



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, June 1, 2021

6:30 p.m.

931 Cedar, CLS, TX 77565

Present: Mayor Kurt Otten, Councilwoman Jan Bailey, Councilman Rick Fisher, Councilwoman Christy Lyons, Councilman Alex Scanlon, Councilman Randy Chronister, City Administrator Brent Spier, Police Chief Tracy Keele, Building Official Kevin Harrell, City Secretary Christy Stroup, City Attorney Loren Smith.

Absent: Kemah/CLS VFD Chief Suniga
GCHD Amy Weber

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 lead the Pledge of Allegiance to the Flag of the United States of America and the Texas Flag

3. PROCLAMATION: Recognition of the Clear Lake Shores 2021 Graduating High School Seniors; Payton Bean, Justin Chronister, Connor Comee, Brandon Dunegan, Grayson Foster, Grace Leblanc, Mason Lindsey, Graham Machin, Lily Richard, and Georgia Schmitt.

Mayor Otten handed out Certificates of Achievements to all graduating seniors that were present and read the Proclamation aloud.

4. PUBLIC HEARING: 419 Oak Road, Clear Lake Shores, Texas 77565 – Ordinance violation regarding a substandard building.

Raymond Chudzinski – 427 Oak Road: spoke on the ordinance violation and requested that City Council expedite the orders and adhere to the 90 day agreement first implemented.

Mary Christian – resident on Pine Road: gave reasons for the homeowner at 419 Oak Road not to rebuild

Mayor Otten closed Public Hearing at 6:47 pm

5. COUNCIL REPORTS:

Councilman Steve Wirtes: No report

Councilman Rick Fisher: No report.

Councilwoman Monica Ledet: No report

Councilman Scanlon: Attended his first H-GAC Meeting

Councilman Chronister: the Memorial Day Ceremony at Lowell Brown Park was very nice

Mayor Otten: Thanked the members from City Mark Church that recognized our First Responders; Taps was performed by Jack Sonora at the Memorial Day Ceremony and it was very sombering; Hurricane Season is here and asked everyone to do their due diligence and make preparations.

4. STAFF REPORTS:

Chief Tracy Keele: Stats for May 2021; Thanked Adriana Richey for her help on the Hurricane Preparedness video; Ofc. John Leggio has resigned and is Officer Brent Cooley will take the full time position from being a reserve officer.

Building Official Kevin Harrell: Report attached (attachment a)

Kemah Volunteer Fire Dept. Chief Suniga: absent

Galveston County Health District Amy Weber: absent

City Administrator Brent Spier: Report attached (attachment (b))

5. PUBLIC COMMENTS:

Dianna Cox – 230 Oak Rd: requested that the pilings be removed or marked at the Shell Bottom Park Boat Ramp. Some of the pilings are underwater when the tide is up.

6. OLD BUSINESS: Discussion and Possible action may be taken on the following items:

- a. Review and approve Proposed Interlocal Agreement – 2021-05-11 regarding Galveston County Health District.

Councilman Rick Fisher made motion to accept Proposed Interlocal Agreement 2021-05-11
Councilwoman Monica Ledet second the motion

MOTION APPROVED UNANIMOUS

- b. Action from Public Hearing – Substandard Building for 419 Oak Rd., Clear Lake Shores, TX 77565

CA Brent Spier reported that the City has not received a structural engineer report.

Building Official Kevin Harrell reported that the homeowner has made very little progress. Loaded 4 30 yd dumpsters. Permit to remove second and third story been pulled. Third story has been removed but second story has not been touched and the building in the back is still there. Homeowner is cleaning out the interior of the home. The last report from homeowner stated that he was working with a structural engineer but upon the City's investigation the engineering firm mentioned by homeowner does not have anything on record regarding Mr. Chernecke's property.

Councilwoman Monica Ledet made motion to demolish the property
Councilman Alex Scanlon second the motion

Discussion:

Councilman Randy Chronister asked if the original order was to have a structural engineer inspect the property? **Kevin Harrell** said yes, and he was to provide progress reports to him on his progress. He has supported a couple of reports but they are not correct.

Councilman Alex Scanlon asked what the plan of action is now?

City Attorney Loren Smith stated that the city has given him 90 days, correct? **Kevin Harrell** said yes that is correct and he was to procure a structural engineer.

