

**MINUTES
SPECIAL MEETING
CITY OF NASSAU BAY
CITY COUNCIL
APRIL 1, 2008
6 PM**

MEMBERS OF COUNCIL PRESENT: Mayor Don Matter and Councilmembers John Haugen, Bette Johnson, Ron Swofford, and Mark Denman.

MEMBERS OF COUNCIL ABSENT: Councilmember David Braun. (Councilmember Daniel Weber tendered his resignation from Council on March 17, 2008. Council will officially accept his resignation at the regular April 14, 2008 Council meeting.)

OTHER CITY OFFICIALS PRESENT: City Manager John Kennedy, City Attorney Dick Gregg, Jr., City Secretary Pat Jones, Finance Director Deborah Pattison, Building Official Larry Boles, and Planning Commission Chair Roscoe Lee.

PRESIDING: Mayor Matter.

CALL TO ORDER

Mayor Matter called the meeting to order at 6 pm.

ROLL CALL

Mayor Matter announced a quorum of Council was present with only Councilmember Braun, who was away on business, absent.

NEW BUSINESS

Resolution Authorizing Agreement Implementing Land Exchange and Infrastructure Modification Aspects of the March 20, 2007 Griffin Partners Development Agreement

City Secretary Jones read the caption of the resolution:

CAPTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, AUTHORIZING THE MAYOR AND CITY MANAGER TO SIGN AN AGREEMENT IMPLEMENTING CERTAIN LAND EXCHANGE AND INFRASTRUCTURE MODIFICATION ASPECTS OF THE MARCH 20, 2007 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NASSAU BAY AND GRIFFIN PARTNERS NASSAU BAY LP.

(Said Resolution is of record in Resolution Book No. 16 of the City of Nassau Bay, Texas, being Resolution No. R2008-1776)

City Manager Kennedy acknowledged Fred Griffin and Joe Veytia of Griffin Partners who were present in the audience.

Mr. Kennedy said the agreement was drafted by City Attorney Gregg and members of the Griffin team. Roscoe Lee, Chairman of the Planning Commission, and Larry Boles, the City's Building Official, also had input, he said.

Continuing his comments, City Manager Kennedy said the agreement trades various pieces of land and rights-of-way and allows for us to have a new City Hall. The agreement must be in place before the Planning Commission can proceed with approval of platting needed by the developer.

Mr. Kennedy went through the agreement, touching on various highlights and noting that when it was all done, it was pretty much an even swap of 2.43 acres.

When asked by Mayor Matter if he had any additional comments, City Attorney Gregg said Mr. Kennedy had covered everything.

When asked to explain a bit further about the new City Hall site, Mr. Gregg said the agreement allows for a building 90' x 90' or 8100 square feet which is about the size of the old site. It may be a two story building, and the Police Department will not be housed there, so there will be more space available.

Councilmember Denman commented that it was remarkable the land amounts came out so close to each other.

City Attorney Gregg said the City actually came out a little better and also said he was comfortable because we are comparing apples to apples.

Councilmember Haugen expressed concern that all usable materials and landscaping from the old site be removed.

City Manager Kennedy assured him that Staff had gone over the building several times, removing anything of use and that the Garden Club has been working with landscape architect Mark Fox to relocate many of the plants and trees.

While not a public hearing, at this time Mayor Matter opened the floor to public comments.

Citizen Input:

1. Michie Coldwell, 18603 Martinique, commented on various aspects of the contract, saying, among other things, that the proposed multi-family units were not good for the City and that he did not view the proposed changes to Space Park Drive as an improvement.
2. Jennifer Rice, 18311 Blanchmont, insisted that there should be a breakdown of what is being talked about as reimbursable costs for the developer through the TIRZ.

There was a brief discussion with City Attorney Gregg, City Manager Kennedy, and Mayor Matter attempting to answer Ms. Rice's questions. At one point, City Attorney Gregg advised Ms. Rice that this was an opportunity for her to make her point, not to question Council.

Ms. Rice had other comments and questions. She was thanked for offering them.

There were no other public comments

Upon call for the question by Mayor Matter, it was moved by Councilmember Denman, seconded by Councilmember Swofford, that the resolution be approved, authorizing the Mayor and City Manager to sign the agreement implementing the land exchange and infrastructure modification aspects of the March 20, 2007 development agreement between the City and Griffin.

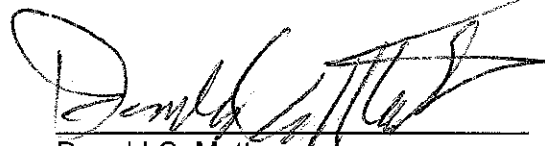
Motion passed 5 – 0.

ADJOURNMENT

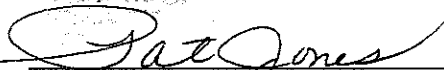
There being no further business, the meeting was adjourned at 6:30 pm.

Minutes approved as submitted and/or corrected this 14 day of April,
A. D., 2008.

CITY OF NASSAU BAY, TEXAS



Donald C. Matter
Mayor


Pat Jones, TRMC
City Secretary