

**REGULAR MEETING AND PUBLIC HEARING
CITY COUNCIL
CITY OF NASSAU BAY, TEXAS
AUGUST 13, 2018
7:00 PM**

MEMBERS OF COUNCIL PRESENT: Mayor Mark Denman, Mayor Pro Tem Don Matter, Councilmembers Ashley Graves, John Mahon, Bryce Klug, Jonathan Amdur, and Matt Prior

MEMBERS OF COUNCIL ABSENT: None

OTHERS PRESENT: City Attorney Dick Gregg Jr., City Manager Jason Reynolds, City Secretary Sandra Ham, Assistant City Manager Mary Chambers, Fire Chief Tom George, Public Works Director Paul Lopez, Sergeant Glenn Sharp, 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 all elected officials in attendance.

INVOCATION AND PLEDGES OF ALLEGIANCE

The invocation was given by Carlos Cameron, Associate Pastor of Students for Nassau Bay Baptist Church. The Pledges to the American and Texas flags were led by Cub Scout Pack 1965. Mayor Denman presented Pack 1965 a certificate of appreciation for leading the pledges and posed for a photo.

APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS AND AWARDS

Presentation of the City Manager's Proposed Budget for Fiscal Year 2019

City Manager Jason Reynolds presented an overview of the Fiscal Year 2019 Proposed Budget, noting City Council previously met twice in preparations for this draft budget. He continued by stating the tax rate would be discussed at a future City Council meeting.

City Manager Reynolds highlighted the Fiscal Year 2018 major events and projects, including Hurricane Harvey and subsequent recovery, construction of the new fire station, the San Sebastian street project, park trail addition, and home elevations. Looking ahead, the City will embark on several more projects, including the replacement of City's aging water and sewer lines, park enhancements, and further economic development of the vacant commercial lots.

Reviewing the draft Fiscal Year 2019 Budget, Mr. Reynolds stated the General Fund constitutes 43% of the budget. Property taxes provide 61% of the revenue and remains the City's largest revenue stream, with residential and commercial property values continuing to rise. Additionally, sales tax revenue continues to grow.

With regards to expenditures, City Manager Reynolds stated the Police Department to be the largest expense, receiving 27% of the General Fund budget funds. He overviewed draft increases to Maintenance & Operations, including budgeted merit increases, medical insurance increases, workers compensation increases, and property insurance increases. The draft budget also includes several one-time expenses, including a TMRS contribution, funding for the charter-driven Comprehensive Plan Review, contract work for Public Works, and a technology update. General Fund capital improvement requests include planned fleet items and addressing the David Braun Park pavilion's structural damage. Although the pavilion may be addressed by FEMA, it remains on the capital improvement requests list, overall totaling \$510,540 in requests.

Continuing his presentation, City Manager Reynolds noted the draft budget to show approximately 116 days of reserve, with one day equaling approximately \$15,000. The Charter requires for the City to maintain 90 days of reserve. Additionally, Mr. Reynolds recognized Hurricane Harvey's impact to the budget, with \$411,000 in funds from FEMA still expected.

Lastly, Mr. Reynolds reviewed the Water & Sewer Fund, noting the water and sewer line debt has not been captured as of yet, as the funding has not been officially processed. He ended his presentation by highlighting the street sales tax fund, detailing the collection and expenditure process for maintaining and repairing the City's streets.

PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

Public Hearing on the City Manager's Proposed Budget for Fiscal Year 2019

Public Hearing was opened at 7:20 p.m.

Roscoe Lee, 1631 Antigua Lane, commended staff on the draft budget, which he stated enhanced the City's services while remaining fiscally responsible. Mr. Lee overviewed the previous Comprehensive Plan Review process and was pleased to see a funding line to contract out the process for 2020. Additionally, Mr. Lee commented on the David Braun Park pavilion project costs, noting recent estimates of \$200,000 for repairs.

There were no other public comments and the hearing was closed at 7:21 p.m.

Public Hearing on a proposed change to Article 15-400 – Permitted and specific uses in C and U districts

Planning Commission Chairman Roscoe Lee indicated the change to be a housekeeping item. As the zoning ordinances are not comprehensive, the proposed change would require any proposed uses not explicitly identified in Table 15-400.A to require a Specific Use Permit (SUP).

Public Hearing was opened at 7:22 p.m.

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

Ordinance amending Article 15-400 – Permitted and specific uses in C and U districts (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 ARTICLE 15. - ZONING DISTRICTS FOR COMMERCIAL (C), MIXED USE (U) AND PUBLIC (PO-1) USES, SECTION 15-400. - PERMITTED AND SPECIFIC USES IN C AND U DISTRICTS, SUBSECTION (A) SYMBOLS IN USES OF THE CITY OF NASSAU BAY, TEXAS MUNICIPAL CODE.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-777.)

It was moved by Councilmember Bryce Klug, seconded by Councilmember Jonathan Amdur, to approve the first reading of an ordinance amending Article 15-400 – Permitted and specific uses in C and U districts.

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 7:23 p.m.

