



## Meeting Minutes City Council

City of Clear Lake Shores City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 281-334-2799 or write to 1006 South Shore Drive, Clear Lake Shores, Texas 77565, at least 48 hours in advance of the meeting.

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Tuesday, March 21, 2017                      7:00 pm                      Clubhouse - 931 Cedar

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**Present:** Mayor Vern Johnson, Mayor Pro-Tem Amanda Fenwick, Councilwoman Jan Bailey, Councilman Bud Solmonsson, City Administrator George Jones, Chief Kenneth Cook, City Secretary Christy Stroup, Bldg. Official Kevin Harrell.

**Late Arrival:** 7:19 p.m. - Councilwoman Diana Hoerner

### 1. CALL TO ORDER & DETERMINATION OF QUORUM

*Mayor Vern Johnson* called meeting to order at 7:04 pm.

### 2. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND THE TEXAS FLAG

*Mayor Vern Johnson* lead the Pledge of Allegiance to the Flag of the United States of America and the Texas Flag

### 3. Presentation: Clear Creek I.S.D. Bond Election

**Dr. Laura DuPont and Elena Polson** with the **Clear Creek I.S.D.** spoke to the audience on how the monies from the bond would be distributed throughout the school district if voted in favor of in the May 2017 Bond Election.

### 4. REPORTS FROM COUNCIL:

**Councilwoman Hoerner**- No report

**Councilman McNamara** - No report

**Councilman Solmonsson** - Funding looks promising for the Veteran's Memorial Bench through Home Depot.

**Councilwoman Bailey** - No report

**Mayor Pro-Tem Fenwick** - Lemonade Day Kick-off this Sunday at Clubhouse from 2-4 pm. Lemonade Day is for young entrepreneurs that are interested in learning how to start a business. This is sponsored by Galveston County Chamber of Commerce.

**Mayor Johnson** - No report

### 5. STAFF REPORTS:

**City Administrator George Jones:** Galveston County Hazard Mitigation Plan will be on the next agenda for Council to approve; basketball goal has been fixed at Children's Park on Grove; Speed bumps on Grove have been replaced; bid notices for emergency debris clean-up will be put in the paper and presented to Council when bid is complete.

**Chief Kenneth Cook:** Introduced the newest officer Kayla Sawyer

**Building Official Kevin Harrell:** reported his monthly stats for the past two weeks.

**6. COMMITTEE REPORTS:**

**Roads and Drainage:** No report

**Planning and Zoning:** Rob Scherer stated they met and item is presented on the agenda tonight

**Economic Development Corporation:** Ronnie Richards reported that they an item on the agenda for Council to approve.

**Waterfront Compliance Committee:** Councilman Solmonsson stated nothing to report

**Parks and Pool Committee:** Pool Committee will be meeting the 2nd week of April and the pool contract will be presented for Council approval

**Landscape and Beautification Committee:** Councilwoman Hoerner reported that Janet met with Parks Committee and finalized the new garden at the pool entrance which will be put in pretty soon.

**Civic Club:** No report

**7. UNSCHEDULED VISITORS:**

**John and Brenda Scott** stated that they are still having issues at Shell Bottom Park and boat launch area with loud and possible mischievous behavior and is requesting that City Council take some sort of action to try to keep this from happening. Council stated that they would need to contact the Police Department when they see something questionable happening.

**Allan Batchelor:** requested we put the Texas Flag Pledge back on the wall

**8. NEW BUSINESS:**

**CONSENT AGENDA:**

- a. **Check Register: March 2nd thru March 15, 2017**
- b. **Minutes from Regular Meeting held March 6, 2017**

**Councilwoman Hoerner** made motion to approve consent agenda  
**Councilman McNamara** second the motion

**MOTION PASSED**

**9. COUNCIL BUSINESS - Discussion and possible action may be taken on the following items:**

- a. **Ordinance 2017-02: AN ORDINANCE OF THE CITY OF CLEAR LAKE SHORES, TEXAS, AMENDING CHAPTER, AMENDING CHAPTER 82, ZONING, ARTICLE II, DISTRICT DESIGNATIONS AND BOUNDARIES, BY ADDING A NEW DIVISION 13, RV DISTRICT, PERMITTING CERTAIN USE OF RECREATIONAL VEHICLES WITHIN THE CITY; PROVIDING FOR MATTERS RELATING TO THE SUBJECT; AMENDING THE OFFICIAL ZONING DISTRICT MAP TO ZONE CERTAIN PROPERTY AS A RV DISTRICT; PROVIDING FOR A PENALTY IN AN AMOUNT OF UP TO \$2,000.00 PER DAY OF VIOLATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; ROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN AS REQUIRED BY LAW.**

**City Administrator George Jones** stated that this Ordinance is being proposed due to a business in the Clear Lake Shores area stated that if we passed an Ordinance that would allow an RV district that they would consider being annexed into Clear Lake Shores.

