



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.

Tuesday, September 20, 2022

6:30 p.m.

931 Cedar, CLS, TX 77565

Present: Mayor Kurt Otten, Councilman Alex Scanlon, Councilwoman Monica Ledet, Councilman Rick Fisher, Councilman Randy Chronister, Councilman Steve Wirtes, City Administrator Brent Spier, Police Chief Keele, City Secretary Christy Stroup

1. CALL TO ORDER & DETERMINATION OF QUORUM:

Mayor Otten called meeting to order at 6:30 p.m.

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

Mayor Otten led the Pledge of Allegiance to the Flag of the United States of America and the Texas Flag

3. REPORTS FROM COUNCIL:

Councilman Steve Wirtes: Birch Road incident

Councilman Rick Fisher: Thank you to those involved in the GCMCA dinner

Councilwoman Monica Ledet: Thank you to those involved in the GCMCA dinner; Bayou Animal Services is having an adoption event on Oct. 1st; Watershed Partnership – League City.

Councilman Alex Scanlon: No Report

Councilman Randy Chronister: Thank you to those involved in the GCMCA dinner

Mayor Kurt Otten: ESB met and approved a 1 million dollar budget, possibly increasing fees from \$7.50 to \$10.00 with a push for a new fire station; Bay Area Heart Walk – you can register online.

4. STAFF REPORTS:

Chief Keele: National Night Out is Oct. 4th; Motorola Watchguard equipment is on site and installation will be taking place over the next couple of weeks.

City Administrator Brent Spier: Report attached (attachment a)

5. COMMITTEE REPORTS:

Parks and Pool: Chris Richardson – moved meetings to 3rd Thursday of the month; fishing line containers are ordered and will be installed on the two docks in Jarboe; new member is Meri Cooney; birdhouses will be replaced as needed by Public Works; signs placed at the pool parking lot for restricted parking; looking into different gate entrance into the pool area.

Roads and Drainage: No report

Zoning Board of Adjustments: Patrick Michaelski – no report

Planning and Zoning: Patrick Michaelski - met last night for 2 replats and they were approved.

Waterfront Compliance Committee: Steve Lee – no report

6. CIVIC CLUB:

Teresa Otten – Oct. 1st Block Party; National Night Out Oct. 4th – free hot dogs; October 21 – 22, 2022 BBQ Cook-off; National Night Out there will be signs for Police Department and Fire Department.

7. 60th ANNIVERSARY CELEBRATION:

C. Mtg. Min. 09.20.22

Teresa Otten – tickets for the GALA are still on sale.

8. ECONOMIC DEVELOPMENT CORPORATION:

No report

9. PUBLIC COMMENTS:

Resident Rick Burchfield: referring to Ord. 2022-08 STR – he objects to restricting STR's to those who are below BFE.

Resident Don Taylor: Permit fee for an STR is too high, requests other options for fees

10. CONSENT AGENDA:

- a. Check Register: 09/01/22 thru 09/14/22
- b. CC Meeting Minutes 09/06/22 (Regular)

CONSENT AGENDA PASSED

11. NEW BUSINESS: Discussion and possible action may be taken on the following items:

- a. **ORDINANCE 2022-08: AN ORDINANCE OF THE CITY OF CLEAR LAKE SHORES, TEXAS AMENDING ARTICLE VII, SHORT-TERM RENTALS, OF CHAPTER 18, BUSINESSES AND BUSINESS REGULATIONS, BY AMENDING SECTION 18-133, SHORT-TERM RENTAL PERMIT REQUIRED TO LIMIT THE NUMBER OF SHORT-TERM RENTAL PERMITS TO TWENTY (20); BY AMENDING SECTION 18-134, SHORT-TERM RENTAL, COMPLIANCE WITH OTHER LAW, TO MAKE IT UNLAWFUL TO RENT A SHORT-TERM RENTAL UNIT TO ANY PERSON UNDER THE AGE OF TWENTY-FIVE AND PROHIBITING SPACE BELOW BASE FLOOD ELEVATION FROM BEING ELIGIBLE FOR A SHORT-TERM RENTAL PERMIT; BY AMENDING SECTION 18-135, PERMIT REGISTRATION FEE, APPLICATION AND OCCUPANCY REGULATIONS, BY CHANGING THE FEE AND TIMING OF A SHORT-TERM RENTAL PERMIT, REQUIRING ADDITIONAL INFORMATION IN A SHORT-TERM RENTAL PERMIT APPLICATION, MAKING OTHER CHANGES TO THE APPLICATION PROCESS AND PROVIDING FOR CIVIL PENALTIES FOR VIOLATION; BY AMENDING SECTION 18-136, NOTIFICATION OF COMPLAINTS, TO REQUIRING NOISE AND CONDUCT COMPLAINTS TO BE DIRECTED TO THE POLICE DEPARTMENT AND PLACING A MAXIMUM OF FOUR (4) VIOLATIONS PER OWNER OR OPERATOR; BY AMENDING SECTION 18-137, COMPLIANCE AND PENALTY PROVISION, BY MANDATING THAT ALL SHORT-TERM RENTAL PERMITS ISSUED TO AN OWNER OR OPERATOR SHALL BE REVOKED UPON A 5TH CONVICTION OF A VIOLATION OF THIS ORDINANCE; BY AMENDING SECTION 18-138, PERMIT SUSPENSION OR REVOCATION; APPEAL, TO REMOVE THE REQUIREMENT OF A CONVICTION PRIOR TO SUSPENSION OR REVOCATION; BY AMENDING SECTION 18-139, MINIMUM STANDARDS OF CONDUCT, BY ADDING REQUIREMENTS TO THE MINIMUM STANDARDS OF CONDUCT TO BE PROVIDED TO ALL RENTERS OF A SHORT-TERM RENTAL UNIT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF THIS ORDINANCE, WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

Councilwoman Monica Ledet made motion to discuss Ord. 2022-08
Councilman Scanlon second the motion

After discussion from several residents concerning fees, violations on homeowner vs. renter, BFE levels, etc. this item will be revised and turned over to the City Attorney for any changes.