Roscoe Lee, 1631 Antigua Lane, informed the public about the upcoming \$2.5 billion Harris County Bond election, of which within are funds allocated to Nassau Bay to reduce the risk of floods in the City. Mr. Lee noted early voting has begun, and election day is August 25th at City Hall.

There were no other public comments and the hearing was closed at 7:25 p.m.

COUNCILMEMBERS' COMMENTS/REPORTS

Councilmember Jonathan Amdur expressed appreciation to Senior Accountant Jaime Vasquez, who successfully performed the duties of Finance Director while Csilla Ludanyi was on maternity leave. Additionally, he thanked Public Works for their excellent job on upkeep and maintenance throughout the City. Lastly, he recognized and congratulated the new Police Department Corporals and the new Detective.

Mayor Pro Tem Don Matter highlighted the Harris County Bond Election on August 25th and the upcoming Nassau Bay Street Sales Tax Reauthorization Election on November 6th.

MAYOR'S COMMENTS/REPORTS

Mayor Mark Denman remarked on the recent activities of the City, first commenting on the number of recent false fire alarms attended to by the Nassau Bay Volunteer Fire Department. He also stated the number of residential inspections performed has doubled for the month of July, which he believes is indicative of the many projects the City is working on to ensure maximum services for Nassau Bay citizens. Mayor Denman asked patience as the City works on repairing the many recent water line breaks, citing this as further reason of the City's need to embark on the large project focused on water and sewer line replacement.

Additionally, Mayor Denman reflected upon the recent incident on Clear Creek, in which two children were injured along the shoreline. He reported both children to be in stable status but continued to voice a need to replace the rip-rap bordering the shoreline. Mayor Denman hopes future focus on the shoreline will prevent future accidents and additionally, possible shoreline erosion.

REPORTS FROM STAFF MEMBERS & COMMITTEES

City Manager

City Manager Jason Reynolds began his comments by announcing the upcoming class of Nassau Bay 101, which will begin September 13th. Additionally, he highlighted several events happening in Nassau Bay, including Election Day for the Harris County Bond on August 25th, National Night Out on October 2nd, Halloween in the Park on October 20th, and the Street Eat Party on Town Square on October 27th. Lastly, he noted the City of Nassau Bay will join Harris County's election on November 6th and present to the voters a proposition reauthorizing the Nassau Bay Street Sales Tax.

Fire Department

Fire Department President Matt Roper presented the Fire Department's July status report, noting the Department responded to 36 calls with over 1,407 man hours. Current membership holds at 40 members, with 36 categorized as responding members and 4 as administrative members. City Manager Reynolds also remarked on the new fire station, recognizing the NBVFD volunteers who are performing much of the work themselves to save costs to the project. He noted the past Saturday, volunteers spent 11 hours running lines and cables.

Parks & Recreation

Parks and Recreation Committee Chairman Roscoe Lee summarized the recent July 18th joint meeting between the Parks and Recreation Committee and Keep Nassau Bay Beautiful (KNBB). The Committee categorized issues found as a result of the windshield survey, with many concerns already resolved by City staff. During the meeting, KNBB finalized the strategic plan, and submitted to Keep Texas Beautiful for approval. Chairman Lee noted KNBB received approval as a full affiliate and should shortly receive a street sign with the acknowledgement. Ending his comments, Parks and Recreation Committee Chairman Lee also recognized volunteer kayakers who collected 116 pounds of trash around the Nassau Bay peninsula.

CONSENT AGENDA

The Consent Agenda listed the following items for approval:

Approval of Minutes of Budget Workshop on July 9, 2018

Approval of Minutes of Regular Meeting on July 9, 2018

Approval of the Economic Development Corporation Minutes of April 30, 2018 as approved on August 6, 2018 and the EDC Budget for Fiscal Year 2019 as approved by the EDC at its meeting held on August 6, 2018

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember John Mahon, to approve the consent agenda.

Motion passed 7 – 0.

NEW BUSINESS

Resolution ordering a special election to be held on November 6, 2018 for the purpose of presenting a proposition to the voters pertaining to the reauthorization of the local sales and use tax at the rate of one-fourth of one percent to continue providing revenue for maintenance and repair of municipal streets

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON THE 6TH DAY OF NOVEMBER 2018 ON THE REAUTHORIZATION OF THE LOCAL SALES AND USE TAX AT THE RATE OF ONE-FOURTH OF ONE PERCENT TO CONTINUE PROVIDING REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS AS AUTHORIZED BY CHAPTER 327 OF THE TAX CODE; AUTHORIZING THAT THE ELECTION SHOULD BE HELD JOINTLY WITH HARRIS COUNTY; AND RESOLVING OTHER MATTERS RELATING TO SAID ELECTION.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2152.)

It was moved by Councilmember Bryce Klug, seconded by Councilmember Ashley Graves, to order a special election to be held on November 6, 2018 for the purpose of reauthorizing the local sales and use tax for maintenance and repair of municipal streets.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p.m.

Minutes approved as submitted and/or amended this 10th day of September, A.D. 2018.



Sandra V. Ham
City Secretary

CITY OF NASSAU BAY, TEXAS

Mark A. Denman
Mayor