



Meeting Minutes City Council

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Tuesday, April 18, 2017

7:00 pm

Clubhouse - 931 Cedar

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

1. CALL TO ORDER & DETERMINATION OF QUORUM

Mayor Vern Johnson called meeting to order at 7:01 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: WCID #12 Bond Election

Terri Gale, President of WCID #12 Board of Directors spoke on the funds disbursement for the Galveston County WCID No. 12 2017 Bond Program in the amount of \$12,650,000.

4. REPORTS FROM COUNCIL:

Councilwoman Hoerner- Thank you to Civic Club for Sunrise Service and the day's events

Councilman McNamara - No report

Councilman Solmonsson - Attended a workshop for the Urban Land Institute of Houston and found it very interesting and informative; Veteran's Memorial Bench is still being looked at by Home Depot.

Councilwoman Bailey - No report

Mayor Pro-Tem Fenwick - Thank you to Civic Club for Sunrise Service; Legislative Coffee next week and Hwy 146 is on the agenda and TxDot will attend; Governor State of the State meeting and discussion was concerning Child Protective Services, Family Health Services and the Texas Workforce Economy; BayTran is having their next meeting in Texas City at the Convention Center and the focus will be on ports; Coastal Barrier System is gaining a head of steam at the National level.

Mayor Johnson - No report

5. STAFF REPORTS:

City Administrator George Jones: Second chance for Spring clean-up on the same day as the Garage Sale; pool memberships are ready for purchase; Sunrise Service was a big success with approximately 150 people.

Asst. Chief Donaldson: No report

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

6. COMMITTEE REPORTS:

Roads and Drainage: No report

Planning and Zoning: No Report

Economic Development Corporation: Ronnie Richards reported that Starfleet recently purchased the tract of land by them and they are targeting a hotel to be built there; vacancy created by Al Burns leaving and a candidate is listed on the agenda for approval; EDC unanimously supports the WCID #12 bond and the hotel ordinances.

Waterfront Compliance Committee: No report

Parks and Pool Committee: Chris Richardson stated that the committee met last week. Planters at Jarboe Park are still on order; 2 palm trees to be placed at park; repairs were done over the winter to the pool; ice cream social with pool membership drive is set for May 4th at 6:30 pm.

Landscape and Beautification Committee: No report

7. **Civic Club:** No report

8. UNSCHEDULED VISITORS:

9. NEW BUSINESS:

CONSENT AGENDA:

- a. **Check Register: March 29th thru April 12, 2017**
- b. **Minutes from Regular Meeting held April 4, 2017**
- c. **Quarterly Investment Report ending March 2017**
- d. **Waterfront A-008 transfer: Pete Meeh to Beverly Caldwell**

Mayor Pro Tem Fenwick made motion to approve consent agenda
Councilman McNamara second the motion

Mayor Pro Tem Fenwick amended motion to approve items a, b and c
Councilman McNamara second the motion

MOTION PASSED UNANIMOUS

Councilwoman Hoerner had a question on item about the transfer form - if it is as current form? The form does not have the line item asking if any other waterfront is currently being leased by the transferee. City Secretary Christy Stroup stated that it was not the current form.

Mayor Pro Tem Fenwick asked Ms. Caldwell in the audience if she currently leased any other waterfront and Ms. Caldwell said yes but she has two residential properties and this waterfront would be the second waterfront lease.

Councilwoman Hoerner made the motion to accept item d
Councilwoman Bailey second the motion

MOTION PASSED UNANIMOUS

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

- a. Approve Jonathan Boultinghouse to fill the vacancy of Director with the Economic Development Corporation.

