

VILLAGE OF SURFSIDE BEACH

NOTICE OF MEETING OF THE CITY COUNCIL

TUESDAY, JUNE 09, 2026, AT 6:00 P.M.

**SURFSIDE BEACH CITY HALL – COUNCIL CHAMBERS
1304 MONUMENT DRIVE, SURFSIDE BEACH, TEXAS 77541**

To view the meeting electronically please use the following website:

<https://us02web.zoom.us/j/84253545017?pwd=VHFGMXRoZmJHNG51cDBlSU3MldiUT09>

Meeting ID: 842-5354-5017

Passcode: 1304

NOTICE IS HEREBY GIVEN in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551, that a Special Meeting of the City Council of the Village of Surfside Beach, Texas, will be held on Tuesday, June 09, 2026, at 6:00 P.M. in the Council Chambers at City Hall for the consideration of the following items:

CALL TO ORDER & DETERMINATION OF A QUORUM

INVOCATION AND PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Mayor & Council Reports
2. City Administrator Update
3. Presentation and briefing from Brazosport Area Chamber of Commerce, regarding their annual tourism report, marketing updates, and regional promotion initiatives for the Village of Surfside Beach.

CITIZENS TO BE HEARD

CONSENT AGENDA

Items on the Consent Agenda are considered routine by the Village Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen requests.

1. Review, discuss, and take possible action to approve the official minutes of the May 12, 2026, Regular Council Meeting.

EXECUTIVE SESSION

The City Council will recess its open session and convene into a closed Executive Session pursuant to the Texas Government Code, to deliberate the following matters:

1. **Section 551.074 – Personnel Matters:** Discuss and deliberate the appointment, employment, evaluation, and duties of a public officer or employee, including an interview, specifically focusing on the selection and evaluation of the finalist candidate for the position of City Secretary.

RECONVENE IN OPEN SESSION

The City Council will reconvene into open session to consider and take any necessary action, if any, regarding items discussed in Executive Session.

1. Discuss, consider, and take possible action regarding the appointment, employment, and compensation parameters for the position of City Secretary. – Hines
2. Discuss, consider, and take possible action regarding the approval of in-kind facility use requests for Stahlman Park from the Old Guys Surf Reunion, Save Our Beach Association, Save our Beach Association (two request), and the Surfside Beach Volunteer Fire Department. – Cox
3. Discuss, consider, and take possible action regarding a presentation by Texas Search and Rescue (TEXSAR) and a proposed agreement to augment the Village's existing emergency search and rescue capabilities – Gerber
4. Discuss, consider, and take possible action regarding a proposed modification to enlarge the municipal court service window at City Hall, including authorization for related structural expenditures not to exceed \$6,000.00 utilizing Municipal Court Technology Funds – Prats
5. Discuss, consider, and take possible action regarding the consideration and appointment of volunteer applicant Kaylene Davison to the Tourism and Beautification Committee – Calhoun
6. Discuss, consider, and take possible action regarding a resolution to accept a donation of 53 life jackets from the Sea Tow Foundation and a matching community life jacket drive, and to authorize a total expenditure not to exceed \$4,000.00 from the Beach Fund (GL Account 7605 - Booth Repairs), with \$3,000.00 allocated for the acquisition of beach and jetty life rings/cases, and \$1,000.00 allocated for the construction of life vest housing/storage structures - Parsch
7. Discuss, consider, and take possible action regarding salary adjustment and conversion to a salaried, exempt status under the Fair Labor Standards Act (FLSA) for the position of Beach & Parks Director, establishing an annual salary range between \$60,000.00 and \$68,000.00 retroactive to May 12, 2026 – Parsh

8. Discuss, consider, and take possible action regarding a resolution to cap and adjust the property tax rate for the 2025–2026 fiscal year to the No-New-Revenue (NNR) tax rate of \$0.2808 per \$100 valuation, representing a total budget revenue reduction of \$66,914, to ensure compliance with Texas Local Government Code Chapter 103 – Llewellyn
9. Discussion, consideration, and possible action to adopt a Resolution approving the terms of the Interlocal Repayment Agreement between the City of Freeport and the Village of Surfside Beach concerning the recovery of \$651,641.41 in overbilled potable water charges; authorizing the Mayor and City Secretary to execute the final contract; and establishing banking registry controls for the collection of funds - Briones
10. Discussion, consideration, and directive to staff concerning the municipal use, maintenance, and management of the recently acquired city-owned real property adjacent to the Waterfront Stage area and City Hall - Calhoun

EXECUTIVE SESSION

The City Council will recess its open session and convene into a closed Executive Session pursuant to the Texas Government Code, to deliberate the following matters:

1. **Section 551.074 – Personnel Matters and Section 551.071 – Consultation with Attorney:** Discuss, deliberate, and receive legal advice regarding the operational administration, evaluation of duties, temporary leadership assignments, and management structure of the Emergency Medical Services (EMS) and Police Departments, including the evaluation of department complaints: Philip Hester
2. **Section 551.074 – Personnel Matters and Section 551.071 – Consultation with Attorney:** Discuss, deliberate, and receive legal advice regarding the results, specific complaints, and formal findings of the administrative fact-finding investigation concerning the Emergency Medical Services (EMS) Department Director: Frank DeMarco
3. **Section 551.074 – Personnel Matters:** Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or resignation of a public officer or employee: City Administrator.

RECONVENE IN OPEN SESSION

The City Council will reconvene into open session to consider and take any necessary action, if any, regarding items discussed in Executive Session.

1. Discussion, consideration, and possible action regarding the operational administration, evaluation of duties, management structure, temporary leadership assignments, or the evaluation of department complaints concerning the Police and Emergency Medical Services (EMS) Departments, including the authorization of administrative directives, or take no action.
2. Discussion, consideration, and possible action regarding the appointment, employment, evaluation, contract terms, reassignment, duties, discipline, or resignation of the EMS Director, or take no action.
3. Discussion, consideration, and possible action regarding the appointment, employment, evaluation, contract terms, reassignment, duties, discipline, or resignation of the City Administrator, or take no action.

