

Jonny Boultinghouse, President
Thomas Haaland, Vice President
Mark Atherton, Secretary
Mike Pons, Director
Ronnie Richards, Director
Jesse Young, Director
Shawn Dunegan, Director



EDC Regular Meeting Minutes

Tuesday, February 8th, 2022 – 6:30 p.m.

Clear Lake Shores Clubhouse, 931 Cedar Road Clear Lake Shores, TX 77565

- 1) Call to Order @ 6:32 pm.
Attendees – Jonny Boultinghouse, Thomas Haaland, Mark Atherton, Mike Pons, Ronnie Richards, Jesse Young, Shawn Dunegan
- 2) Director Comments
 - Jonny – Welcome Shawn – finally have a full slate of Directors
 - Thomas – Welcome Shawn
 - Ronnie – Welcome Shawn
 - Jesse – Welcome Shawn
 - Mike – Welcome Shawn and several comments regarding parking
 - Mark- Welcome Shawn
 - Shawn – Thanks and looking forward to working with EDC
- 3) City Update – Brent Spier
 - The Town Center memorandum on parking includes all businesses, including Franks' Body Shop. Agreement allows all businesses to share City parking. For certain activities, such as Blood Drives, they may utilize City parking during off-peak hours. There is no provision in the current memorandum for businesses to share their private parking space with the City for general or peak usage. Discussion was that a new or updated memorandum should be pursued to encourage sharing of business private parking.
 - Galveston Bay Brewing has purchased a strip of land north of their facility extending to Jarboe Bayou. They plan to put up an elevated structure on the back of their building for customers and also install a boardwalk from their facility to Jarboe.
 - Shell Bottom Park engineering is complete. Waiting on sealed drawings and plans. Will provide expanded parking, new piers, vinyl bulkhead, and approx. 9 parking spots for vehicles with trailers.
- 4) Unscheduled Visitors - none
- 5) Consent Agenda:
 - a.) January 2022 Financials
 - b.) January 2022 Check Register
 - c.) Minutes of EDC Regular Meeting of December 14th, 2021
 - d.) Minutes of EDC Regular Meeting of January 11th, 2022No changes or comments. Accepted.

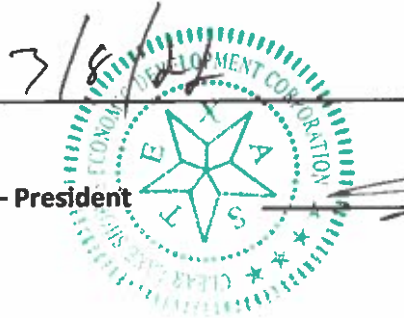
- 6) Presentation and discussion by Walker Parking Consultants – Jonny Boultinghouse
- Casey Wagner representing Walker Consultants provided an executive summary of their parking study for the Town Center.
 - Need a more formal agreement on private/public parking sharing with TC businesses – current memorandum is inadequate to meet our needs.
 - Discussion on options for northeast areas adjacent to Aspens. Land is not owned by the City.
 - Some discussion on elevated parking options. Walker estimates \$16-18M per parking space for elevated parking.
 - Ronnie suggested we may be able to qualify for some Federal grant monies to build elevated parking associated with housing of our emergency response equipment. Mr. Wagner agreed.
 - Area between Skippers and Joe Lees offers the best short term option for relief of parking needs. However, we have no agreements to utilize that area.
 - Pathforwards
 - Pursue a new/updated public/private parking sharing agreement with TC businesses.
 - Utilize Walker to prepare a similar parking study specifically for Skippers to determine their normal and peak utilization for use in discussing options with Skippers ownership
 - Begin reviewing options and next steps for paving City main lot(east) and satellite lot(west)
 - Research potential grant options
 - Ronnie Richards motioned to engage Walker Consultants to make a proposal with some cost estimates related to potential next steps. Thomas Haaland second. Motion passed unanimously
- 7) Discussion and possible action with Visit Bay Area Houston Convention & Visitors Bureau (CVB) - Jonny Boultinghouse
- Representatives of the CVB were not able to attend.
 - Jonny Boultinghouse reviewed their activities and goals – primarily marketing and promotion for municipalities and small businesses in our area.
 - Previously their fees were prohibitively expensive and generally were covered as part of the hotel taxes collected. However, they have established a new lower fee structure for small cities without and hotels making is more affordable for smaller cities. Fee would be \$15M per year based on calendar year timing.
 - EDC would like to see their written proposal on fees and offerings before moving for any commitment.
 - Ronnie Richards moved to authorize the membership fee of \$15M subject to receipt and review of a written contract proposal and approval by EDC president. Jesse second. Motion passed with one nay from Mike Pons
- 8) Discussion and possible action to enter into a contract with Cobb Fenley to prepare engineering and bid packages for City parking lot paving – Ronnie Richards
- Ronnie Richards has been in contact with Cobb Finley and they have provided a ballpark estimate of \$1.15MM for paving of the current east City lot. This would include removal of the existing base.
 - Cobb Finley indicated they would recommend new core samples and new survey
 - No motion made. Need further contact with engineers to get a more firm proposal of what would be needed.

9) Discussion and possible action to Contribute \$5000 for the City's 60th anniversary program – Brent Spier

- Brent Spier provided an overview of the proposed City 60th anniversary program.
 - April picnic for families at Jarboe
 - Golf cart parade
 - Banners for various locations including 2094 and entrance to CLS
 - Various items for sale with special logo – Tee shirts, koozies, etc
 - 2022 Island Calendar
 - Coffee table book with CLS History
 - Adults only Gala in December at South Shore Harbor Resort
- Adri Richey reviewed a presentation listing the various events and anniversary items with estimates of their respective funding needs
- Adults only Gala at South Shore Harbor was presented as self-funding via ticket sales
- Discussion centered around funding those items that supported marketing and advertising for the island, eg. Banners, logo materials, etc.
- Request from Brent Spier was for \$5000
- Ronnie Richards motioned to provide \$5000 for the CLS 60th Anniversary materials needs. Thomas Haaland second. Passed unanimously.

10) Adjourn – meeting adjourned at 8:10 pm.

Date Approved _____



Jonny Boultinghouse – President _____

Attest:

Mark Atherton – Secretary _____

