

**REGULAR MEETING AND PUBLIC HEARING  
CITY COUNCIL  
CITY OF NASSAU BAY, TEXAS  
OCTOBER 8, 2018  
7:00 PM**

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

**MEMBERS OF COUNCIL ABSENT:** Jonathan Amdur (arrived 7:11 p.m.)

**OTHERS PRESENT:** City Attorney Dick Gregg Jr., City Attorney Chris Gregg, City Manager Jason Reynolds, City Secretary Sandra Ham, Assistant City Manager Mary Chambers, Finance Director Csilla Ludanyi, Public Works Director Paul Lopez, Fire Chief Tom George, Sergeant Glenn Sharp, 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 7:02 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 Reverend Mike Stone of St. Thomas the Apostle Episcopal Church. The Pledges to the American and Texas flags were led by Boy Scout Troop 952. Mayor Denman presented Boy Scout Troop 952 a certificate of appreciation and posed for a photo.

**APPOINTMENTS, PROCLAMATIONS, PRESENTATIONS AND AWARDS**

**Presentation of a Proclamation to Don and Bette Johnson**

Mayor Denman announced the departure of long-time residents Don and Bette Johnson, who will be moving to College Station, Texas to be closer to family. Mayor Denman proclaimed the day as "Don & Bette Johnson Day" in the City of Nassau Bay, honoring the Johnsons for their tireless public service over the years. Mr. and Mrs. Johnson have lived in Nassau Bay for over 40 years and both have served on City Council. Mayor Denman expressed appreciation to Don and Bette for their exemplary volunteer efforts and wished them the best as they embark on their new journey. A photo was taken of Mayor Denman and Mr. and Mrs. Johnson.

**Introduction of new Nassau Bay Police Department Police Chief**

City Manager Jason Reynolds introduced new Police Chief Tim Cromie, who will begin his service with the Nassau Bay Police Department on November 13, 2018. He summarized Chief Cromie's background, as he is currently a Detective Sergeant over the Criminal Investigation Division of the Dickinson Police Department. He highlighted his well-rounded experience in law enforcement, which made him a superior candidate for the Chief

position. He ended by stating the City of Nassau Bay is excited to welcome Chief Cromie to the Nassau Bay family. A photo was taken of Mayor Denman, Chief Cromie, and City Manager Reynolds.

### **Recognition of Nassau Bay Police Department Sergeant Promotion**

Interim Police Chief Glenn Sharp recognized newly promoted Nassau Bay Police Department Sergeant Kaila Sullivan. During the meeting, Sergeant Sullivan was pinned by her son, and was congratulated by incoming Police Chief Tim Cromie. Sergeant Sullivan was also recently promoted to Corporal in August 2018. A photo was taken of Interim Police Chief Glenn Sharp, incoming Police Chief Tim Cromie, and Sergeant Sullivan.

### **Recognition of National Night Out Block Captains**

Mayor Denman invited all National Night Out block captains in attendance to come forward to be recognized for their efforts during National Night Out. He thanked the captains for their hard work and congratulated them for the success of their parties. A photo was taken of Mayor Denman and the block captains.

### **Presentation by Communities in Schools Bay Area**

Hillary Gramm, Program Coordinator for Communities in Schools Bay Area, presented to Council an overview of their program and impact, specifically at Space Center Intermediate. She noted through Communities in Schools, Nassau Bay citizens can help meet the needs of at-risk students by donating their time as volunteers. Currently Space Center Intermediate is in need of five to six digital electronic alarm clocks for children responsible for getting themselves to school, as well as healthy snacks. Additionally, the program is requesting volunteers for the upcoming Career Day. She thanked the City for their support of the program. A photo was taken of Mayor Denman, Councilmember Ashley Graves, Mr. Reynolds, and Ms. Gramm.

### **Presentation in Recognition of the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting**

Mayor Denman and City Manager Jason Reynolds congratulated the Finance Department as they successfully earned the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting. This is the City's second award. Additionally, Finance Director Csilla Ludanyi recognized Senior Accountant Jaime Vasquez for his significant contribution in earning the award. A photo was taken of Mayor Denman, Mr. Reynolds, and Ms. Ludanyi.