NO ACTION TAKEN

- b. **ORDINANCE 2022-07: AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF CLEAR LAKE SHORES, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, APPROPRIATING MONEY TO THE VARIOUS FUNDS OF THE CITY, ADOPTING THE ANNUAL BUDGET FOR THE CITY OF CLEAR LAKE SHORES, TEXAS; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE CERTAIN ADMINISTRATIVE ACTIONS REGARDING THE BUDGET.**

Councilman Alex Scanlon made motion to approve Ordinance 2022-07
Councilwoman Monica Ledet second the motion

Councilman Scanlon commented that previous discussions would adjust Line 596 which is Other Improvements to \$25,000.00 and Line item 596a – Pedestrian Bridge at \$50,000.00.

Councilman Alex Scanlon amended motion to adjust Line item 596 Other Improvements to \$25,000.00 and Line Item 596a – Pedestrian Bridge to \$50,000.00
Councilwoman Monica Ledet second the motion

MOTION PASSED UNANIMOUS

- c. **Approve moving previously rescheduled Council meeting from Wednesday, October 5, 2022, to Monday, October 3, 2022. Conflict with National Night Out and TML Conference in San Antonio**

Councilman Rick Fisher made motion to move Council Meeting to Monday, October 3, 2022
Councilwoman Monica Ledet second the motion

MOTION PASSED UNANIMOUS

- d. **Combine Waterfront Leases F-136A = 5.36' and F-136B = 16.59' to one lease to be known as F-136 = 21.73'. Current leaseholder is Glen and Wanda Dowell.**

Councilman Steve Wirtes made motion to combine waterfront leases F-136A and F-136B to one lease known as F-136
Councilwoman Monica Ledet second the motion

MOTION PASSED UNANIMOUS

- e. **Transfer Waterfront Lease F-136 from Steve and Wanda Dowell to Steve Lee.**

Councilwoman Monica Ledet made motion to transfer WF F-136
Councilman Steve Wirtes second the motion

MOTION PASSED UNANIMOUS

12. ADJOURNMENT:

Mayor called for Adjournment at 7:52 pm

Date Approved: Oct. 3, 2022

Attest:


Christy Stroup, City Secretary




Mayor Kurt Otten

City Administrator Report

September 7 - 20, 2022

Jason Ellison, CBO first day will be September 26, 2022 and we look forward to having him join our team.

An agreement has been signed with SafeBuilt for third party inspections. This is a year in length and is only activated and paid upon our request. They are completing internal on-boarding and will be available to take on any jobs we may have. This will be particularly helpful if we have a larger residential project or commercial ground up development. Continuing to get this in place as they become familiar with our ordinances. This will be something we can use for more complex projects if necessary.

COURT PROCESS: Virtual court will take place tomorrow.

PARKS: TPWD Project plans are at 100%, with rev c. and are sealed. Permitting paperwork has been marked as "Federally Complete" as of June 9, 2022. USACE is reviewing and making evaluation. No update available today, left messages.

DANIEL DROR AVE: Moving to final walk through. Plan to have ribbon cutting with Galveston County, Dror Family members and City partners at later date. Trying to address the corner cutting at Hanson and Daniel Dror Ave with concrete barriers, reflectors and landscaping, Galveston County also looking at additional solutions in geometry of roadway and if it can be accommodated for larger trucks. Letters sent to affect properties Renaming moving forward and it has been updated through GIS mapping at county. Property owners, utilities, public services, first responders and local government offices including TXDOT notified.

ECONOMIC DEVELOPMENT CORP (EDC): Update from Director.

SH146: Construction continues and ahead of schedule. Intermittent closures are anticipated and will be published through social media.

PLAZA TEN 06: I have a quote for engineered drainage work located on Captain's Corner. This was accounted for in the FY23 budget. Pending that approval we can move forward, and is below anticipated costs.

CITY HALL: Decking on city hall at generator location will need to be replaced due to decay, awaiting quote from generator company as it will require complete disconnection/connection. May be a better project outside storm season. Functional and currently safe, but decaying quickly and is only limited to the decking not the joists. This has been built into Hazard Mitigation Plan, that may allow for work should we qualify for funding. Funding opportunities do pop up from time to time, and are unscheduled.

SLRF Funding – have engaged a consultant to help with NEU reporting to US Treasury. Have submitted all necessary documentation as of today and expect a second tranche of funding in a few weeks.

Currently no vehicles to excess.

PUBLIC WORKS: Are addressing minor drainage issues including a collapsed wooden structure next to city hall. It was replaced with poured in place reinforced concrete. Two water leaks at Jarboe Park coned off will repair tomorrow and maintaining city property and buildings. We are readying office for new building official with a fresh coat of paint and some ceiling repairs.

ROADS/DRAINAGE: Blue Point paving is completed have a single area of concern with minor depression documenting that and contractor is aware, if or when warranty work is needed. Surveyor will be on island to gather data points for additional streets and outfalls so that decisions can be made regarding projects and necessary repair/upgrades. This data will assist in developing a plans for addressing any structural or elevation issues for stormwater. These are parts of a larger drainage plan that is being assembled.

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