ADJOURNMENT

CERTIFICATION OF POSTING

I hereby certify that a true and correct copy of the above and foregoing "Notice of Meeting" was posted on the front bulletin board and digital posting areas of the City Hall of the Village of Surfside Beach, Texas, in accordance with the Texas Open Meetings Act, on Wednesday, June 3, 2026, at or before 5:30 P.M., representing three full business days of notice prior to the date of the meeting.



William W. Cox, MPA, CPM

Interim City Secretary / City Administrator

PRESENTATIONS

A scenic photograph of a sunset over the ocean. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. In the foreground, a sandy beach is populated by numerous seagulls, some standing and some in flight. The overall atmosphere is peaceful and serene.

Brazosport Convention & Visitors Council

2025 Annual Report

Surfside Beach

Who We Are



Our Mission

Official destination marketing organization for the Brazosport Area

Promote Clute, Freeport, Lake Jackson and Surfside Beach as one leisure and meeting destination

A Division of the Brazosport Area Chamber of Commerce



How We're Funded

Hotel occupancy taxes from Clute, Freeport, Lake Jackson, and Surfside Beach

Revenue generated by overnight visitors staying in local hotels and short-term rentals

Funds are not co-mingled with Chamber funds



Who We Report To

Brazosport Area Chamber of Commerce Board of Directors

City councils of Clute, Freeport, Lake Jackson & Surfside Beach

Make an annual presentation and submit quarterly reports outlining how tax funds are spent

Industry Partnerships



Local Accommodations & Attractions

Meet throughout the year to share information, collaborate, and cross promote local attractions and events. Serve on their boards and committees.



TXDoT – Travel Division

Share local events through statewide publications, websites, and email campaigns, and distribute our brochures at travel information centers across the state.



Travel Texas (Office of the Governor)

State tourism marketing division promoting Texas as a premier destination. Earned Tourism Friendly Texas designation in 2025 for each city.



Around Houston

A tourism initiative to promote the Houston region as a leisure destination through domestic and international campaigns spanning print, digital, influencer outreach, and travel trade shows.



Texas Independence Trail Region

Heritage tourism partnership highlighting the historical significance of our area under the Texas Heritage Trails Program and the Texas Historical Commission.



Other Partners

Brazoria County Parks Department, Brazoria County Museum Alliance, Texas Parks & Wildlife, Texas Travel Alliance, Texas Hotel & Lodging Association

Advertising & Promotional Efforts

1

Digital Marketing

Targeted mobile cost per click ads, mobile location-based ads, and social media campaigns. Ads appear across mobile apps and websites, matching with users on smartphones.

2

Print Advertising

Regional travel magazines, Texas travel guides, and visitor brochures distributed at welcome centers statewide. We also produce and distribute a printed area map.

3

Public Relations

Earned media coverage in regional and statewide press, travel publications and websites, social media exposure, influencer content, and partner promotions.

4

Cooperative Marketing

Joint campaigns with Around Houston, Travel Texas, the Texas Independence Trail Region and local attractions to maximize exposure and share costs.

5

Brazosport CVC Publications

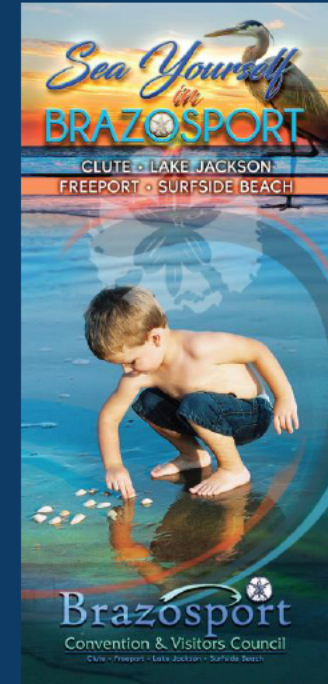
Annual Experience Brazosport Visitor magazine showcases the top 25 things to do in the area. Sea Yourself in Brazosport visitor guide with fold-out map highlights points of interests, and hotels.

6

Video & Content Creation

Promotional videos, photography, and blog content highlighting the Brazosport Area through [My Curly Adventures](#) and [My Culinary Adventures](#).

Publications



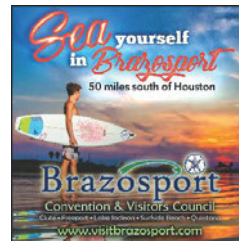
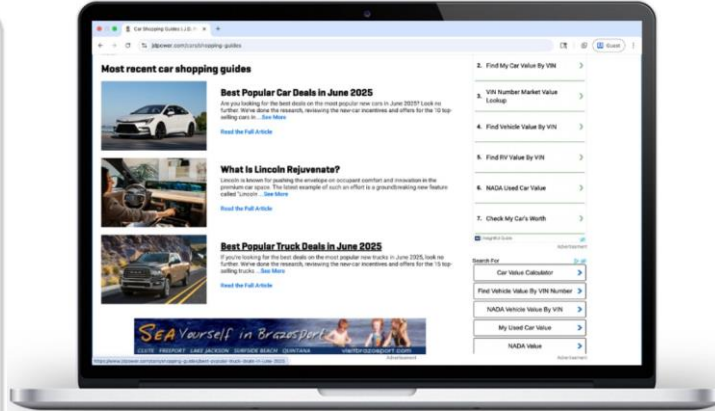
Paid & Earned Media