### **Presentation of the Clear Creek Education Foundation *The Leader in Me* Program**

Clear Creek Education Foundation (CCEF) Executive Director Deborah Laine presented to Council an informative PowerPoint on the organization's new *The Leader in Me* Program. Building on the foundation of Stephen Covey's "7 Habits of Highly Effective People", *The Leader in Me* program is designed to create a culture of empowerment for students, staff and community through character development, academic goal setting and leadership. CCEF requested the City's support as they expanded to neighboring Space Center Intermediate School.

### **Presentation of a Check to the University of Houston Clear Lake Bayou Theater**

Mayor Denman presented Alex Malone a check in the amount of \$5,000 from the Hotel/Motel Tax Fund to the University of Houston Clear Lake Bayou Theater. Mr. Malone indicated they were a first-time recipient and expressed appreciation to the City for their investment in their program. A photo was taken of Mayor Denman and Mr. Malone.

### **Presentation of a Check to Bay Area Houston Ballet & Theatre**

Mayor Denman presented Jill Reason a check in the amount of \$1,500 from the Hotel/Motel Tax Fund for the Bay Area Houston Ballet & Theatre. Ms. Reason thanked the City for the funding and gave a brief overview of their program. A photo was taken of Mayor Denman and Ms. Reason.

### **Presentation of a Check to Gulf Coast Film Festival**

Mayor Denman presented Gulf Coast Film & Video Festival Chairman Hal Wixon a check in the amount of \$1,000 from the Hotel/Motel Tax fund. Mr. Wixon described next year's internationally known event, which will be the festival's 21st anniversary. A photo was taken of Mayor Denman and Mr. Wixon.

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

### **Public Hearing on the adoption of an ordinance providing for the levy, assessment, and collection of an ad valorem tax for Tax Year 2018 (Fiscal Year 2019)**

City Manager Reynolds noted the previously adopted budget is based on the same tax rate as last year, the rate being 0.742120/\$100. Mayor Denman opened the Public Hearing for anyone wishing to comment on the adoption of the tax rate for Fiscal Year 2019.

### **Public Hearing was opened at 7:50 p.m.**

There being no one wishing to speak, the Public Hearing was immediately closed.

### **Adoption of an ordinance providing for the levy, assessment, and collection of an ad valorem tax for Tax Year 2018 (Fiscal Year 2019) (first and only reading)**

Councilmember Jonathan Amdur expressed appreciation to the Finance Department. He specifically recognized Senior Accountant Jaime Vasquez, as he led the Department through the budget process during Finance Director Ludanyi's maternity leave.

Mayor Denman was in favor of the proposed tax rate of 0.742120, and applauded City staff for maintaining the tax rate even after the City endured Hurricane Harvey and subsequent recovery.

The caption of the ordinance reads as follows (first and only reading):

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, PROVIDING FOR THE LEVY, ASSESSMENT AND

COLLECTION OF AN AD VALOREM TAX FOR THE CURRENT TAX YEAR OF 2018 AT THE RATE OF SEVENTY FOUR POINT TWO HUNDRED TWELVE THOUSANDTHS CENTS (74.2120¢) ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION OF TAXABLE PROPERTY IN THE CITY OF NASSAU BAY, TEXAS, FOR THE PURPOSE OF MAINTAINING AND SUPPORTING THE CITY AND OF PAYING THE INTEREST ON AND ESTABLISHING A DEBT SERVICE FUND FOR THE REDEMPTION OF BONDED INDEBTEDNESS FOR THE CITY OF NASSAU BAY, TEXAS.

(Said Ordinance is of record in Ordinance Book No. 13 of the City of Nassau Bay, Texas, being Ordinance No. O2018-780.)

It was moved by Councilmember Jonathan Amdur, seconded by Councilmember Ashley Graves, for the property tax rate to be adopted at 0.742120, which is effectively a 5.7 percent decrease in the tax rate. This tax rate consists of a Maintenance and Operation Rate of 0.697967 and a Debt Service Rate of 0.044153.

Mayor Denman took a roll call vote for the approval of the tax rate:

**Councilmember Prior – Approve**  
**Councilmember Amdur – Approve**  
**Councilmember Klug – Approve**  
**Councilmember Mahon – Approve**  
**Councilmember Graves – Approve**  
**Mayor Pro Tem Matter – Approve**  
**Mayor Denman – Approve**

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 7:54 p.m.

There being no one wishing to speak, the Public Hearing was immediately closed.

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

Councilmember Matt Prior stated his sorrow to hear of the passing of Human Resources Administrator Isela Castillo, and knows she will be dearly missed.

