

**REGULAR MEETING AND PUBLIC HEARING  
CITY COUNCIL  
CITY OF NASSAU BAY, TEXAS  
MAY 11, 2020  
5:00 PM  
VIA TELECONFERENCE**

**MEMBERS OF COUNCIL PRESENT:** Mayor Mark Denman, Mayor Pro Tem Don Matter, Councilmembers Ashley Graves, John Mahon, Bob Wartens, Matt Prior, and Councilmember-Elect Phil Johnson (all members via teleconference)

**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, Finance Director Csilla Ludanyi, Police Chief Tim Cromie, Emergency Management Coordinator Dena Mahon, Fire Chief Tom George, and Planning Commission Chairman Roscoe Lee (all members via teleconference)

**PRESIDING:** Mayor Mark Denman

**CALL TO ORDER AND ROLL CALL OF MEMBERS**

Mayor Mark Denman called the meeting to order at 5:00 p.m. and announced a quorum of Council was present with all elected officials in attendance.

**APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS, AWARDS**

**Presentation on the Residential Real Estate Market in Nassau Bay**

Councilmember Ashley Graves provided an update on the current status of the residential real estate market in the City of Nassau Bay. Councilmember Graves indicated year over end there has been a withdrawal of homes from the housing market. Homes considered option pending are down 63% from the previous year. Additionally, there is a slight increase in the number of rental homes available for consumers. Specifically, Councilmember Graves wanted to provide details on the housing market as it related to COVID-19.

Mayor Mark Denman continued the discussion by noting that April 2020 residential sales are down approximately 20%, which is not as large of a decrease as experienced in the greater Houston market. Councilmember Graves indicated banking entities have established more stringent lending requirements, which overall affect the lending process and home closings, resulting in homes being on the market longer.

**Presentation of a Proclamation for National Police Week and National Peace Officers Memorial Day**

Mayor Mark Denman presented a message in honor of National Police Week and National Peace Officers Memorial Day, specifically as Nassau Bay lost an officer in the last year.

Mayor Denman proceeded by reading the following:

In 1962, President Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the calendar week in which May 15th falls, as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others.

Nassau Bay recognizes the tragic loss of Sergeant Kaila Sullivan this past year on December 10, 2019. Sgt. Sullivan was one of 307 officers nationally, 19 Texas officers, who were to be honored in ceremonies during this time.

The crisis that our nation and the world is currently facing has resulted in the cancellation of public gatherings in Austin and Washington, DC, during National Police Week 2020.

The City of Nassau Bay and Nassau Bay Police Department, along with numerous state and national organizations, will honor Sgt. Sullivan and the other fallen heroes with several memorial videos, virtual candlelight vigils and roll call of names throughout this week. Additionally, Nassau Bay has issued a proclamation recognizing this week as National Police Week.

Mayor Denman ended the presentation by stating the proclamation, virtual honors, and memorial videos will be available to the public throughout the week on the City's social media platforms and City webpage.

### **CITIZENS' REQUEST FOR HEARING BEFORE CITY COUNCIL**

Mayor Mark Denman announced a Public Hearing for citizens to address Council regarding any issues or concerns.

#### **The Public Hearing was opened at 5:11 p.m.**

Coleen Ethridge, 18519 Vinland Dr, announced an upcoming blood drive at Gloria Dei Lutheran Church. The drive will be held on May 20th and May 21st, and urged all to attend as blood banks are critically low on blood.

There were no other public comments and the Public Hearing was closed at 5:12 p.m.

### **COUNCILMEMBERS' COMMENTS/REPORTS**

Councilmember Ashley Graves expressed her appreciation to all in the City for the extra efforts during the pandemic. Additionally, she thanked the Special Events Committee for all they do to lift the spirits of the community.

Councilmember Bob Warters noted his eagerness to open City Hall as soon as safely possible.

Councilmember John Mahon remarked that he was glad he could be in attendance for tonight's meeting.

## **REPORTS FROM STAFF MEMBERS & COMMITTEES**

### **City Manager**

City Manager Jason Reynolds began his comments by expressing his appreciation to all for doing their part in social distancing, working from home, and overall helping to keep the greater community safe. He indicated that COVID-19 cases in Nassau Bay remain at five. After previously postponing the 50th Anniversary Gala, Mr. Reynolds announced the event had been rescheduled to August 22nd.

Continuing, City Manager Reynolds recognized National Police Week, National EMS Week, and National Public Works week. Ending his comments, he announced Coffee with the City Manager would be held virtually on Friday, and he would share the details with the regularly attending citizens.

### **Police Department**

Chief Tim Cromie provided the Police Department monthly report. For April, the Department responded to 296 calls, 27 reports, made 49 traffic stops, and issued 11 citations. Additionally, the Department patrolled 4,384 miles. The Department has been handling a majority of the reports, when appropriate, by telephone. Chief Cromie noted that at the beginning of April there was a decrease in calls, but he has noticed a slight trend upward returning back to normal service levels.

He continued by remarking on the City's marine operations, as the Police Department, Fire Department and the Public Works Department have been working to keep Nassau Bay's waterways safe. In addition, the Department distributed safety leaflets to the boaters over the weekend. Mayor Denman complimented the Police Department and Fire Department for their increased presence on the water.

### **Fire Department**

Fire Department President Matt Roper presented the Fire Department's April status report. Mr. Roper stated the Department responded to 21 calls, approximately half the number of calls pre-COVID19. The Department voted four additional new members last month, with four applications in queue. Similar to Chief Cromie's comments, the Department has experienced an uptick in boat traffic, as the Fire Department has been assisting the Police Department in patrolling the waterways.

