rate study. Several members maintained concerns about any potential negative effects of increased rates, specifically if increased rates would lower water utilization, therefore discouraging landscaping efforts by residential and commercial properties.

Finance Director Ludanyi emphasized the need for the rate changes, as the City expects to complete \$3 million of water and sewer line replacement every three years. City Manager Reynolds continued by noting the water and sewer lines have been in place since the 1960s and 1970s, and implored Council to move forward in the infrastructure plan.

Councilmember Klug voiced concern of his belief of the program's punitive nature, as he stated encouraging water volume to be in the best interest of the City. Ms. Heddin countered by remarking on the City's funding application to Texas Water Development Board (TWDB). The TWDB places high consideration on conservation rate measures, and overall encourages lower water usage as an industry standard.

Other members expressed hesitation on the percentage of increase of the rates. Ms. Heddin provided to Council sample rates for various customers in the City, including the average users utilizing between 5,000 and 7,000 gallons of water.

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember Bob Warters, to approve the first reading of an ordinance amending Chapter 20, Utilities and Services, establishing water and sewer rates.

After continued discussions, Councilmember Klug motioned to table the action item, with more details and considerations needed to for forward progress. City Manager Reynolds remarked on the current plan, with desired implementation for October. Additionally, he noted the ordinance requires two readings, and delaying the motion at this meeting could significantly impact the timeline. There was no second, and the motion failed.

Councilmember Amdur questioned if with the new rates, there would be significant burden placed on any one commercial entity due to the rise in rates. Councilmember Amdur placed concern for commercial property rates, noting the possibility of decreased exterior water use, subsequently causing commercial landscaping to suffer. Councilmember Klug continued discussion by stating his belief of the rate increase to be overly complex.

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember Bob Warters, to approve the first reading of an ordinance amending Chapter 20, Utilities and Services, establishing water and sewer rates.

Motion passed 6 – 0 – 1, Councilmember Bryce Klug abstaining.

EXECUTIVE SESSION

Meeting recessed to Executive Session at 9:38 p.m. as authorized by Texas Government Code, Chapter 551, Open Meetings, Subchapter D, Exceptions to Requirement that Meeting be Open, with Mayor Denman reading from the posted agenda the following topic to be discussed in Executive Session:

1. §551.072: Deliberations Regarding Real Property – Discussion of Real Estate Matters pertaining to property within the City limits.

Meeting returned to Open Session at 9:47 p.m.


ACTION ITEMS FROM EXECUTIVE SESSION: None.


ADJOURNMENT

There being no further business, the meeting adjourned at 9:47 p.m.

Minutes approved as submitted and/or amended this 9th day of July, A.D. 2018.


ATTEST





Sandra V. Ham
City Secretary

CITY OF NASSAU BAY, TEXAS



Mark A. Denman
Mayor