Councilmember Jonathan Amdur stated it was a privilege to know Isela Castillo, as she was a very relationship-driven person who cared deeply about the City staff. Councilmember Amdur also remarked on the new fire station, as he originally did not feel the location was suitable for the new facility. Through the process he recognized the location will work for its suited purpose. Additionally, he commented on his original concern with the facility construction budget, but recognized the hard work the volunteers

put into the project to lower costs. Lastly, he thanked the Police Department and their great response time, remarking on the recent robbery within the City.

Councilmember Bryce Klug echoed the sentiments regarding Mrs. Castillo, and knows staff is still grieving her loss.

Councilmember John Mahon stated his heart goes out to Mrs. Castillo's family. Additionally, he highlighted National Night Out, noting it was a success.

Councilmember Ashley Graves expressed similar thoughts, and noted Mrs. Castillo's passing to be a tremendous loss to the City. Councilmember Graves also thanked the Fire Department for their extra efforts in the Fire Station / EMS facility construction. She also expressed appreciation to all of the National Night Out block captains. Lastly, she overiewed Ms. Gramm's Communities in Schools presentation, and noted interested volunteers can contact her for more information.

Mayor Pro Tem Don Matter also provided warm thoughts for Isela Castillo. Additionally, he thanks City Manager Jason Reynolds for his efforts in cutting costs in the budget.

## **MAYOR'S COMMENTS/REPORTS**

Mayor Mark Denman expressed his sympathy for the loss of Mrs. Castillo, and stated those who would like to honor her can still donate to the Galveston Bay Foundation, as Mrs. Castillo was passionate about cycling and was training for the upcoming Bike Around the Bay.

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

### **City Manager**

City Manager Jason Reynolds highlighted several events happening in Nassau Bay, including Halloween in the Park on October 20th, the Street Eat Party on October 27th, the Keep Nassau Bay Beautiful Fall Sweep event on November 3rd, and the Special Election on November 6th. He highlighted the importance of the Street Sales Tax and noted the reauthorization of the tax would be on the November 6th Election ballot.

### **Fire Department**

Fire Department President Matt Roper presented the Fire Department's September status report. At this time, he did not have detailed metrics on the Department's man hours and number of calls. Current membership is now at 35 members, with three designated as special assignment, and 32 members as responding members.

### **Parks & Recreation**

Parks and Recreation Committee Chairman Roscoe Lee began his comments by stating it has been a busy month for the Parks & Recreation Committee and Keep Nassau Bay Beautiful (KNBB). The Committee has worked through the KNBB Strategic Plan, with City staff working on a number of code enforcement issues. Mr. Lee is also in communication with the NASA Area Management District and anticipates future partnership opportunities. In Parks & Recreation Committee business, he stated there has been interest in the

development of pickleball courts, and he is working with Public Works Director Paul Lopez to determine a future possibility of implementation. Additionally, the Committee is working with Bev Morrison in the construction of a canoe / kayak ramp. Chairman Lee ended by announcing the upcoming Keep Nassau Bay Beautiful Fall Sweep event on November 3rd. At the planned event, a kayak group will volunteer and assist with clean trash along the peninsula.

## **OLD BUSINESS**

**Action regarding the City Council authorizing lien holder, Reverse Mortgage Solutions, Inc. the opportunity to attend the Council meeting on October 8, 2018 (two days before the expiration of the 30 days after the Order was signed and issued) and present to City Council any evidence of work/progress at 18223 Cape Bahamas Lane, Nassau Bay, Texas 77058 related to mitigation efforts under its Deed of Trust Lien. Lien holder has the additional right to request additional time, if needed, to make any further mitigation efforts at the property. Based on the requests by the lien holder, the City Council will decide at the October 8, 2018 meeting to either grant an extension of time or deny the extension of time and proceed with its enforcement measures under Section 9-35 of the Code of Ordinances**

Chris Gregg of the City Attorney's Office indicated this action item to be a continuation of the last Council meeting on September 10, 2018. The executed Order was presented to all stakeholders, and noted this meeting will provide an opportunity for a status report from Reverse Mortgage Solutions, Inc. At that time, Council may consider any extension of time on the Order.

Attorney Cristina Camarata, legal representation for Reverse Mortgage Solutions, indicated Reverse Mortgage Solutions was still in the process of collecting bids for mitigation of the property. She stated the company expected a 90-day window for foreclosure proceedings. Unfortunately, she stated her client was not able to complete many action items prior to this Council meeting.

