

Minutes of Regular Meeting of the City Council

Tuesday, February 10, 2026 – 7:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

1) CALL TO ORDER, QUORUM IN ATTENDANCE

Mayor Parsch called the meeting to order at 7:13 p.m. and confirmed all council members (Jonathan Gerber, Steve Kedlarchuk, Oscar Jalifi, Marsha Hines, Jennie Green-Prats)

2) INVOCATION, PLEDGE OF ALLEGIANCE

Alderman Jalifi offered the invocation. Mayor Parsch led the Pledge of Allegiance to the United States flag and the Texas state flag.

3) AGENDA ADJUSTMENTS

The Mayor announced the following adjustments:

- Viking Industrial painting (Water Storage Tanks) moved forward on the agenda
- Freestyle Advertising (Zoom presentation) moved up to accommodate scheduling

4) MAYOR/COUNCIL/DEPARTMENT HEAD REPORTS

A. Mayor Report

- Four finalists will be interviewed on February 17 at 1:00 p.m. The interviews will be open to the public.
- Sewer Project update: Contract finalized with GLO and HGAC
- Groin Project construction to start October 4, 2026, Project completion July 26, 2027, Sand slurry transport to be completed via slurry pipeline system
- City Hall structural repair plans in progress
- Crabbing Pier boardwalk replacement to begin
- Carlton Road drainage project under review
- Negotiations ongoing with Freeport to remedy the overbilled water charges

B. Finance Report:

- Christie Briones, Finance Director, reports significant improvement in the City's financial condition compared to the prior year
- General Fund: \$680,000; Reserve \$143,000
- System Fund: \$150,000; Reserve \$330,000
- Beach Fund: \$309,000; Reserve \$450,000
- Hotel Fund: \$172,000; Reserves \$4.27 million
- Loans: \$318,000 reserved for annual debt service of \$148,000
- Approximately \$500,946 received from FEMA to date
- Estimated \$500,000 additional FEMA reimbursement pending

- Property tax revenue forthcoming
- Debt service fully compliant
- Combined assets across all funds approximately \$7.13 million

D. Tourism Report:

- New historical brochures and rack cards completed
- Event scheduled established in coordination with Historical Committee
- Surfside Marathon February 23
- St. Patrick's Day Parade March 14
- Surfside Sunset & Sound March 20-21

E. Police Department Report

- 505 beach patrol hours
- 1,198 citizen contacts
- 180 citations issued
- 64 calls of service
- 5 arrests
- Assisted Freeport with Mardi Gras security

F. EMS Report

- Staffing improvements ongoing
- Appreciation expressed for interdepartmental support

G. Public Works

- Annual water reporting completed and submitted
- Full staffing achieved; interim utility supervisor appointed
- Ongoing water system maintenance and infrastructure review

4. BUSINESS OF VISITORS NOT ON THE AGENDA

- Donna Robinson – SPOT Project: Provided update suggesting the SPOT crude oil export terminal project may no longer be advancing. Expressed appreciation to the community partners and organizations involved in opposition efforts
- Bart Forbes -Water System Assessment: Presented finding from Moonshot Missions and ECC Environmental assessment reports

5. ALL ITEMS UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE SELF-EXPLANATORY, AND THE COUNCIL WILL ENACT THEM WITH ONE MOTION. UNLESS A COUNCIL MEMBER SO REQUESTS, NO SEPARATE DISCUSSION OF THESE ITEMS WILL OCCUR.

CONSENT AGENDA:

- Approval/recognition items related to St. Patrick's Day events
- Approval of minutes from the City Council meeting held on January 13, 2026

MOTION:

- Alderman Gerber moved to approve the consent agenda as presented.
- Alderman Kedlarchuk seconded the motion

VOTE:

- Motion passed unanimously
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

6. DISCUSS AND TAKE POSSIBLE ACTION TO DONATE THE USE OF STAHLMAN PARK FACILITIES TO THE “SHARK AT THE MOON / TAKE A BITE OUT OF CANCER” FUNDRAISER.

CONSENT AGENDA:

- Nick Fuller, representing “SHARK AT THE MOON / TAKE A BITE OUT OF CANCER”, explained their plans for the use of Stahlman Park facilities during the fundraiser.