Councilman Randy Chronister asked if he has not provided the report as required then the city can have the house demolished. **City Attorney Loren Smith** said yes that they have given 90 days and if the city wishes to order the demolition at the end of the 90 days, then the city has given ample time to the homeowner to comply with original order.

Councilman Randy Chronister asked if we could go ahead and get bids for the demo?

Kevin Harrell said yes, he can get that started.

Councilman Steve Wirtes stated that the city has been more than lenient with the homeowner to comply and at the end of the 90 days should move forward with the demolition.

Councilwoman Monica Ledet amended motion to allow the homeowner the full 90 days and if at that point he has not successfully completed everything that he has to have completed within the 90 days then move forward with the demolition.

Councilman Alex Scanlon second the motion

MOTION APPROVED UNANIMOUS

NEW BUSINESS:

CONSENT AGENDA:

- a. Check Register: 04/15/21 thru 04/28/21
- b. CC Meeting Minutes 04/20/21 (regular)

Councilman Alex Scanlon asked "item b" be pulled from the action item

Consent agenda "item a" passed

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

- a. **RESOLUTION 2021-04:** A resolution of the City of Clear Lake Shores, Texas, supporting a "No Wake Zone" in and around the Clear Lake area on June 25, 2021 during the Texas Outlaw Challenge.

Councilman Rick Fisher made motion to approve Resolution 2021-04
Councilwoman Monica Ledet second the motion

MOTION PASSED UNANIMOUS

- b. Consider and approve having one Council Meeting a month during the summer months of June, July, and August.

Councilwoman Monica Ledet made motion to approve one Council Meeting a month for June, July and August

Councilman Steve Wirtes second the motion

Councilman Alex Scanlon stated that the Roads and Drainage Ordinances are almost completed and are ready for council review. He was wanting to place them on the agenda for June 15th to be reviewed and approved.

Councilman Steve Wirtes asked if there was any concern for 419 Oak action to take place at the June 15th meeting? **Mayor Kurt Otten** stated that no action is needed.

Councilwoman Monica Ledet amended motion one meeting a month for July and August.
Councilman Alex Scanlon second the motion

MOTION PASSED UNANIMOUS

- c. **Appoint one member to serve on the Board of Directors of the Economic Development Corporation due to vacancy left by Charles Scoville.**

3 applications have been submitted – Ronnie Richards, Mark Atherton and Jesse Young

EDC President Jonny Boultinghouse requested that the item be tabled and allow time for EDC to review the applicants and make a possible recommendation

Councilman Rick Fisher made motion to table until June 15th meeting
Councilwoman Monica Ledet second the motion

MOTION PASSED UNANIMOUS

CONSENT AGENDA:

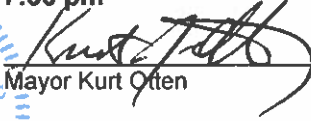
Item b. Council Meeting Minutes 05/18/21 (regular)

Councilman Alex Scanlon made motion to amend meeting minutes for Item 11 (second b) that reads "Councilman Randy Chronister second his motion" and should read as "Councilman Randy Chronister *amended* his motion".
Councilwoman Monica Ledet second the motion

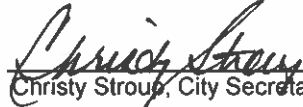
MOTION PASSED

7. **ADJOURNMENT: Mayor Otten adjourned meeting at 7:36 pm**

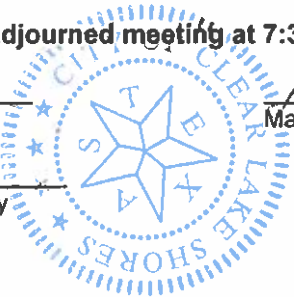
Date Approved: 6-15-21



Mayor Kurt Otten

Attest: 

Christy Stroup, City Secretary





CITY OF CLEAR LAKE SHORES

1006 South Shore Drive
Clear Lake Shores, Texas 77565
Office: 281-334-2799 Fax: 281-334-2866

Building Official Report May 19th, 2021 - June 1st, 2021

Building Department:

Seven new permits were issued since our last meeting. All of the permits are minor construction.

Current Residential Construction: I currently have six new homes being constructed in various states of construction. 819 Cedar, 622 Pine, 727 Pine, 518 Pine, 1220 Ivy, 923 Dogwood St.