Publication / Website	Publication / Website	Publication / Website
10Best.USAToday.com	KatyMagazineOnline.com	Texas Highways E-newsletter
365thingsinhouston.com	KHOU.com	Texas Highways Magazine
AAA Explorer Magazine Events	LMTonline.com	TexasHighways.com
AAA Explorer Texas Enews	Mobile Cost Per Click Ads (Various Outlets)	Texas State Travel Guide
Around Houston Visitors Guide	Mobile Speed Targeted Ads (Various Outlets)	TheTravel.com
Black Diamond Newsletter (Germany & UK)	Shreveport Times, DailyComet.com	Touring Texas Guide
CANUSA (Canada, Germany, & UK)	Social Media – Facebook, Instagram	TourTexas.com
Chron.com	Texas Coop Power Magazine & Website	Travel Taste & Tour Magazine
Discover North America (UK Market)	Texas Data Warehouse / TravelTexas.com	Travel Texas Social Stories
Group Tour Magazine	Texas Events Calendar	USA-Reisen (Canada, Germany, & UK)
HolaHouston.com	Texas Highways E-blast	VisitHoustonTexas.com

Total Media Value
\$190,000

Total Circulation
12.2 million

Ads



Public Relations

Conference/ Event / Meeting / Show

Alvin Hotel Occupancy Tax Grant Award Committee
American Bus Association Marketplace
Around Houston Regional Tourism Initiative Meeting
Brazoria County Day in Austin
Brazoria County Museum Alliance Meeting (Hosted)
Brazosport Fine Arts Council Strategic Planning Session
Dallas Travel & Adventure Show
Denver Travel & Adventure Show
Freeport Historical Commission & Main Street Advisory Board

Conference/ Event / Meeting / Show

Freeport Historical Museum Expansion Ribbon Cutting
Freeport Kid Fest
Freeport Main Street Tree Lighting Ceremony
Gulf Coast Bird Observatory 30th Anniversary Planning Meeting
Gulf Coast Bird Observatory Board of Directors
HGAC's Bringing Back Main Street Workshop
Lone Star Coastal Alliance
Sea Center Texas Volunteer Banquet
Hanson Riverside County Park/Harris-Beal Backcountry Park Signing Ceremony & Ribbon Cutting

Conference/ Event / Meeting / Show

Texas Downtown Association's Regional Roundtable
Texas Historical Commission's Heritage Trails Program Statewide Meeting
Texas Independence Trail Region Board of Directors Texas Independence Trail Region Strategic Planning Session
Texas Independence Trail Region's Texian Rally
Texas Travel Alliance Unity Dinner
Texas Travel Alliance Travel Summit
Tourism Cares hosted by Visit Galveston
Xtreme Hummingbird Xtravaganza

Public Relations Impact

Active participation in conferences, travel shows, and community events generate earned media coverage, deepen partnerships with key tourism organizations, and position the Brazosport Area as a leisure, cultural and heritage destination.

VisitBrazosport.com



About | Things To Do | Stay | Meet | Events | Plan | Contact



The Perfect Getaway is Waiting in Brazosport

Your Coastal Connection for Family Fun

94,000 Pageviews

Event count of 291,000

Approximately half of users are new to the site

Most Visited Pages

Beaches, Attractions, Dining, and Events

Top Locations

Houston, Dallas/Fort Worth, Austin, and San Antonio

Referring Sites

Facebook, VisitHoustonTexas, 365ThingsinHouston, TravelTexas

2025 Summary

\$113.3M

Direct Travel Spending
Surfside Beach

\$8.7M

Local & State Tax Receipts
Surfside Beach

1,600

Travel Industry Jobs
Surfside Beach

What We Did

- **\$190K in media value** across 33+ publications and websites reaching 12.2 million total circulation
- **6 marketing channels** — digital ads, print, PR, cooperative campaigns, publications, and video content
- **27+ industry events** including travel shows, legislative meetings, and partner conferences
- **Tourism Friendly Texas** designation earned for each city in 2025
- **Influencer campaigns** with My Curly Adventures and My Culinary Adventures generating video, photography, and blog content

The Impact

- **94,000 pageviews** on VisitBrazosport.com with 291,000 event interactions; roughly half were new visitors
- **\$113.3M in direct travel spending** in Surfside Beach; \$188.4M across the Brazosport Area
- **\$8.7M in tax receipts** for Surfside Beach; \$15.5M area-wide
- **1,600 travel jobs** supported in Surfside Beach; 2,610 across the Brazosport Area
- **Top referral markets** — Houston, DFW, Austin, and San Antonio driving website traffic and visitation

Source: Dean Runyan & Associates, Travel Texas (Office of the Governor), 2025

Thank You



Board of Directors



Contact Information

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Executive Vice President

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979.285.2501

Sandra Shaw

President & CEO

sandra@brazosportchamber.org

979.285.2501

CONSENT AGENDA

Minutes of Regular Meeting of the City Council

Tuesday, May 12, 2026 – 6:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

CALL TO ORDER QUORUM IN ATTENDANCE

- Mayor Zach Parsch called the meeting to order at 6:00 p.m. and confirmed a quorum was present (Jonathan Gerber, Stephen Kedlarchuk, Oscar Jalifi, Marsha Hines, Jennie Green-Prats)

INVOCATION, PLEDGE OF ALLEGIANCE

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

MAYOR/COUNCIL/DEPARTMENT HEAD REPORTS

Mayor Report:

- Mayor made a statement regarding the use of social media and the unfounded accusations and untruths directed at himself and others. He stated he is disappointed and disapproving of social media use in this way.

City Administrator Report:

- William Cox explained his standardized approach to greater transparency ensuring every resident has clear, consistent access to shared milestones
- Reported on the progress and milestones ensuring Council and Residents stay informed on the most impactful progress across a diverse grant pipeline
- Report on improving operations by establishing clarity and standardized workflows
- Explained the timeline and steps of preparations for the FY 2026/27 budget
- Updated Council and Residents on recent wins pertaining to the partnership with Moonlight Missions to improve reliability of the water and sewer system. VOSB partnered with a property owner for the demolition and clearing of a sub-standard structure. Updated that VOSB walkover rebuilds moved into the engineering design phase.

