



City of Clear Lake Shores

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April 18, 2013

To: All Holders of a Clear Lake Shores Waterfront Lease
From: Clear Lake Shores City Council and Waterfront Compliance Committee
Subject: Report on February 23, 2013 "Joint Workshop"

The Clear Lake Shores City Council and Waterfront Compliance Committee (WFCC) held a joint workshop on February 23, 2013 in which:

- The WFCC reported on its progress to-date (see Attachment)
- A consensus plan forward was agreed to for reconciling current lease violations pertaining to bulkheads, piers and old abandoned pilings
- A consensus was reached on changes and amendments needed for the new 10-year waterfront lease which will commence August 1, 2013
- A consensus was reached on how to approach the rebuilding of the common pier servicing the 13 Leases A-001A thru A-007

In summary, the City plans to progress as follows:

- 1) Letters will be sent to all lease holders with current bulkhead and/or pier violations with the expectation that the bulkheads will be replaced and the piers will be repaired in the time period stipulated in said letters.

-- The WFCC used a simple math example at the workshop which follows:

- a) 25 feet = average linear length of a lease on the island (5500 ft / 218 leases)
- b) \$120/ft = average cost to replace bulkhead per foot
- c) 20 years = average expected life of a bulkhead

$$25 \text{ ft} \times \$120/\text{ft} / 20 \text{ years} = \sim \$150 \text{ per year to maintain 25 feet of bulkhead}$$

The point of the above example is that proper long-term maintenance of our waterfront bulkhead is not an onerous expense for those fortunate enough to have a current lease.

In addition, the City expects that all bulkhead work will be done by approved professional contractors and that all old bulkhead materials will be removed and properly disposed of.

- 2) Letters will be sent to leases with old abandoned pilings. The City intends to approach contractors soon to get a bid for the removal of all (~150) old pilings on the waterfront and then bill affected leaseholders on a per pile basis.
- 3) Letters will be sent to the 13 leaseholders A-001A thru A-007 on the common pier across from City Hall asking that they submit a plan to rebuild the pier as well as the bulkhead that services the pier.

As you can see from the “summary finding” Attachment the majority of our beautiful Clear Lake Shores waterfront is in good repair.

The inspections of the bulkheads, piers and pilings were conducted by all five WFCC members and the Building Inspector. All decisions regarding violations were unanimous.

The workshop was attended by all five WFCC members and all five City Council members and all decisions were reached unanimously.

In summary the City Council and WFCC feel that owning a waterfront lease should be considered a privilege, a privilege that is a bargain in terms of annual lease fees and costs to maintain. As well the views across our waterfront lease property is for the enjoyment of all residents.

Vern Johnson
Mayor
Clear Lake Shores