Current Residential Permit Review: I am currently reviewing a new house at 227 West. Shore Dr.

Unsafe Structure at 419 Oak Rd.: The demolition has been slow going. The homeowner has been slow to provide me progress reports. The permit that was issued was for the removal of the 2nd floor, 3rd floor, and the debris to be hauled off. The report says that they are working 6 days a week, but my pictures and site visits show very little work going on. The 3rd floor of the main house is down. The most of 2nd floor of the main house is down. The outbuilding remains untouched. I have witnessed some debris removed, but the bulk of the debris remains. A rollout was delivered and has been filled four times and replaced. 73 days has passed. No plan with a timeline has been submitted and No structural engineer has been hired or inspected the structure to date.

New Commercial Construction:

Galveston Bay Brewing Company: Drawings have been reviewed. I and the Fire marshal waiting for revised construction drawings.

Code Enforcement & Waterfront Leases:

I have nine code enforcement cases. All nine cases are junked vehicles on Tindel St. and awaiting a public hearing.

City Administrator Report

May 19 – June 1, 2021

COURT PROCESS: Municipal Court will be virtual into the near future.

PARKS: TPWD engineered design plans are expected to move forward this week. This is a 100% reimbursable expense. Met with Shelmark Engineering on-site and they are working on design currently. This design will be reviewed prior to presentation. This is in process.

Sunset/Lowell Brown Fishing Pier – Sealed bid received. Bid tabulation will take place tomorrow.

Pool Plastering has completed. Galveston county health district inspection took place on site today. Three minor, non-critical things to address. Pool looks and functions very well.

DANIEL DROR AVE: Centerpoint pole relocation approval has been communicated to Centerpoint electric distribution. Anticipated relocation in the next 120 days. TXDoT is still reviewing signalization plan, although we do not expect this to be an issue as the challenges they have identified are already being attended to in the project.. **BIRCH ROAD BRIDGE:** Is complete and open for traffic. Ribbon cutting May 20 at 1pm. We will memorialize and post pictures through city channels.

ECONOMIC DEVELOPMENT CORP (EDC): Applications

EDC East parking lot. Awaiting meter install by Centerpoint/Reliant, for final inspection and run through.

SH146: Channel closures expected as they remove obstructions and place necessary girders. USCG only recognizes the north channel on CLS/Kemah side as navigable, south channel has debris in it from previous bridge demo and foundations. I believe that the intent is to clear and then include it on charts. As information is sent out applicable to the CLS we will forward out.

PLAZA TEN 06: Reviewing options to address potholes in both lots.

CITY HALL: When weather is cooperative, will power wash and paint city hall roof. Surface preparation and painting temperature seem to be critical for longevity. It is direct to metal (DTM) paint in white. Kevin in contact with vendor. ***This is back on vendor work schedule*** Will continue to work on new entrance decals/signage for city hall.

PUBLIC WORKS: Public works display of flags for Memorial Day was noted by many persons. PW is removing trees that are identified as dead/unsalvageable. Any large trees outside our abilities will be quoted.

OTHER ITEMS:

Prior council approval to split waterfront lease C-82 into two parcels resulted in two leases one 20' the other 32.8', at the identified split completed by survey. We will move forward with auction process.

Tree trimming and removal continues as part the after freeze.

Pre-application with the GLO regarding funds for Coastal Management Plan 306A for public water access has been completed. This project would allow for a pedestrian bridge along CLR linking the sidewalk at the corner of CLR/Birch to the corner of CLR and Aspen Rd with a single span uncoated steel bridge span. If successful a full plan will be requested to be submitted at a later date. Construction will be in 2024. 60% grant/40% city project.

****PLEASE RETURN ANY COMPLETED DOCUMENTS****Cyber security training needs to be completed prior to June 1, 2021. A reminder email has been sent. Please check spam and junk mail folders if you cannot locate in your 'in box.'

AGENDA ITEMS:

Review and approve Proposed Interlocal Agreement – 2021-05-11 regarding Galveston County Health District. *CA Brent Spier*

Action from Public Hearing – Substandard Building for 419 Oak Rd., Clear Lake Shores, TX 77565. *CA Brent Spier*

RESOLUTION 2021-04: A resolution of the City of Clear Lake Shores, Texas, supporting a “No Wake Zone” in and around the Clear Lake area on June 25, 2021 during the Texas Outlaw Challenge.