Council Reports

Alderman Gerber:

- Reminder that cruelty to animals (dogs) is a crime. The SPCA is full currently and needs volunteers to help with the laundry
- Emergency Center is now blackout free. A new meter was installed which resolved the problems
- Thank you to Zach Parsch and his wife for attending the Gulf Coast bird banding event. Reminder that it is open to the public and encourages people to attend.

- Veterans group will be hosting a flag ceremony on Memorial Day, and will be lowering the flag located at the main entrance to the beach to half staff beginning at sunrise and back to full mast at noon
- Stated, he would like to see the Department Heads return to giving their reports at the City Council meetings
- Issued a thank you to everyone on his re-election to City Council

Alderman Kedlarchuk:

- Issued a thank you to the Residents for attending the City Council meeting

Alderman Jalifi:

- Acknowledged the City Administrators role and urged everyone to let him be active in responding and partaking in actions for the City and Employees

Alderman Hines:

- Reminded everyone that she had previously cautioned everyone about the use of social media and restated that social media is not a reliable source of information

Alderman Green-Prats:

- Re-iterated her previous cautions regarding social media

Police Department Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

EMS Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Public Works:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Building Safety/Code Enforcement:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Finance Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Human Resources Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Tourism/IT Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

Beach Report:

- This report can be found on the Village of Surfside Beach website at surfsidetx.org

BUSINESS OF VISITORS NOT ON THE AGENDA:

- Chris Kniper presented the Old Ft. Velasco Historical Association with a \$1000 check gifted from the San Jacinto Descendants Association

CONSENT AGENDA:

- Consider minutes from City Council meeting on April 14, 2026
- Consider, discuss and take possible action regarding a Proclamation declaring April 2026 as Fair Housing month.

MOTION:

- Alderman Jalifi made a motion to accept the consent agenda as was put forth on the agenda.
- Alderman Hines seconded the motion

VOTE:

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

GENERAL AGENDA:

1. Consider, discuss and take possible action on Ordinance 2026.05.12GE Canvass of the 2026 General Municipal Election

AGENDA:

- Discussion ensued regarding canvassing the election, meaning to officially accept the results of the 2026 General Municipal Election

MOTION:

- Alderman Green-Prats made a motion to accept the election canvass of the 2026 General Municipal Election
- Alderman Jalifi seconded the motion

VOTE:

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

2. Swearing in of council members and recognition of outgoing council members

AGENDA:

- Judge Cynthia Hall administered the Oath of Office to newly elected Aldermen (Alderman Gerber, Alderman Power-Llewellyn) and Mayor (Marsha Hines)
- William Cox presented outgoing Alderman Kedlarchuk with a plaque representing appreciation for Alderman Kedlarchuk's contribution to VOSB during his term of office
- Shirley Archuleta presented outgoing Mayor Parsch with an employee signed surfboard representing appreciation for the contribution to VOSB by Mayor Parsch

3. **Consider, discuss and take possible action to appoint a qualified individual to fill the vacancy for City Council at-large position, formerly held by Marsha Hines, for the remainder of the unexpired term**

AGENDA:

- Council voted this item into executive session at 6:51 p.m. Upon the conclusion of the Executive Session deliberations, the meeting returned to Open Session at 7:25 p.m. Council members as well as residents commented on potential candidates to fill the position.

MOTION:

- Alderman Jalifi made a motion to appoint Zach Parsch to the vacant Alderman position
- Alderman Green-Prats seconded the motion

VOTE:

- Motion Passed 2-1-1
- Yes – Alderman Jalifi, Alderman Green-Prats
- No – Alderman Power-Llewellyn
- Abstain – Alderman Gerber

4. **Swearing in of Council member elected by City Council to fill the Council member position vacated by Marsha Hines**

AGENDA:

- Zach Parsch was sworn in by Judge Cynthia Hall to fill the open position left by Marsha Hines Mayoral appointment.

5. **Consider, discuss and take possible action to appoint a member of the City Council to serve as Mayor Pro Tem for a term of two (2) years**

AGENDA:

- Alderman Gerber made a motion to amend the appointment to a one (1) year term and moved to appoint Alderman Green-Prats to the position of Mayor Pro-Tem
- Alderman Power-Llewellyn seconded the motion

MOTION:

- Alderman Gerber made a motion to appoint Alderman Green-Prats to position of Mayor Pro-Tem
- Alderman Power=Llewellyn seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Power-Llewellyn, Alderman Jalifi, Alderman Parsch

6. Consider, discuss and take possible action to approve a Resolution declaring a public health and safety emergency regarding the Coast Guard Drive water line; authorizing an exemption from competitive bidding under Texas Local Government Code §252.022(a)(2); and authorizing an Interfund Loan in an amount not to exceed \$150,000 from the Hotel Occupancy Tax (HOT) Fund to the System Fund to immediately finance the repairs

AGENDA:

- City Administrator Cox spoke regarding the need and the impact to the community regarding this item. Discussions ensued.