MOTION:

- Alderman Gerber moved to approve the donation for the use of Stahlman Park for the fundraiser for the dates of: April 9, 10, 12, 2026 and July 9, 10 ,12, 2026 as described by Nick Fuller.
- Alderman Jalifi seconded the motion.

VOTE:

- Motion passed unanimously
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

7. DISCUSS AND TAKE POSSIBLE ACTION ON THE PROPERTY OWNER’S PROPOSED REMEDIATION PLAN AND/OR THE BOARD OF ADJUSTMENT’S RULING RELATED TO THE SUB-STANDARD AND DILAPIDATED STRUCTURE LOCATED AT 134 YUCCA AVE, SURFSIDE BEACH, TEXAS 77541 (A8889 B T ARCHER DIV. 1, BCIC, SURFSIDE, LOT 36).

CONSENT AGENDA:

- Josh Hart, Building Official discussed the dilapidated condition of the property and introduced pictures to the council confirming the state of the property.

MOTION:

- Alderman Jalifi moved to demolish the building
- Alderman Kedlarchuk seconded the motion.

VOTE:

- Motion passed unanimously
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

8. DISCUSS AND TAKE POSSIBLE ACTION REGARDING A SALARY ADJUSTMENT FOR THE FINANCIAL DIRECTOR POSITION BASED ON A SIX-MONTH PERFORMANCE REVIEW AS NEGOTIATED AND AGREED UPON IN THE JOB OFFER SIGNED ON MAY 6, 2025, WITH ADJUSTMENT RETROACTIVE TO NOVEMBER 16, 2025.

CONSENT AGENDA:

- Christie Briones addressed the Council regarding her employment contract agreement to increase her salary \$10,000 yearly upon the satisfactory completion of her employment probationary period. She also requested the salary increase be retroactive to November 17, 2026.

MOTION:

- Alderman Hines made a motion to approve the salary increase and make it retroactive to November 17, 2026
- Alderman Kedlarchuk approved the motion

VOTE:

- Motion passed unanimously
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

9. DISCUSS AND TAKE POSSIBLE ACTION REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) GLO CONTRACT NO. 20-065-118-C388, FOR SURFSIDE ROAD AND DRAINAGE IMPROVEMENTS. THE GRANT PROVIDES FUNDING FOR GRANT ADMINISTRATION AND CONSTRUCTION COSTS. THE VILLAGE OF SURFSIDE BEACH SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS ASSOCIATED WITH THE PROJECT. ACCEPTANCE OF GRANT WOULD REQUIRE \$63,467 LOCAL FUNDING FROM VOSB THAT IS NOT CURRENTLY BUDGETED.

CONSENT AGENDA:

- The Mayor provided background, stating that the grant had been accepted during the administration of former Mayor Biso, and the acceptance paperwork had already been completed. The grant, totaling approximately **\$500,000**, is designated for infrastructure improvements in the Surfside Shores area, including wastewater work, water line improvements, and road resurfacing.
- It was clarified that the Village's required local match is **\$63,467**, not \$63,000 as originally believed. While the grant had been accepted, the local funding portion had not been budgeted. The Mayor requested Council approval to amend the General Fund budget to include the required \$63,467 to proceed with the project during the current fiscal year.

MOTION:

- Alderman Jalifi moved to budget the required \$63,467 in local funding so the Village may proceed with completion of the grant project
- Alderman Kedlarchuk seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

10. DISCUSS AND TAKE POSSIBLE ACTION TO DETERMINE THE FATE THAT IS PILED AND STORED AT THE BOAT LAUNCH SITE NEAR SURFSIDE BEACH OUTDOOR MUSIC STAGE.**CONSENT AGENDA:**

