

**REGULAR MEETING AND PUBLIC HEARING
CITY COUNCIL
CITY OF NASSAU BAY, TEXAS
APRIL 9, 2018
7:00 PM**

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

MEMBERS OF COUNCIL ABSENT: Jonathan Amdur

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, Sergeant Glenn Sharp, Officer Kaila Sullivan, 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 Finance Director Csilla Ludanyi. The Pledges to the American and Texas flags were led by Sergeant Glenn Sharp.

APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS AND AWARDS

Presentation of a Grant Check from The NRA Foundation, Inc

Mayor Denman introduced representatives of The NRA Foundation, who provided a brief overview of their program and annual fundraiser, which allows them to give back to the community. The NRA Foundation presented a grant check to the Nassau Bay Police Department in the amount of \$4,370.75 for the purchase of new duty rigs. A photo was taken of Mayor Denman, NRA Foundation representatives, Officer Kaila Sullivan, and Sergeant Glenn Sharp.

Presentation of a Proclamation for National Safe Digging Month

Mayor Denman presented a proclamation for Safe Digging Month to Gary Mills, Matthew Smith, and Kevin Hare of CenterPoint Energy. Gary Mills accepted the proclamation, noting Safe Digging Month is an initiative designed to elevate the awareness of, and participation in, the prevention of digging-related damage to underground utilities. A photo was taken of Mayor Denman and CenterPoint representatives.

Presentation on the Annual Nassau Bay Peninsula Clean Up

Parks and Recreation Chairman Roscoe Lee provided details of the event held on February 24th. He highlighted Mayor Denman's involvement in the program, which has helped grow the volunteer event over the years. Over 50 volunteers collected 76 large bags of trash, plus filled a 12-foot trailer of wood and debris. Chairman Lee also expressed special appreciation to Public Works employee James Green for his assistance.

Presentation on the Southeast Water Purification Plant

Finance Director Csilla Ludanyi provided a presentation describing the partnership with the Southeast Water Purification Plant (SEWPP). The SEWPP is currently Nassau Bay's primary source of water. The City of Nassau Bay signed an agreement in 1987 with the City of Houston and the Clear Lake Water Authority for a "cost sharing water project contract" to construct the SEWPP as co-owners, with the City of Houston as the operator. Nassau Bay is an actual part owner of the facility, and in 2001, the City's share was increased to 1.95 million gallons of water per day.

Participants of the consortium, or co-owners of the SEWPP, include the Gulf Coast Water Authority, Clear Lake City Water Authority (of which Nassau Bay is included), Clearbrook City MUD, LaPorte Area Water Authority, Harris County Mud #55, South Houston, Webster, Friendswood, Baybrook MUD #1, Pasadena, and the City of Houston.

Finance Director Ludanyi provided a brief overview of current and historical costs for operation and maintenance as co-owner of the SEWPP, proceeding to her main concern with the City of Houston and recent unexpected costs. In January 2018, the City of Houston Public Works proposed true-up costs for FY2013 to FY2017, requesting a payment of \$16 million from consortium members of the SEWPP. Finance Director Ludanyi indicated consortium members are disputing the costs, due to lack of timeliness and transparency. Nassau Bay's share of the unexpected costs would not exceed \$130,181.76.

Councilmember John Mahon inquired on the City's relationship with the Clear Lake City Water Authority. Finance Director Ludanyi stated the Clear Lake City Water Authority is made up of Clear Lake City, Nassau Bay, and Johnson Space Center, noting the Authority is responsible for water transmission and metering.

PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING: None

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 7:22 p.m.

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

COUNCILMEMBERS' COMMENTS/REPORTS: None

MAYOR'S COMMENTS/REPORTS: None

REPORTS FROM STAFF MEMBERS & COMMITTEES

City Manager

City Manager Jason Reynolds began his comments by expressing appreciation to all those involved with Beautification Day and Easter in the Park. He also noted the upcoming CCISD Board of Trustees Forum on April 11th, to be held at Nassau Bay City Hall. Lastly, he invited all to the Street Eat Party on April 28th.

Fire Department

President Matt Roper presented the Fire Department's March status report, noting the Department responded to 36 calls and logged 1,066 standby man hours. Current membership holds at 41 members. Mr. Roper updated Council on the status of the Fire Station / EMS Facility construction, with the new bay floor to be poured within the week, and brick work around the front of the building to be completed shortly. The Fire Department is planning for a late June move-in date.

Planning Commission

Planning Commission Chairman Roscoe Lee commented on the Commission's review of the City's sign ordinances. The Commission has found many inconsistencies within the City's ordinances, and will provide a final review of proposed changes to the City Attorney for approval. Additionally, the Commission has examined a recent recommendation by Building Official Mark Stelly and Fire Marshal Tony Russo for the placement of visible numerical addresses on commercial buildings. He indicated, currently, there is no consistency in the commercial area, and this requirement could be a burdensome task for the City's commercial establishments. Further review is required.

CONSENT AGENDA

The Consent Agenda listed the following items for approval:

Approval of Minutes of Regular Meeting on March 12, 2018

Approval of Appointment of Melinda Hinz of Hilton Houston NASA Clear Lake to the Bay Area Houston Convention & Visitor's Bureau (BAHCVB) Board of Directors and to the City's Hotel/Motel Tax Task Force

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

Motion passed 6 – 0.