MOTION:

- Alderman Jalifi made a motion to authorize an exemption from competitive bidding under Texas Local Government Code 252.022 and to authorize the interfund loan in an amount not to exceed \$150,00 from HOT tax to the system fund to immediately finance the repair
- Alderman Power-Llewellyn seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

7. Consider, discuss and take possible action to approve a budget amendment in the amount of \$30,000, transferring funds from the FY25 General Funds surplus to the Professional Services line (GL 5119) to fund a code of Ordinances Review and Update, Pavement Condition Assessment, strategic planning, and organizational development

AGENDA:

- City Administrator Cox explained how a road condition assessment is needed and would benefit the community. Also explained was how the budget would be impacted and how this item would be funded. Finance Director Briones explained the impact and funding from the budget. Discussions ensued

MOTION:

- Alderman Parsch made a motion to approve a budget amendment in the amount of \$30,000 transferring money from the FY 2025 General Fund and Beach Fund for a Professional Services line.
- Alderman Jalifi seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Parsch, Alderman Jalifi, Alderman Green-Prats, Alderman Power-Llewellyn, Alderman Gerber

8. Consider, discuss and take possible action to ratify the appointment of Frank DeMarco as the EMS Director for the Village of Surfside Beach, with an effective date of April 16, 2026.

AGENDA:

- City Administrator Cox explained the reason for this item is to cure a previous error upon the appointment of EMS Director Frank DeMarco that occurred with an illegal special meeting and would like to ratify it back to the original appointment date (04-16-2025) to rectify the error

MOTION:

- Alderman Gerber made a motion to ratify the appointment of Frank DeMarco as the EMS Director to the official start date of 04-16-2025
- Alderman Green-Prats seconded the motion

VOTE:

- Motion passed 4-1
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Green-Prats
- Abstain – Alderman Power-Llewellyn

9. Consider, discuss and take possible action on a Resolution amending Chapter 8, Section 1 Holidays of the Village of Surfside Beach Personnel Policy to standardize holiday pay and update operational procedures

AGENDA:

- City Administrator explained the inequities of the Holiday pay between different employees and different departments within the Village, the effects of these inequities and the impacts of the inequities.

MOTION:

- Alderman Power-Llewellyn made a motion to amend Holiday pay to standardized holiday pay and update operational procedures
- Alderman Parsch seconded the motion

VOTE:

- Motion passed 4-1
- Yes – Alderman Parsch, Alderman Jalifi, Alderman Green-Pratts, Alderman Power-Llewellyn
- No – Alderman Gerber

10. Consider, discuss and take possible action regarding recommendations of the Planning and Zoning Committee concerning the replat of Surfside Hills, Lots 1 thru 12, Block 1

AGENDA:

- Building Official/Code Enforcement Josh Hart explained that the replat meets all requirements according to the Village ordinances. Discussions ensued regarding the effects on the community water and sewer systems. Mike Moarak addressed the Council with his intentions for use of the property.

MOTION:

- Alderman Power-Llewellyn made a motion to approve with condition the owner get a professional engineer to document the civil impact to the Village sewer system
- Alderman Parsch seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

11. Consider, discuss and take possible action to grant a temporary waiver for Village of Surfside official events of the fees and other regulatory requirements (not related to health and safety) for one year – 365 days of: Sec. 30-20 – [Permit required; vendor operation location and approval] and to provide a permanent exemption for such events for Nonprofits and official public-school groups

AGENDA:

- Alderman Gerber presented his item regarding fee waivers and justification of what groups and people would benefit from the waiver of the fees and the impact to the community. Discussions ensued.

MOTION:

- Alderman Gerber made a motion to grant a temporary waiver to the Village of Surfside Beach official event fees and other regulatory requirements not related to health and safety for one year. 365 days of Section 30-20 and provide a permanent exemption for such events to non-profits and other official school groups
- Alderman Power-Llewellyn made an amendment to the original motion to add a template so they can fill out a form for us to verify they are indeed a non-profit or for the purposes they are doing it for.
- Alderman Gerber made a motion to truncate the original motion to grant a permanent waiver based on based on the online template application information based on non-profits and school groups
- Alderman Parsch seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

- 12. Consider, discuss and take possible action to disconnect the Centerpoint streetlight at the end of Detenbeck near the beach, to request citizen and staff input into the need for the lights at the end of other streets that dead end at the beach, and to consider any requests that they be removed for the purpose of environmental protection and quality of life enhancement.**

AGENDA:

- Discussion to clarify exactly where the lights are located, residents preferences to having the lights, whether the lights provide an environmental hazard, and if the lights provide safety on the walkovers

MOTION:

- Alderman Parsch made a motion to disconnect the streetlights at the end of Detenbeck near the beach
- Alderman Jalifi seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Green-Prats, Alderman Power-Llewellyn

- 13. Consider, discuss and take possible action to amend the Beach Fund to cap Line Items 6560 (Payroll Expenses), 7104 and 7150 (FICA Match/SUTA) at minimum of 10% of actual collected revenue and authorize a transfer of Year-to-Date (YTD) overages to the General Fund to ensure compliance with 31 Texas Administrative Code §15.8(f). Total annual budgeted expenditures for these items shall be capped at \$125,000 to maintain the 10% regulatory ceiling and monthly expenditures shall be capped at 10% of actual beach user fees collected each month to avoid exceeding the regulatory limit**

AGENDA:

- Alderman Power-Llewellyn expressed concerns with the 10% maximum and expressed a desire to track the percentages as things move forward. Discussions ensued. Finance Director Briones explained how the amounts were calculated within the budget.

MOTION:

- Alderman Power-Llewellyn made a motion to approve the item with an amended line to separate the Administration line and the Do Work lin.
- No second of the motion was made
- Motion dies

14. Consider, discuss and take possible action regarding the reclassification of the beach Supervisor to Parks and Recreation Director, the Public Works Director to Utilities Director, and associated salary adjustments

AGENDA:

- Council voted this item into executive session at 9:08 p.m. and reconvened into open session at 9:48 p.m. Discussion ensued.

MOTION:

- Alderman Zach Parsch made a motion to reclassify the title of Public Works Director to the Utilities Director and the Beach and Parks Supervisor to the Beach and Parks Director
- Alderman Power-Llewellyn seconded the motion

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

15. Consider, discuss and take possible action to accept the resignation of the City Secretary and approve the City Administrator to initiate the recruitment and hiring process for a replacement

AGENDA:

- Council voted this item into executive session at 9:08 p.m. and reconvened into open session at 9:48 p.m. Discussion ensued.