**Mayor Pro-Tem Fenwick** made motion to approve ordinance as written  
**Councilwoman Bailey** second the motion

**Discussion:**

**Mayor Pro-Tem Fenwick** asked if the City would received Sales Tax Revenue from the RV park once they were annexed?

**George Jones** stated that the City would not from the RV Park but the business from the RV park would increase sales to the restaurant that is requesting the ordinance be put in place.

**Councilwoman Hoerner** stated that she did not see in the ordinance if there were boundaries in place as to where an RV park could be established within Clear Lake Shores. **George Jones** said that there are not boundaries in place. This ordinance is stating that the City of Clear Lake Shores has an RV district in place.

It was questioned by several Council members as to where RV parks were going to be allowed to be built and **George Jones** said that City Council would have to vote and approve the location of any RV park that was presented to be established within the City limits.

**Mayor Johnson** called for a vote

**MOTION PASSED UNANIMOUS**

**b. Action from Public Hearing on possible revocation of the following waterfront leases for non-compliance:**

1. F-149A: Missing Lease Numbers - Michael Calpakis
2. E-124B: Street Markers - Aberdeen White
3. D-089: Fill - Walter Caldwell, Jr.
4. C-080: Missing Lease Numbers - Nancy Schwartz
5. C-061B: Missing Lease Numbers - Dottie Cottingham
6. B-052B: Missing Lease Numbers - Cheryl Coward
7. B-026C: Missing Lease Numbers - Randall Chronister
8. B-025B: Missing Lease Numbers - Randall Chronister
9. B-022: Missing Lease Numbers - William Comee IV
- 10.A-012A: Fill - Charles Thompson

Per the information provided by the **Building Official Kevin Harrell** the only waterfront lease in question is E-124B. Ms. White was present in the audience and stated that she would have the street markers moved immediately. **Mayor Pro-Tem Fenwick** asked if she could have the issue resolved no later than Friday of this week. Ms. White said that she could.

Mayor Pro-Tem Fenwick made the motion to allow Ms. White to have the street markers moved by Friday of this week and Council would not revoke her waterfront lease Councilwoman Bailey second the motion

**MOTION PASSED UNANIMOUS**

**c. Ratify an amendment to the Economic Development and Management Agreement between the City of Clear Lake Shores, Clear Lake Shores Economic Development Corporation, Plaza Ten 06 Corporation and Sidewalk Brands, LLC wherein the Clear Lake Shores Economic Development Corporation approved additional funds for the project in the amount of \$533,000.00.**

Billy with Sidewalk Brands, LLC was present in audience and stated this additional funding is being used to proceed with the next phase of the Town Center Okie's Courtyard which would include the building of an entertainment venue next to the Yardhouse already established.

**Councilwoman Hoerner** made motion to approve amendment agreement as presented  
**Councilman McNamara** second the motion

**Mayor Pro-Tem Fenwick** asked about the figure of projected sales stated in the amendment and how did this number come to be. Billy stated that he came up with that figure based on projected amount of people in attendance and the sales around the area at other establishments.

**Mayor Pro-Tem Fenwick** asked if we would get reports of the revenue on a monthly basis?  
**Councilman McNamara** said that we get that now from Billy monthly. He also stated that Billy has provided a business plan concerning the new venue.

**Mayor Pro-Tem Fenwick** stated that she would like to see the business plan that Billy has provided to EDC before approving the amendment.

**Councilwoman Hoerner** withdrew her motion

**Councilman McNamara** made motion to postpone this item until the next meeting  
**Councilman Solmonsson** second the motion

**MOTION PASSED UNANIMOUS**

- d. Approve changing the date of the 2nd Regular Council meeting in May to Monday the 15th.

**George Jones** stated that the Annual Emergency Management meeting is the week of the council meeting in May and travel day is set for Tuesday. Mayor, Chief Cook, Asst. Chief Donaldson and himself will be at this meeting and is requesting that the City Council approve moving the meeting to Monday the 15th so that all can be in attendance since this is the meeting that the new Council positions are sworn in and take their appointed seats.

**Councilwoman Bailey** made motion to approve changing the Council meeting date  
**Councilman Solmonsson** second the motion

**MOTION PASSED UNANIMOUS**

8. Adjournment: 8:11 pm

4-4-17  
Date Approved  
  
Mayor Vern Johnson  
Attest:  
  
Christy Stroup, City Secretary