It was moved by Councilmember Bryce Klug, seconded by Councilmember Jonathan Amdur, to deny an extension of time for the Order, and approve continuation of the current Order providing for enforcement measures under Section 9-35 of the Code of Ordinances at 18223 Cape Bahamas Lane, Nassau Bay, Texas 77058.

Motion passed 7 – 0.

**Action regarding the City Council authorizing prospective purchaser (Joe Koronowski and/or Exciting Enterprises, LLC) the opportunity to attend the Council meeting on October 8, 2018 (two days before the expiration of the 30 days after the Order was signed and issued) and present to City Council any evidence of work/progress and sale/purchase issues at 18502 Capetown, Nassau Bay, Texas 77058. Joe Koronowski and/or Exciting Enterprises, LLC have the additional right to request additional time, if needed, to make any further mitigation efforts or sale/purchase issues at the property. Based on the requests by Joe Koronowski and/or Exciting Enterprises, LLC the City Council will decide at the October 8, 2018 meeting to either grant an extension of time or deny the extension of time and**

**proceed with its enforcement measures under Section 9-35 of the Code of Ordinances**

City Attorney Chris Gregg summarized the proceedings from the previous Council meeting and noted this home demolition process to be similar to the previously discussed property. At this time, the City Attorney's Office continues to find obstacles in determining the titled owner.

City Attorney Gregg indicated after the last Council meeting on September 10, 2018, Mr. Joe Koronowski of Exciting Enterprises, LLC approached the City Attorney's Office with the expressed interest in purchasing the home. City Manager Reynolds reminded Council of Fire Marshal Tony Russo's belief that the home could be rehabilitated. City Attorney Gregg stated Mr. Koronowski has applied for an elevation certificate for the home at 18502 Capetown.

Mr. Koronowski was invited to approach Council to provide further details. He noted after applying for the elevation certificate, it was found the home does not need to be elevated. Additionally, he stated he would be securing more information on the title owner on Tuesday, October 9, 2018, and expects the closing date for purchasing the home to be October 26, 2018.

Councilmember Graves inquired on the contract and the title issues. City Attorney Gregg indicated the next day's proceedings will assist in the full disclosure of the owner. City Attorney Dick Gregg, Jr. requested any findings be forwarded to the City.

Mayor Denman asked Mr. Koronowski on the possibility of any immediate remedies to the exterior of the home, with Mr. Koronowski responding he will clean the yard and mow prior to the closing date.

Councilmember Amdur continued questions on the title issues. He also questioned Mr. Koronowski's knowledge of the home. Mr. Koronowski stated, with permission, he has been inside the home. He acknowledged the home is not in a bad condition, but is largely cluttered. He is aware of the seven big trees damaging the home.

Councilmember Amdur also requested more information on Mr. Koronowski's ability to fund the rehabilitation of the home. Mr. Koronowski indicated he is experienced in home rehabilitation, has the funds to do so, and expects the construction phase to last two to three months. He assured Council he would clean the yard by the month's end. Additionally, Mr. Koronowski has secured a performance bond, which holds him accountable to perform all construction within a reasonable time. There will be a penalty to him if the construction is not completed.

Councilmember Klug believed Mr. Koronowski to be a competent buyer, and continued discussion on any possible title issues preventing Mr. Koronowski from purchasing the home. He also requested examples of previous work by Mr. Koronowski for reference moving forward. He would like Mr. Koronowski to submit periodic updates of the process.

It was moved by Councilmember Bryce Klug, seconded by Councilmember Ashley Graves, to approve an extension of time (31 days) on the previously approved Order, and to authorize prospective purchaser Mr. Joe Koronowski the opportunity to present to City Council any evidence of work/progress and sale/purchase issues at 18502 Capetown,

Nassau Bay, Texas 77058 before proceeding with its enforcement measures under Section 9-35 of the Code of Ordinances.

Several more comments were made regarding the action item. City Attorney Dick Gregg, Jr. indicated it is fair practice to allow for any uncertainties regarding the title. Additionally, he referenced a property on Hereford, which is still sitting vacant today. Councilmember Graves applauded Mr. Koronowski on working with the seller prior to the home closure. Councilmember Prior remarked on Mr. Koronowski's ability to get on the property, as he knows many citizens have been anticipating some action to remedy the exterior view of the home.

Mayor Denman requested input from the audience, with one individual stating no objection to Mr. Koronowski's purchase of the property, and another requesting for Mr. Koronowski to consider the leaning trees on the property, as they are a valid concern.