MOTION:

- Mayor Parsch made a motion to accept the City Secretary resignation, to move forward with the City Secretary Interim position to William Cox and to move forward with the recruitment of the City Secretary as soon as possible, with the guidance to have an interview panel with Citizens, Council and Staff.
- Motion was seconded by Peggy Power-Llewellyn

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

16. Consider, discuss and take possible action to adopt a Resolution appointing City Administrator William Cox as acting City Secretary, effective May 16, 2026, and authorizing him to perform all statutory duties of the office on an interim basis until a permanent replacement is hired

AGENDA:

- Council voted this item into executive session at 9:08 p.m. and reconvened into open session at 9:48 p.m. Discussion ensued.

MOTION:

- Mayor Parsch made a motion to accept the City Secretary resignation, to move forward with the City Secretary Interim position to William Cox and to move forward with the recruitment of the City Secretary as soon as possible, with the guidance to have an interview panel with Citizens, Council and Staff.
- Motion was seconded by Peggy Power-Llewellyn

VOTE:

- Motion passed unanimously 5-0
- Yes – Alderman Gerber, Alderman Parsch, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

17. Adjourn:

- Meeting adjourned at 9:50 p.m.

Passed and approved this 9th day of June 2026

Marsha Hines, Mayor


City Secretary

REGULAR COUNCIL

VILLAGE OF SURFSIDE BEACH
AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: William W. Cox

AGENDA CAPTION:

Discuss and take possible action regarding the approval of in-kind facility use requests for Stahlman Park from the Old Guys Surf Reunion, the Save Our Beach Association (two request), and the Surfside Village Volunteer Fire Department.

EXECUTIVE SUMMARY:

The Village has received three separate requests from prominent local community organizations seeking in-kind (waived fee) use of Stahlman Park for upcoming events. The requesting organizations are the Old Guys Surf Reunion, the Save Our Beach Association, and the Surfside Beach Volunteer Fire Department.

Stahlman Park is historically utilized as a revenue-generating asset for the Village; however, the Surfside Beach Code of Ordinances and city policy allow the City Council to evaluate and approve fee waivers for recognized community-service, non-profit, or civic entities whose events provide a direct public benefit to the community. Staff has reviewed the requested dates and confirmed there are no scheduling conflicts with existing paid private rentals.

FINANCIAL IMPACT:

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Total Estimated Cost:	\$5,600.00
Funding Source:	Revenue Forgone
Account Number:	NA
If unbudgeted, how will this be funded?	NA

OPERATIONAL IMPACT:

Approving these requests will require minor coordination by staff to facilitate facility access, post-event inspections, and standard turnaround maintenance. Because staff has verified

that the requested dates do not conflict with existing paid weekend bookings, there will be no disruption to primary commercial rental operations. The requesting organizations will remain responsible for basic clean-up and adhering to all facility usage guidelines.

LEGAL / POLICY REVIEW:

If approved, each organization will still be required to sign a standard facility use agreement containing the Village's standard liability hold-harmless waivers and indemnification clauses.

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

Option 1: Approve all three in-kind facility use requests for Stahlman Park as presented.

Option 2: Approve a subset of the requests, or approve the requests with specific conditions (e.g., requiring the groups to cover the physical cost of post-event cleaning staff).

Option 3: Deny the requests and direct the organizations to pay the standard rental rates according to the current city fee schedule.

STAFF RECOMMENDATION:

These organizations have historical ties to the Surfside Beach community, and their planned events support local volunteerism, coastal preservation, and community heritage.

Staff Recommends Option 2 to require a refundable cleaning deposit, ensuring municipal cleanup costs are safeguarded.

REQUIRED ATTACHMENTS:

In-kind Request

1. Old Guys Surf Reunion
2. Save Our Beach Association (two application request)
3. Surfside Beach Volunteer Fire Department

VILLAGE OF SURFSIDE BEACH
In-Kind Facility Use & Fee Waiver Application

The Village of Surfside Beach recognizes the valuable contributions of non-profit organizations and community groups. To comply with state law regarding the use of public assets, any request to waive facility rental fees must be approved by the City Council. Please submit this completed form and all supporting documents to the City Secretary no later than **14 days** prior to the next scheduled City Council meeting.

SECTION 1: APPLICANT INFORMATION

Is the organization a registered non-profit? Yes No

Organization Name:

Old Guys Surf Reunion

Tax ID (EIN) Number:

47-4744618

Contact Person & Title:

Barbara Daniel Board Secretary

Phone Number:

281-222-0735

Email:

oldguysurfreunion@gmail.com / daniel.barbara.a@gmail

Organization Address:

PO Box 102 La Marque, TX 77568

2405 Ocean Key Dr. La Marque, TX 77568

SECTION 2: EVENT DETAILS

Event Name:

Old Guys Surf Reunion Annual Event 2026

Date(s) of Event:

Saturday, October 10, 2026

Event Start Time (includes setup time):

8:00am

Event End Time (includes teardown time):

11:00pm

Estimated Attendance:

150 guests

Facility Requested (Check all that apply):

Stahlman Park Facility; Waterfront Stage; City Hall Council Chambers; Other:

Upstairs; Downstairs

SECTION 3: PUBLIC PURPOSE JUSTIFICATION

State law requires that the use of municipal property at no cost must serve a legitimate public purpose and benefit the citizens of the Village.

Briefly describe the purpose and activities of the proposed event:

The annual event is a Memorial Service and public event for the City of SS Beach. There will be music, food truck, silent auction, and small evening bonfire on beach (if approved).