### **Public Works**

Public Works Director Paul Lopez began by describing current operations for the Department. He stated the Department is no longer working in split shifts and all employees have returned to normal operations. Nassau Bay is experiencing small water breaks throughout the City. Additionally, the Department is utilizing this time to focus on jetting the sewer lines and cleaning out the stormwater lines. Mr. Lopez also stated the crews are doing a outstanding job with beautification at the parks.

## **Emergency Management**

Emergency Management Coordinator Dena Mahan provided further details on COVID-19 related information. She indicated the City continues to monitor case counts and hospitalization rates. She specified that a County Judge is now given the opportunity to impose stricter regulations if there is a dramatic increase in cases. She also remarked on the City's safety protocols.

Mayor Denman also commented on potential funding for cities, with Nassau Bay looking at various relief options in relation to the negative impact of COVID-19. He thanked Emergency Management Coordinator Mahan for her efforts during the pandemic. Ending the discussion, Mayor Denman remarked on a recent tour of Houston Methodist Clear Lake Hospital, and noted they would be removing their overflow tent, which they did not have to utilize.

## **CONSENT AGENDA**

**Approval of Joint City Council & Planning Commission Workshop on February 3, 2020**

**Approval of Minutes of Joint City Council & Planning Commission Workshop on March 9, 2020**

**Approval of Minutes of Special Meeting on March 19, 2020**

**Approval of Minutes of Special Meeting on March 21, 2020**

**Approval of an annual resolution updating the Investment Policy**

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, ADOPTING AN ANNUAL INVESTMENT POLICY IN ACCORDANCE WITH THE PUBLIC FUNDS INVESTMENT ACT AND THE PUBLIC FUNDS COLLATERAL ACT

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2020-2198.)

**Approval of second and final reading Ordinance 2020-799 amending code by adopting an updated Drought Contingency Plan and updated Water Conservation Plan (second and final reading)**

The caption of the ordinance reads as follows (second and final reading):

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, AMENDING THE CODE OF ORDINANCES AT CHAPTER 20, UTILITIES AND SERVICES, ARTICLE I, SEC. 20-5. DROUGHT CONTINGENCY PLAN, BY ADOPTING AN UPDATED DROUGHT CONTINGENCY PLAN AND A NEW WATER CONSERVATION PLAN TO PROMOTE RESPONSIBLE USE OF WATER AND ESTABLISHING

CRITERIA FOR THE INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES INCLUDING RESTRICTIONS; PROVIDING FOR A PENALTY FOR VIOLATION THEREOF; AND PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2020-799.)

**Authorization of the Mayor to sign the Engagement Letter with Belt Harris Pechacek, LLLP to provide a complete audit of all the City's financial statements for Fiscal Years ending September 30, 2020, 2021, and 2022**

It was moved by Councilmember Bob Warters, seconded by Councilmember Bryce Klug, to approve the Consent Agenda.

Motion passed 7 – 0.

**NEW BUSINESS**

**Consider and take action on a request by Transitional Learning Center Galveston to extend their Special Use Permit to operate a hospital at 1275 Space Park**

Assistant City Manager Mary Chambers provided an overview of the current Special Use Permit approved for Transitional Learning Center Galveston. The Special Use Permit (SUP) was originally granted in May 2018 to rehabilitate a building that was previously vacant for several years. The SUP was approved with the condition that construction was to be complete within two (2) years. She noted the Transitional Learning Center Galveston's original plan was to utilize the steel frame of the existing building, but several attempts proved unsuccessful. Currently, the original building has been completely demolished and new plans were drawn for a completely new building.

President & CEO Bob Prehn and CFO John Decker were in attendance to present on the Transitional Learning Center at Galveston, which has recently changed to Moody Neurorehabilitation Institute. They are requesting an extension of the Special Use Permit for the property located at 1275 Space Park Drive from June 2020 to December 2022.

Mayor Denman commented that he was impressed with the Transitional Learning Center (TLC) organization and is delighted to see a new building come to Nassau Bay. He requested further details on the building process and timeline. Mr. Decker responded that TLC is under new administration and has obtained a new architect known for his experience in the medical community. Mr. Decker noted there are currently quotes from three construction companies, and as they await those quotes, deadlines and timelines have not been firmed up.

Mr. Prehn also highlighted that the chosen architect has healthcare construction experience. Additionally, TLC has recently hired a building facilities project manager and the design has been presented to the governing board and approved. Mayor Denman inquired on the architect's name and asked overall about any issues with personnel within the organization. Mr. Prehn indicated the architect is supported by the Moody Endowment and the board has approved him. Additionally, TLC is relocating administrative staff to Nassau Bay, to be in a more centralized location.

Councilmember Bryce Klug asked for additional details on the services offered by TLC. Mr. Decker remarked that the Transitional Learning Center is a post-acute brain injury rehabilitation facility. Additionally, he stated that there are not many facilities like TLC globally. Councilmember Ashley Graves inquired on the timeline for opening, with Mr. Prehn noting the timeline for construction has not been finalized.

It was moved by Councilmember Bob Wartens, seconded by Councilmember John Mahon, to approve a request by Transitional Learning Center Galveston to extend their Special Use Permit to operate a hospital at 1275 Space Park.

Motion passed 7 – 0.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:43 p.m.

Minutes approved as submitted and/or amended this 13th day of July A.D. 2020.

CITY OF NASSAU BAY, TEXAS



Mark A. Denman  
Mayor

ATTEST:



Sandra V. Ham  
City Secretary