

**REGULAR MEETING AND PUBLIC HEARING  
CITY COUNCIL  
CITY OF NASSAU BAY, TEXAS  
JANUARY 8, 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 Stiles, Police Chief Kenneth Campbell, Fire Chief Tom George, Public Works Director Paul Lopez, Building Official Mark Stelly, and Planning Commission Chairman Roscoe Lee

**PRESIDING:** Mayor Pro Tem Sandra Mossman

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

Mayor Pro Tem Sandra Mossman called the meeting to order at 7:00 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 Building Official Mark Stelly. The Pledges to the American and Texas flags were led by Public Works Director Paul Lopez.

**APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS AND AWARDS**

**Presentation of a Check to Lunar Rendezvous Festival**

Mayor Pro Tem Mossman presented Kippy Caraway and Dinah Matthews a check in the amount of \$3,000 from the Hotel/Motel Tax Fund for the Lunar Rendezvous Festival. Ms. Caraway remarked the festival has been in operation over 50 years, and is an all-volunteer organization that attracts state-wide participants. Additionally, she noted this year's festival would be chaired by Ms. Matthews. A photo was taken of Mayor Pro Tem Mossman, Ms. Matthews, and Ms. Caraway.

**PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING**

**Public Hearing on amending the Special Use Permit or rescinding the Special Use Permit to operate an automotive repair shop at 1910 NASA Parkway**

Mayor Pro Tem Mossman opened the public hearing for anyone wishing to comment on the Special Use Permit for 1910 NASA Parkway.

**Public Hearing was opened at 7:05 p.m.**

Michelle Hancock, 1710 Boothbay Lane, spoke in support of Mr. Arafat Abdullatif's automotive repair shop at 1910 NASA Parkway. She remarked, as a longtime customer, on the high quality of Mr. Abdullatif's service. Mrs. Hancock stated the service shop is a fixture of the community, and provided complete support for Mr. Abdullatif in keeping his Special Use Permit status.

Joe Hancock, 1710 Boothbay Lane, indicated he's known Mr. Abdullatif for many years. Mr. Hancock acknowledged the growth of the City of Nassau Bay, and stated removal of the Special Use Permit, and consequently the closure of Mr. Abdullatif's service shop, would lessen the quality of life in the City.

There being no one else wishing to speak, the public hearing was closed at 7:11 p.m.

**Action regarding amending or rescinding the Special Use Permit to operate an automotive repair shop at 1910 NASA Parkway**

Councilmember Don Matter commended the Planning Commission and Chairman Roscoe Lee for the dedication and in-depth review of the Special Use Permit for 1910 NASA Parkway. Councilmember Matter recommended to not rescind the Special Use Permit at this time. Rather, he proposed the appointment of an advisory committee, to be made up of two councilmembers, Planning Commission Chairman Roscoe Lee, and one citizen. The advisory committee would evaluate the progress made at 1910 NASA Parkway, review the status of work, and review the current Special Use Permit restrictions in place. Councilmember Matter asked for the committee to meet in March to make final recommendations to Council, and additionally requested he be named chair of such committee.

It was moved by Councilmember Matter, seconded by Councilmember Bryce Klug, to appoint an advisory committee to make final recommendations to Council in regards to the Special Use Permit at 1910 NASA Parkway.

Councilmember Bob Warters commented on the support for the Special Use Permit, noting many citizens speaking highly of Mr. Abdullatif. Councilmember Warters responded by stating his belief of the building to be an eyesore in the City. Additionally, Councilmember Warters cited Mr. Abdullatif's repeated violations, with no action by the City. He remarked on the City's inability to enforce the restrictions currently in place for Mr. Abdullatif's service shop, and emphasized the lack of metrics for enforceability. Councilmember Warters ended his comment by restating his desire to revoke the Special Use Permit.

Motion passed 5 – 1, Warters opposed.

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

Mayor Pro Tem Mossman announced a Public Hearing for citizens to address Council regarding issues and concerns.

Public Hearing was opened at 7:16 p.m.

There were no public comments and the hearing was immediately closed.

## **COUNCILMEMBERS' COMMENTS/REPORTS**

Councilmember Don Matter commented on the Christmas tree placed atop the Nassau Bay Volunteer Fire Department Fire Station / EMS Facility, which indicates the construction site to be “topped” out. In building construction, topping out is a builders' rite traditionally held with the raising of a building's highest beam or structural element. Additionally, Councilmember Matter noted the League City Volunteer Fire Department recently selected the same architect as Nassau Bay for the construction of their new fire station.