How will this event directly benefit the Village of Surfside Beach and its residents?

The OGSR is a respected annual Memorial fellowship event for the community raising funds for beautification projects, EMS, and Volunteer Fire Dept.

Is this event open to the general public? Yes No

If no, please explain who is permitted to attend:

Will admission be charged, or will funds be raised during this event? Yes No

If yes, how will those funds be used?

No admission charge. Funds will be used to benefit EMS Medical Tent and SS Volunteer Fire Dept.

SECTION 4: FINANCIAL & LOGISTICAL IMPACT

Standard Rental Fee for Requested Facility: \$ _____ (Staff will assist with this figure)

Are you requesting a waiver of the refundable cleaning/damage deposit? Yes No

Are you requesting any other Village services? (e.g., Police presence, Public Works setup, extra trash bins):

If no one books Stahlman on Friday, Oct. 9 OGSR requests Friday night Stahlman access in order to set-up the event, Silent Auction etc. OGSR welcomes the presence of SS city officials and staff, Police and Fire Dept to accept donations.

SECTION 5: ACKNOWLEDGMENT & SIGNATURE

I, the undersigned, certify that the information provided is accurate. I understand that submitting this application does not guarantee approval. If approved by the City Council, our organization agrees to abide by all facility rules, assume full responsibility for cleaning and returning the facility to its original condition, and provide a Certificate of Liability Insurance naming the Village of Surfside Beach as an additional insured prior to the event date.

Signature & Date:

Barbara A. Daniel 5-5-2026

Printed Name:

Barbara A. Daniel

FOR OFFICE USE ONLY

Date Received:

Received By:

Standard Rental Fee Value:

Scheduled for Council Agenda Date:

City Council Action: Approved Denied Approved with the following conditions:

City Administrator Signature:

VILLAGE OF SURFSIDE BEACH
In-Kind Facility Use & Fee Waiver Application

The Village of Surfside Beach recognizes the valuable contributions of non-profit organizations and community groups. To comply with state law regarding the use of public assets, any request to waive facility rental fees must be approved by the City Council. Please submit this completed form and all supporting documents to the City Secretary no later than **14 days** prior to the next scheduled City Council meeting.

SECTION 1: APPLICANT INFORMATION

Is the organization a registered non-profit? Yes No

Organization Name: Save Our Beach Association

Tax ID (EIN) Number: 76-0604817

Contact Person & Title: Wanda Petree & Michelle Booth

Phone Number: 832-434-4529

Email: mkbooth29@hotmail.com

Organization Address: Surfside Beach, P.O. Box 2191
Freeport 77542

SECTION 2: EVENT DETAILS

Event Name: Treasures by the Sea

Date(s) of Event: 11/7/26

Event Start Time (includes setup time): 10pm

Event End Time (includes teardown time): 4pm

Estimated Attendance: 400-500

Facility Requested (Check all that apply):

Stahlman Park Facility; Waterfront Stage; City Hall Council Chambers; Other:

SECTION 3: PUBLIC PURPOSE JUSTIFICATION

State law requires that the use of municipal property at no cost must serve a legitimate public purpose and benefit the citizens of the Village.

Briefly describe the purpose and activities of the proposed event:

We have art vendors, a baked sale and sell hot soups to raise funds for our SOBA beach projects.

How will this event directly benefit the Village of Surfside Beach and its residents?

It's one of the most popular Christmas shopping events and proceeds benefit the care and maintenance of our beach and dunes.

Is this event open to the general public? Yes No
If no, please explain who is permitted to attend:

Will admission be charged, or will funds be raised during this event? Yes No
If yes, how will those funds be used?

See above

SECTION 4: FINANCIAL & LOGISTICAL IMPACT

Standard Rental Fee for Requested Facility: \$ _____ (Staff will assist with this figure)

Are you requesting a waiver of the refundable cleaning/damage deposit? Yes No

Are you requesting any other Village services? (e.g., Police presence, Public Works setup, extra trash bins):

2 couple of extra trash cans downstairs would be great!

SECTION 5: ACKNOWLEDGMENT & SIGNATURE

I, the undersigned, certify that the information provided is accurate. I understand that submitting this application does not guarantee approval. If approved by the City Council, our organization agrees to abide by all facility rules, assume full responsibility for cleaning and returning the facility to its original condition, and provide a Certificate of Liability Insurance naming the Village of Surfside Beach as an additional insured prior to the event date.

Signature & Date:

Michelle Booth 5/5/26

Printed Name:

Michelle Booth

FOR OFFICE USE ONLY

Date Received:

Received By:

Standard Rental Fee Value:

Scheduled for Council Agenda Date:

City Council Action: Approved Denied Approved with the following conditions:

City Administrator Signature:

VILLAGE OF SURFSIDE BEACH
In-Kind Facility Use & Fee Waiver Application

The Village of Surfside Beach recognizes the valuable contributions of non-profit organizations and community groups. To comply with state law regarding the use of public assets, any request to waive facility rental fees must be approved by the City Council. Please submit this completed form and all supporting documents to the City Secretary no later than **14 days** prior to the next scheduled City Council meeting.

SECTION 1: APPLICANT INFORMATION

Is the organization a registered non-profit? Yes No

Organization Name: Surfside Volunteer Fire Dept.

Tax ID (EIN) Number: 76-0528935

Contact Person & Title: Justin Mills

Phone Number: 979 201 3543

Email: surfsidefire@yahoo.com

Organization Address: 202 Fort Velasco DR. Surfside TX 77541

SECTION 2: EVENT DETAILS

Event Name: Crawfish Cookoff

Date(s) of Event: April 10, 2027

Event Start Time (includes setup time): 6am

Event End Time (includes teardown time): 10 pm

Estimated Attendance: 150-200

Facility Requested (Check all that apply):

Stahlman Park Facility; Waterfront Stage; City Hall Council Chambers; Other:

T/B

VILLAGE OF SURFSIDE BEACH
In-Kind Facility Use & Fee Waiver Application

The Village of Surfside Beach recognizes the valuable contributions of non-profit organizations and community groups. To comply with state law regarding the use of public assets, any request to waive facility rental fees must be approved by the City Council. Please submit this completed form and all supporting documents to the City Secretary no later than **14 days** prior to the next scheduled City Council meeting.