OLD BUSINESS

Amendment of the Special Use Permit to operate an automotive repair shop at 1910 NASA Parkway

Councilmember Don Matter presented the subcommittee's findings after reviewing the current status of the Special Use Permit. Councilmember Matter indicated Mr. Arafat Abdullatif, owner/agent of the property located at 1910 Nasa Parkway, Nassau Bay, Texas, has made significant improvements.

Councilmember Matter and the subcommittee reassessed the previous deficiencies brought forth by Council, and addressed each issue, noting correction by Mr. Abdullatif. The original concerns were as follows:

- A 60-day probational period, allowing time for Mr. Abdullatif to correct possible deficiencies
- No working on vehicles outside
- No vehicles left overnight
- The storage shed cannot be visible from the street
- Proposed construction performed on the building must be completed to the current code, including sign permits
- No storage materials visible over the fence
- West side fence covered by foliage

Councilmember Matter indicated no other regulations in the City addressed the issue of overnight vehicles, and noted it should be removed as a condition of Mr. Abdullatif's Special Use Permit.

Furthermore, Councilmember presented an additional concern regarding the new Chick-fil-A and increased traffic through Mr. Abdullatif's property. He stated this may be an issue to monitor and correct in the future.

Overall, Councilmember Matter, requested the Special Use Permit be approved for 1910 Nasa Parkway, Nassau Bay, Texas, based on the subcommittee's recommendation. The Special Use Permit should be issued as followed:

1. All work on vehicles shall be performed in the service bays of the facility or behind the fence on site. The existing fence shall be completed in a good and workmanlike manner so that it shields the work area from view from grade outside the fence and shall be continuously maintained in that manner and condition. No storage materials shall be visible from grade outside the fence.
2. The existing storage shed has been satisfactorily painted and may remain visible.
3. The west side of the fence on site shall be landscaped with foliage that covers the entire west side of the fence in a manner that shields the fence from view at grade. Said foliage shall be maintained in a good and professional manner that achieves a healthy wall of foliage or replaces any foliage that is unhealthy and unable to achieve the landscaping objective. This landscaping plan shall include an irrigation system that waters the foliage in a good and professional manner that achieves the landscaping objective with healthy foliage. Such a landscaping plan is a work in progress and shall be achieved in a good and professional manner on or before June 12, 2018.
4. All other previously required efficiencies or all other deficiencies required to be cured are found to have been corrected, met, exceeded or resolved by the property owner and they are hereby removed from the requirements for compliance and permit issuance.

5. The City Manager or his designee hereby issues this Special Use Permit as evidence of Council action taken.

Councilmember John Mahon agreed with the recommendations presented by Councilmember Matter. He reaffirmed Mr. Abdullatif's vehicles cannot be in a state of disrepair, and noted should the vehicle be actively worked on, and in a parking spot, then regulations regarding no overnight vehicles should be removed.

City Manager Reynolds inquired whether Council's approval of the SUP indicated for "light automotive repair," with Planning Commission Chairman Lee noting the original SUP was for "light" automotive service, and the current scope of work at the business is not considered "light." It was confirmed to remove the word "light" from the permit.

It was moved by Councilmember Don Matter and seconded by Councilmember John Mahon to approve a new Special Use Permit as recommended for an automotive repair shop at 1910 NASA Parkway, authorizing the City Manager or his Designee to sign and issue same to the owner.

Motion passed 5 – 1, Councilmember Wartens opposed.

NEW BUSINESS

Resolution Establishing a Board for Keep Nassau Bay Beautiful

The caption of the resolution reads as follows:

A RESOLUTION SUPPORTING THE KEEP TEXAS BEAUTIFUL, INC. ORGANIZATION IN NASSAU BAY, TEXAS AND ESTABLISHING A KEEP NASSAU BAY BEAUTIFUL COMMITTEE.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2139.)

Parks and Recreation Committee Chairman Roscoe Lee began his comments by noting Nassau Bay is a provisional affiliate of Keep Texas Beautiful, and moving forward to full affiliate status. One of the steps towards becoming a full affiliate is the creation of a Keep Nassau Bay Beautiful Committee. Mr. Lee noted there are several interested volunteers for the Keep Nassau Bay Beautiful Board, which would fall within the purview of the Parks and Recreation Committee.

Keep Texas Beautiful is dedicated to creating vibrant communities, and Nassau Bay already performs many volunteer events in the same spirit as Keep Texas Beautiful's mission. Additionally, as a full affiliate, Keep Nassau Bay Beautiful would be eligible for several grant opportunities for beautification projects within the City.

It was moved by Mayor Pro Tem Sandra Mossman, seconded by Councilmember Bryce Klug, to approve establishment of a board for Keep Nassau Bay Beautiful.

Motion passed 6 – 0.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

Minutes approved as submitted and/or amended this 14th day of May, A.D. 2018.



ATTEST:

A blue ink signature of Sandra V. Ham, written in a cursive style.

Sandra V. Ham
City Secretary

CITY OF NASSAU BAY, TEXAS

A blue ink signature of Mark A. Denman, written in a cursive style.

Mark A. Denman
Mayor