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

### **City Manager**

City Manager Jason Reynolds began his comments with New Year greetings. He proceeded by describing current construction activities in the City, including the commencement of work on the birding trail, and conclusion of the San Sebastian street replacement project, in which contractors will move work to the medians and complete landscaping.

Mr. Reynolds announced the upcoming Nassau Bay 101 class, which will begin March 15, 2018. Applications can be found online or at City Hall and will be accepted until March 8th.

Lastly, City Manager Reynolds expressed appreciation to the Public Works department for their efforts in the holiday decorations. He also remarked on the NASA Parkway palm tree lights, complimenting the new view at night.

### **Fire Department**

President Matt Roper presented the Fire Department's December status report, noting the department responded to 23 calls and logged 650 standby man hours. Current membership holds at 40 members. Mr. Roper restated the Department will soon reclassify members, providing greater clarity on types of members and the job duties associated with each membership type.

### **Planning Commission**

Planning Commission Chairman Roscoe Lee stated the Commission met the previous Tuesday, with the accessory building regulation ordinance amendment as the main topic of discussion. He noted further recommendations on the amendment would be reviewed at the February council meeting.

Continuing his comments, Mr. Lee noted his attendance at the December 6th home elevation informational meeting, where afterwards he provided Commissioners an overview of the meeting information. Additionally, Mr. Lee provided a summary of the status of the Special Use Permit at 1910 NASA Parkway to the Planning Commission.

Mr. Lee proceeded with further discussion on the Commission's review of the City's zoning ordinances. He stated currently, there are no signage restrictions for the Urban District, and additionally, he could not find any precedence in other cities. After visiting the City of Austin, Mr. Lee presented his findings to the Commission, and indicated plans to model

drafts for Nassau Bay after the City of Austin. The Planning Commission will continue to pursue other changes after the sign ordinance review.

## **CONSENT AGENDA**

The Consent Agenda listed the following items for approval:

### **Approval of Minutes of Regular Meeting on December 12, 2017**

#### **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. R2017-2130.)

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

Motion passed 6 – 0.

## **FIRST READING OF ORDINANCES**

### **Adoption of Ordinance O2017-769 calling the May 5, 2018 City Officers' Election for the purpose of electing a Mayor and three Councilmembers, Positions 2, 4 & 6 (first of two readings)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, ORDERING A REGULAR CITY ELECTION TO BE HELD IN SAID CITY ON THE 5TH DAY OF MAY 2018, AND IF THE SAME IS REQUIRED, A RUNOFF ELECTION TO BE HELD ON THE 16TH DAY OF JUNE 2018, FOR THE PURPOSE OF ELECTING A MAYOR AND THREE MEMBERS OF COUNCIL; DESIGNATING THE DAY(S) OF THE ELECTION(S) AND THE POLLING PLACE; APPOINTING ELECTION OFFICIALS THEREFORE; PROVIDING THAT ALL DULY QUALIFIED RESIDENT ELECTORS SHALL BE QUALIFIED TO VOTE; PRESCRIBING A FORM OF THE BALLOT; PROVIDING A NOTICE OF ELECTION; CONTAINING OTHER PROVISIONS RELATING TO SAID ELECTION; AND PROVIDING FOR SEVERABILITY.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2017-769.)

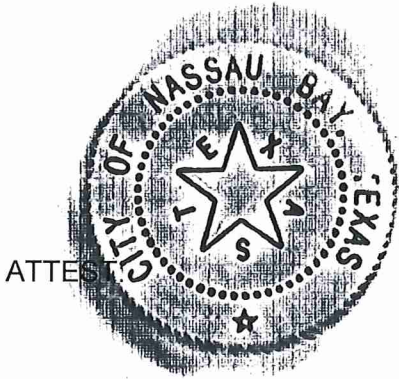
It was moved by Councilmember Don Matter, seconded by Councilmember John Mahon, to approve the first reading of the ordinance calling the May 5, 2018 City Officers' Election.

Motion passed 6 – 0.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:26 p.m.

Minutes approved as submitted and/or amended this 12th day of February, A.D. 2018.



ATTEST

Sandra V. Ham  
City Secretary

CITY OF NASSAU BAY, TEXAS

Sandra Mossman  
Mayor Pro Tem