Motion passed 7 – 0.

## **NEW BUSINESS**

### **Authorization of an agreement with Harris County for use of the County's equipment, supplies, and staff related to the City's November 6, 2018 Special Election**

City Secretary Sandra Ham indicated this agenda item is seeking approval of the Harris County Elections Division contract for the November 6th Election. This contract will allow the City to utilize Harris County's Election equipment, supplies, and staff, as well as their Early Voting locations. She ended her comments by reiterating the November 6th Election is for the City's reauthorization of the ¼ cent street sales tax.

It was moved by Councilmember Bryce Klug, seconded by Mayor Pro Tem Don Matter, to authorize the agreement with Harris County for use of the County's equipment, supplies, and staff related to the City's November 6, 2018 Special Election.

Motion passed 7 – 0.

### **Approval of a resolution abandoning a five-foot utility easement at 18202 Nassau Bay Drive in Nassau Bay, Texas**

City Attorney Dick Gregg, Jr. noted this was in reference to a platted easement which is currently not utilized by the City. The easement of concern is a 111.93 ft by 5 ft utility easement along the original Lot 1 southern property line. Julia Realty has agreed to purchase the easement at the suggested price of \$5,596.50, pending Council approval.

The caption of the resolution reads as follows:

A RESOLUTION DETERMINING THAT AN EASEMENT IS NO LONGER NEEDED AND ABANDONING THE EASEMENT TO THE OWNER OF THE PARENT TRACT.

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2157.)



It was moved by Councilmember Bryce Klug, seconded by Councilmember Ashley Graves, to approve a resolution abandoning a five-foot utility easement at 18202 Nassau Bay Drive in Nassau Bay, Texas.

Motion passed 7 – 0.

**Resolution amending resolution No. R1997-1348, renaming St. John Drive to Houston Methodist Drive**

At this time, Mayor Denman indicated agenda item 10.C, *Resolution amending resolution No. R1997-1348, renaming St. John Drive to Houston Methodist Drive*, would be moved and action would be taken after executive session.

**EXECUTIVE SESSION**

Meeting recessed to Executive Session at 8:51 p.m. as authorized by Texas Government Code, Chapter 551, Open Meetings, Subchapter D, Exceptions to Requirement that Meeting be Open, with Mayor Denman reading from the posted agenda the following topic to be discussed in Executive Session:

1. §551.087: Deliberations Regarding Economic Development Negotiations – Discussion of Economic Development Negotiations pertaining to property within the City limits.
2. §551.074 Personnel – Discuss the employment, evaluation, compensation, goals, and duties of the City Manager.

Meeting returned to Open Session at 10:07 p.m.

**ACTION ITEMS FROM EXECUTIVE SESSION**

**Action regarding economic development negotiations as discussed in executive session – 2050 Space Park Drive, Nassau Bay, Texas**

No action was taken on this agenda item.

**Action regarding personnel matter(s) as discussed in executive session – City Manager**

It was moved by Councilmember Bryce Klug, seconded by Councilmember Matt Prior, to approve action as discussed in executive session.

Motion passed 7 – 0.

**NEW BUSINESS**

**Resolution amending resolution No. R1997-1348, renaming St. John Drive to Houston Methodist Drive**

*This New Business item was pulled for later consideration by Council, to be discussed and action taken after the Executive Session.*

The caption of the resolution reads as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NASSAU BAY, TEXAS, AMENDING RESOLUTION NO. R1997-1348, RENAMING "ST. JOHN DRIVE", A PUBLIC STREET IN THE CITY OF NASSAU BAY, TEXAS, AND CALLING IT "HOUSTON METHODIST DRIVE"

(Said Resolution is of record in Resolution Book No. 19 of the City of Nassau Bay, Texas, being Resolution No. R2018-2158.)

It was moved by Councilmember Bryce Klug, seconded by Councilmember Matt Prior, to approve a resolution amending resolution No. R1997-1348, renaming St. John Drive to Houston Methodist Drive.

Motion passed 7 – 0.

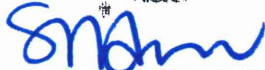
#### ADJOURNMENT

There being no further business, the meeting adjourned at 10:09 p.m.

Minutes approved as submitted and/or amended this 13th day of November, A.D. 2018.



ATTEST



Sandra V. Ham  
City Secretary

CITY OF NASSAU BAY, TEXAS



Mark A. Denman  
Mayor