

**SPECIAL MEETING & PLANNING RETREAT  
CITY COUNCIL  
CITY OF NASSAU BAY, TEXAS  
MARCH 29, 2019  
1:00 PM**

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

**MEMBERS OF COUNCIL ABSENT:** Councilmembers Ashley Graves (arrived 1:12 p.m.), John Mahon, and Jonathan Amdur

**OTHERS PRESENT:** Councilmember-Elect Bob Warters, 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 1:05 p.m. and announced a quorum of Council was present with four elected officials in attendance.

**NEW BUSINESS**

**Awarded bid for the structural repairs to an existing pavilion structure located at David Braun Park in Nassau Bay to Stolz Mechanical Contractors, LLC.**

City Manager Jason Reynolds indicated the City received four proposals for Bid No. 2019-003, which includes the structural repairs to the David Braun Park pavilion. Submitted proposals were reviewed and evaluated by Vacek LLC. The evaluation was based on reputation, past experience, best value and price. Based on the scoring of the proposals, it is the recommendation of engineer Sam Vacek to award Stolz Mechanical Contractors, LLC the contract, which includes the Base Bid and Add Alternate No. 1 for a total of \$249,000.

Brief discussion ensued on the key differences between the proposals and the scope of the work to be performed. Mr. Reynolds indicating awarding the bid at this meeting will allow the City to move forward on the project.

It was moved by Mayor Pro Tem Don Matter, seconded by Councilmember Matt Prior, to award Bid No. 2019-003 to Stolz Mechanical Contractors, LLC for the structural repairs to an existing pavilion structure located at David Braun Park in Nassau Bay.

Motion passed 5 – 0.

**PLANNING RETREAT**

Mayor Denman, City Council, City Manager Reynolds, and Councilmember-Elect Warters 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 discussions by overviewing the structure of the afternoon's workshop. He anticipated broader discussions, and a more goal-oriented conversations about the City's future and priorities, rather than discussion about specific tasks. He continued by overviewing the City's vision and requested feedback from Council on the vision's focus and message. It was agreed upon for the City's vision could be addressed and revised during the upcoming Comprehensive Plan update.

Mr. Reynolds focused on the Council's priorities, and subsequently presented general demographic data to help Council align their priorities with its citizenry of Nassau Bay. Mr. Reynolds continued with demographic trends, and specifically provided data related to several City Council's priorities, which include increased home values and increased economic development.

Discussions continued with Mr. Reynolds identifying known concerns within Nassau Bay, including aging infrastructure, business loss, and vacant parcels within the City. Mr. Reynolds also overviewed additional possible problems, including old housing stock, flooding and storm issues, and the Space Port. With these concerns, the City is conducting a community survey to gather further data on the type of residential and commercial development best suited for the City. Continuing, a brief discussion was held on the number of vacant properties found within the City, and Councilmembers strategized methods to increase home development on those lots.

Mr. Reynolds provided an overview of the City's property tax historical data and compared the tax rate of various taxing entities in the local area. He requested Council's foresight on where the tax rate should be and placed ask Council to take into consideration the infrastructure rehabilitation demands still present upon the City. Mr. Reynolds also overviewed several of the City's various revenue sources, including sales tax and HOT funds, and ended the discussion with the topic of the TIRZ / RDA.

Finance Director Csilla Ludanyi initiated a discussion on the Southeast Water Purification Plant and provided an update to Council on the capital obligations for the City. She overviewed the capital plan and projections and provided a comparison of water revenue and consumption.

Ending the workshop, City Manager Reynolds detailed the Council priorities, and Council's stance on the City's performance on meeting those priorities. He requested feedback on improving the City's score on meeting the priorities of Council. A brief discussion was held on code enforcement and its impact on values. As he overviewed the priorities, and after feedback from City Council, Mr. Reynolds remarked on the possibility of adding "fiscally responsible" as a Council priority.

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

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:12 p.m.

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



CITY OF NASSAU BAY, TEXAS

Mark A. Denman  
Mayor

ATTEST:

Sandra V. Ham  
City Secretary  
(M190329 Special Meeting & Planning Retreat)