- Alderman Jalifi explained that dumpsters previously located at the boat launch had been removed and replaced with large piles of dirt. Several citizens and developers had inquired about using the dirt for private projects. Alderman Jalifi requested input from staff regarding the purpose of the dirt and potential future uses.
- Public Works staff reported that the dirt is being stored for municipal purposes. The majority originated from ditch cleanout and drainage work performed by Belasco, with additional material from prior storm-related street cleanup. Staff identified several potential municipal uses for the dirt, including:
 - Filling low areas on adjacent city-owned property (described as a mosquito-prone area).
 - Potential use for the proposed Treaty Road extension project.
 - Expanding and squaring off the boat launch property by filling portions of the wet area to create additional usable space.
- It was also noted that a developer of the adjacent triangular property expressed interest in obtaining a portion of the dirt. The developer stated they would need approximately 20% of the pile (estimated at 100–150 cubic yards) and would be willing to pay for moving and spreading the remaining material onto City property. The developer further indicated plans to invest between \$5–9 million in development of the adjacent tract and additional acreage nearby.
- Council discussion included:
 - The value of dirt as a municipal resource and rising costs associated with fill material.
 - The property's designation on the National Wetland Inventory and concerns about filling wetland areas.
 - The potential need for the material for the proposed Treaty Road extension project.
 - Whether the City should sell, retain, or redistribute the dirt for municipal purposes.

MOTION:

- Alderman Gerber made a motion to table the item until next month, so it could be considered in conjunction with Agenda Item #12 (Treaty Road extension), allowing Council to determine whether the dirt would be needed for that public project before deciding
- Alderman Kedlarchuk seconded the motion

VOTE:

- Motion to table carried 3-0
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Green-Prats
- No – Alderman Hines, Alderman Jalifi

11. DISCUSS AND TAKE POSSIBLE ACTION TO HONOR THE CITY'S COMMITMENT TO PURCHASE THE LAND ADJACENT TO CITY HALL OWNED BY THE CRADLE OF TEXAS CONSERVANCY AS APPROVED BY CITY COUNCIL ON OCTOBER 14, 2025, CONTINGENT UPON THE SATISFACTION OF SPECIFIED CRITERIA.

CONSENT AGENDA:

- The Mayor provided an update stating that the required survey has been completed. The appraisal is still pending. It was noted that, based on prior Council action, the City's commitment to purchase the property is contingent upon the appraisal meeting the previously approved amount of \$250,000
- Review of the history of prior Council actions, stating that multiple motions had previously passed approving the \$250,000 purchase amount, contingent upon appraisal. It was further stated that the Cradle Conservancy (CTC) is prepared to liquidate the asset if the city does not move forward, and that time is of the essence.
- Confirmation that prior Council approval authorized purchase of the property contingent upon a \$250,000 appraisal.
- Clarification that once the appraisal is completed, action can proceed administratively if the valuation meets the approved amount.
- A reminder from a member of the public that there may be pending leadership changes within the Cradle organization.
- Notice that title work is underway on separate lots across the street, which may offer alternative options.
- Discussion regarding lot values (estimated at approximately \$60,000–\$65,000 per lot) and differing opinions about overall property value.

MOTION:

- No motion needed - The Mayor reiterated that if the appraisal returns at \$250,000, the City will proceed with the purchase as previously authorized. If the appraisal differs, the matter will return to Council for further discussion.

VOTE:

- No vote taken as no was action taken, awaiting completion of appraisal.

12. DISCUSS AND TAKE POSSIBLE ACTION TO RE-TABLE THE TREATY ROAD EXTENSION PROPOSAL THAT WAS PREVIOUSLY TABLED AT THE CITY COUNCIL MEETING ON JANUARY 13, 2026, PENDING NOTIFICATION LETTERS TO BE MAILED TO RESIDENTS BEING AFFECTED BY THIS SECTION OF TREATY ROAD.

CONSENT AGENDA:

- Council moved to Agenda Item #12 regarding the proposed extension of Treaty Road

MOTION:

- Alderman Hines made a motion to re-table the item until the next meeting, citing the need to properly notify all property owners along the proposed extension area before further consideration
- Alderman Jalifi seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

13. DISCUSS AND TAKE POSSIBLE ACTION TO ENTER A MAINTENANCE PROGRAM WITH VIKING INDUSTRIAL PAINTING FOR ALL THE WATER STORAGE TANKS FOR VOSB.

CONSENT AGENDA:

- Council also discussed the scope of work. Representatives clarified that:
- The elevated tank and pressure tank would receive interior and exterior work.
- The bolted tank would receive necessary repairs only.
- A Councilmember inquired about timing and potential impacts on water service. Project representatives advised that work is typically scheduled during winter months due to lower water demand. The permitting process requires approximately 90 to 120 days in advance. Temporary solutions, such as variable frequency drives for wells, could maintain system pressure during the project. It was noted that while storage capacity would be temporarily reduced, adequate pressure could be maintained during low-demand periods.
- Council emphasized the importance of coordinating with the Fire Department to ensure emergency water needs are addressed during construction.

