

**PLANNING RETREAT
CITY COUNCIL
CITY OF NASSAU BAY, TEXAS
APRIL 22, 2019
7:30 PM**

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

MEMBERS OF COUNCIL ABSENT: Councilmembers Ashley Graves (arrived 9:01 p.m.) and Matt Prior

OTHERS PRESENT: City Manager Jason Reynolds, City Secretary Sandra Ham, Assistant City Manager Mary Chambers, Finance Director Csilla Ludanyi, 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 8:41 p.m. and announced a quorum of Council was present with five elected officials in attendance.

PLANNING RETREAT

Mayor Denman, City Council, and City Manager Reynolds conducted a planning session to discuss the City's future vision, projects, management initiatives, goals, and objectives to prepare for the coming fiscal year beginning October 1, 2019.

City Manager Jason Reynolds began by stating he intended for the planning workshop to be an opportunity for Council to reflect and discuss the key points from the March 29, 2019 planning workshop. He indicated the planning session was meant to be more of an open-dialogue and less of a structured meeting to allow council free discussion amongst themselves. Preempting the conversations, City Manager Reynolds overviewed several State of Texas House and Senate legislative bills, which may have a further impact on the operation of the City.

Mayor Pro Tem Don Matter began discussions by citing his concern over the closure of several commercial entities. He expressed apprehension about future revenue and asked for City Manager Reynolds to develop a cost control plan for the upcoming fiscal year. After reviewing Nassau Bay's check register, he anticipates the City can control 5% of its expenditures. Councilmember Bryce Klug suggested Council expenditures, such as training and travel, could be reduced first as a cost saving measure. Mayor Pro Tem Matter proposed a suspension to Council pay.

Councilmember Bryce Klug proceeded the discussion with his overall concern of the water and sewer infrastructure, and specifically the Southeast Water Purification Plant debt obligation. He believes the financial aspects are manageable if the City is able to use debt in the smartest way possible to resolve the concern. He requested further information on the mechanics of the Southeast Water Purification Plant payback. He would like to see a

multi-dimensional payment method, including self-financing through water usage, utilization of funds from the Nassau Bay Redevelopment Authority and Economic Development Corporation, acquisition of additional debt, higher water rates, and cost savings. Councilmember Klug continued his discussion with comments on economic development and tourism attractions. He has considered similar styles found within the Galleria that could be easily incorporated into Nassau Bay. Lastly, he proposed a new idea of offering 5G wireless internet for the City. He agreed the last items were more forward thinking but wanted to place them out for Council consideration. City Manager Reynolds noted a similar project has been done in the City of Mont Belvieu, in which wired internet is an enterprise fund and citizens can purchase 1G of wired internet for \$75.

Councilmember John Mahon inquired on the City's water reserves and questioned if it is possible for the City to sell their overages. Finance Director Csilla Ludanyi did not believe this to be a viable option, as there is an expectation for continued sales, not one-time or temporary use. With the possibility of continued expansion in the City, the City may not have enough water reserves to sell. Mayor Pro Tem Matter inquired further on the recycling of water discharge for the City's irrigation use. Both Finance Director Ludanyi and City Manager Reynolds thought it was a good idea but stated the infrastructure for this type of project would be too expensive.

Councilmember Jonathan Amdur acknowledged he missed the first planning workshop but wanted to reiterate concerns about the City's infrastructure. Additionally, he expressed concerns about possible traffic control issues, specifically with the growth and expansion of Houston Methodist Hospital. He asked for assurance the City was preparing for the hospital's growth as well as other economic development growth in the City. City Manager Reynolds noted Houston Methodist Hospital's need to go through the Planned Unit Development process with the Planning Commission, and indicated it was likely that the Planning Commission Chairman would ask for a traffic study during the process.

Councilmember Ashley Graves emphasized a need to continue enhancement of the Nassau Bay peninsula. She also noted her previous conversations with SWA Architects in regard to Exploration Green.

Planning Commission Chairman Roscoe Lee inquired on the results of the recent residential and commercial survey given to the community. City Manager Reynolds remarked the survey had recently closed and received over 600 responses. Councilmember Graves asked if the City would be continuing forward with the economic development task force, with Mr. Reynolds responding that the City would be after reviewing the results of the survey.

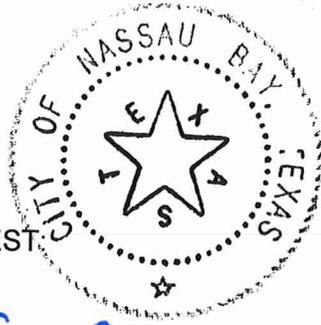
Ending the workshop, City Manager Reynolds provided further details on the proposed State legislation regarding tax caps and debt obligations. Finance Director Ludanyi also presented concerns on the negative impact these legislative bills would have on the City's budgeting process.

As this was a Planning Retreat / Workshop, no action was taken.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m.

Minutes approved as submitted and/or amended this 13th day of May, A.D. 2019.



ATTEST

Sandra V. Ham
City Secretary
(M190422 Planning Retreat)

CITY OF NASSAU BAY, TEXAS

Mark A. Denman
Mayor