Mayor Pro Tem Fenwick made motion to approve as read
Councilman McNamara second the motion

MOTION PASSED UNANIMOUS

- b. **RESOLUTION 2017-07: A RESOLUTION OF THE CITY OF CLEAR LAKE SHORES, TEXAS FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

Councilman McNamara made motion to approve Resolution 2017-07
Councilman Solmonsson second the motion

MOTION PASSED UNANIMOUS

- c. **ORDINANCE 2017-05: AN ORDINANCE ESTABLISHING STANDARDS FOR ANY HOTEL CONSTRUCTED IN A COMMERCIAL DISTRICT; ESTABLISHING AN EFFECTIVE DATE.**

Councilwoman Hoerner made motion to accept Ordinance 2017-05
Councilman McNamara second the motion

Discussion:

were **Mayor Johnson** stated that he was not in favor of this ordinance. He thought the restrictions too stringent. He thought that this would limit who would be interested in building in the area.

Ronnie Richards, President of EDC, stated that there is limited space to build in our area. He also stated that we have the authority to zone areas so that we will have control over what types of hotels are to be built in Clear Lake Shores. The City does not benefit from any motel/hotel establishment that does not have a restaurant/bar area. If Council passes this ordinance then it allows us to somewhat dictate what can and can't be built in our area. We can review and adjust case by case.

Mayor Pro Tem Fenwick asked if the developer that is interested in the Starfleet area is ok with what is stated in the ordinance? **Ronnie Richards** said yes he is good with everything listed.

Councilwoman Bailey asked if this ordinance excludes bed and breakfasts type venues?
Ronnie Richards and **Councilman McNamara** said "no" because it is not a hotel.

Mayor Pro Tem Fenwick asked if this ordinance has been reviewed by our attorney? **George Jones** said yes.

Councilman Solmonsson asked if we passed this ordinance would this allow a hotel to be built and they would have to come to the city to review and the city would be able to determine what we would allow.

Councilwoman Hoerner asked if we could pass an ordinance with less restrictions?
(multiple conversations)

Mayor Johnson called for a vote

2 yes - Councilman McNamara and Councilman Solmonsson
3 no - Mayor Pro Tem Fenwick, Councilwoman Bailey and Councilwoman Hoerner

MOTION FAILED

- d. **ORDINANCE 2017-06: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CLEAR LAKE SHORES, TEXAS, BY ADDING TO THE CHAPTER 74. TAXES, A NEW ARTICLE VI. HOTEL OCCUPANCY TAX; PROVIDING FOR THE IMPOSITION OF A SEVEN PERCENT (7%) HOTEL OCCUPANCY TAX WITHIN THE CITY AND THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING RULES AND REGULATIONS FOR COLLECTION, PAYMENT, AND REPORTING REQUIREMENTS; PROVIDING FOR PENALTY AND INTEREST OF AN AMOUNT NOT TO EXCEED FIFTEEN PERCENT (15%) OF THE TOTAL AMOUNT OF UNPAID TAX DUE; PROVIDING OTHER MATTERS RELATED TO THE SUBJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.**

established George Jones stated that this ordinance is specifically for the tax purposes if a hotel is within Clear Lake Shores.

Mayor Pro Tem Fenwick made motion to accept Ordinance 2017-06
Councilman McNamara second the motion

Councilman McNamara stated that the developer said we need to have this in place before someone pursues a hotel in our city.

Mayor Pro Tem Fenwick said she liked the idea of having this in place because it shows that the city is willing to accommodate a hotel as long as we can get the restriction issue resolved.

George Jones said that there are restrictions on how the sales tax from a hotel can be used.

Mayor Johnson called for a vote

MOTION PASSED UNANIMOUS

- e. **Approval of the Gulf Coast Aquatics Pool Management Contract**

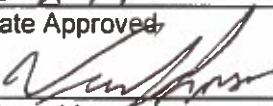
George Jones stated that no changes were made from last year's contract

Councilman Solmonsson made motion to accept contract
Councilwoman Hoerner second the motion

MOTION PASSED UNANIMOUS

8. Adjournment: 8:04 pm

5-2-17
Date Approved


Mayor Vern Johnson

Attest

Christy Stroup, City Secretary