MOTION:

- Alderman Jalifi made a motion to enter a maintenance program with Viking Industrial Painting for all water storage tanks
- Alderman Kedlarchuk seconded the motion

VOTE:

- Motion passed 4-1
- Yes – Alderman Gerber, Alderman Jalifi, Alderman Hines, Alderman Green-Prats
- No – Alderman Kedlarchuk

14. DISCUSS AND TAKE POSSIBLE ACTION TO CONSIDER HOW TO BEST REVISE TO MAKE LESS ONEROUS

CONSENT AGENDA:

- Alderman Gerber introduced the item, stating that the proposed revisions are intended to better serve the community and address practical concerns raised by contractors, homeowners, and moving companies. He noted that he had worked with staff on the proposed changes
- Extending time allowances (14 to 60 days; 7 to 30 days)
- Revising hurricane removal language to 12 hours
- Including appropriate exemptions for governmental and quasi-governmental entities as directed.

MOTION:

- Alderman Gerber made a motion to revise Section 12-4 (Intermodal Containers Prohibited) to reflect the discussed changes
- Alderman Kedlarchuk seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Jalifi, Alderman Hines, Alderman Green-Prats

15. DISCUSS AND TAKE POSSIBLE ACTION TO OFFER A \$12 SENIOR CITIZEN DISCOUNT ON THE BASIC STANDARD MONTHLY WATER RATE BILLED AT \$41.80.

CONSENT AGENDA:

- Council discussed the impact on the System Fund and the need for a formal water rate study before adjusting rates.
- The proposed \$12.00 discount would represent approximately a 29% reduction per eligible account.
- Water utility costs are largely fixed (treatment, staffing, infrastructure).
- The estimated annual budget impact was approximately \$55,000.
- Approximately 27% of Village residents are senior citizens.
- Revenue shortfall would likely require cost shifting or future rate adjustments.

MOTION:

- Alderman Kedlarchuk made a motion to offer \$12 discount to senior citizens on their water bill
- Alderman Gerber seconded the motion

VOTE:

- Motion failed 2-3
- Yes – Alderman Gerber, Alderman Kedlarchuk
- No – Alderman Hines, Alderman Green-Prats, Alderman Jalifi

16. COUNCIL TO RECEIVE A TOURISM ADVERTISING BRIEFING FROM FREESTYLE ADVERTISING.

CONSENT AGENDA:

- A Zoom presentation was given by spokesmen from Freestyle Advertising
- Madison Logsdon, Lauren Szhutko, Sebastian Pfeiffer presented
- Explanations ensued of exactly what Freestyle Advertising has done regarding social media clips and other types of advertising and what they plan to do in the future to promote Surfside Beach

MOTION:

- No motions were made as it was not required for the presentation

VOTE:

- No votes taken as no motions were made requiring a vote

17. DISCUSS AND TAKE POSSIBLE ACTION TO SET PERMIT FEES FOR CHICKENS PURSUANT TO SECTION 8-22 OF THE CODE OF ORDINANCES.

- Council considered establishing a fee schedule and penalty structure for chicken permits.

MOTION:

- Set chicken permit fee at \$100 initial, \$25 annual renewal: \$500/day fine for violations.

VOTE:

- Motion Passed 4-1
- Yes – Alderman Gerber, Alderman Kedlarchuk, Alderman Hines, Alderman Green-Prats
- No – Alderman Jaliffi

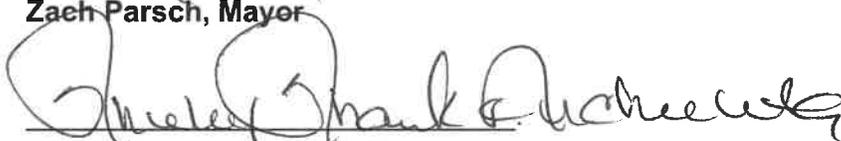
18. ADJOURN

- Meeting adjourned at 10:17 p.m.

Passed and approved this 10th day of March 2026



Zach Parsch, Mayor



**Shirley Sharrock-Archuleta,
City Secretary**