SECTION 1: APPLICANT INFORMATION

Is the organization a registered non-profit? Yes No

Organization Name: Surfside Volunteer Fire Department

Tax ID (EIN) Number: 76-0528935

Contact Person & Title: Justin Mills

Phone Number: 979-201-3543

SECTION 3: PUBLIC PURPOSE JUSTIFICATION

State law requires that the use of municipal property at no cost must serve a legitimate public purpose and benefit the citizens of the Village.

Briefly describe the purpose and activities of the proposed event:

Crawfish Cookoff - fundraiser for the VFD

How will this event directly benefit the Village of Surfside Beach and its residents?

It raises operating revenue for the VFD that residents don't have to pay.

Is this event open to the general public? Yes No
If no, please explain who is permitted to attend:

Will admission be charged, or will funds be raised during this event? Yes No
If yes, how will those funds be used?

To maintain and operate the fire station, vehicles and purchase equipment.

SECTION 4: FINANCIAL & LOGISTICAL IMPACT

Standard Rental Fee for Requested Facility: \$ 1400 (Staff will assist with this figure)

Are you requesting a waiver of the refundable cleaning/damage deposit? Yes No

Are you requesting any other Village services? (e.g., Police presence, Public Works setup, extra trash bins):

If picnic tables could be hosed off, lawn mowed and trash barrels provided.

SECTION 5: ACKNOWLEDGMENT & SIGNATURE

I, the undersigned, certify that the information provided is accurate. I understand that submitting this application does not guarantee approval. If approved by the City Council, our organization agrees to abide by all facility rules, assume full responsibility for cleaning and returning the facility to its original condition, and provide a Certificate of Liability Insurance naming the Village of Surfside Beach as an additional insured prior to the event date.

Signature & Date:



Printed Name:

Justin Mills

FOR OFFICE USE ONLY

Date Received:

Received By:

Standard Rental Fee Value:

Scheduled for Council Agenda Date:

City Council Action: Approved Denied Approved with the following conditions:

City Administrator Signature:

VILLAGE OF SURFSIDE BEACH
In-Kind Facility Use & Fee Waiver Application

The Village of Surfside Beach recognizes the valuable contributions of non-profit organizations and community groups. To comply with state law regarding the use of public assets, any request to waive facility rental fees must be approved by the City Council. Please submit this completed form and all supporting documents to the City Secretary no later than **14 days** prior to the next scheduled City Council meeting.

SECTION 1: APPLICANT INFORMATION

Is the organization a registered non-profit? Yes No

Organization Name: SAVE OUR BEACH ASSOCIATION

Tax ID (EIN) Number: 76-0604817

Contact Person & Title: WANDA PETREE & MICHELLE BOOTH PRESIDENTS

Phone Number: 254-717-1374

Email: hepetree@aol.com

Organization Address: 1304 MEMORIAL DR SURFSIDE BEACH, TX

SECTION 2: EVENT DETAILS

Event Name: JUNE SOBA MEETING

Date(s) of Event: SUNDAY JUNE 28th

Event Start Time (includes setup time): NOON - ~~5PM~~

Event End Time (includes teardown time): 5 PM

Estimated Attendance: 100

Facility Requested (Check all that apply):
 Stahlman Park Facility; Waterfront Stage; City Hall Council Chambers; Other:

SECTION 3: PUBLIC PURPOSE JUSTIFICATION

State law requires that the use of municipal property at no cost must serve a legitimate public purpose and benefit the citizens of the Village.

Briefly describe the purpose and activities of the proposed event:

SOBA IS HOSTING FRANK BILLINGSLEY, METEOROLOGIST, FORMERLY OF KPRC, HOUSTON, TO SPEAK ABOUT HURRICANE PREPAREDNESS TO OUR COMMUNITY

How will this event directly benefit the Village of Surfside Beach and its residents?

AS A LONG TIME METEOROLOGIST & RESIDENT ON THE TEXAS COAST, HE WILL DISCUSS HURRICANE PREPAREDNESS.

Is this event open to the general public? Yes No

If no, please explain who is permitted to attend:

Will admission be charged, or will funds be raised during this event? Yes No

If yes, how will those funds be used?

SECTION 4: FINANCIAL & LOGISTICAL IMPACT

Standard Rental Fee for Requested Facility: \$ _____ (Staff will assist with this figure)

Are you requesting a waiver of the refundable cleaning/damage deposit? Yes No

Are you requesting any other Village services? (e.g., Police presence, Public Works setup, extra trash bins):

SECTION 5: ACKNOWLEDGMENT & SIGNATURE

I, the undersigned, certify that the information provided is accurate. I understand that submitting this application does not guarantee approval. If approved by the City Council, our organization agrees to abide by all facility rules, assume full responsibility for cleaning and returning the facility to its original condition, and provide a Certificate of Liability Insurance naming the Village of Surfside Beach as an additional insured prior to the event date.

Signature & Date:

Wanda M. Petree 1 JUNE 2026

Printed Name:

WANDA M. PETREE

FOR OFFICE USE ONLY

Date Received:

6/1/26

Received By:

Amber Calzada

Standard Rental Fee Value:

\$1300.00

Scheduled for Council Agenda Date:

City Council Action: Approved Denied Approved with the following conditions:

City Administrator Signature:

VILLAGE OF SURFSIDE BEACH
AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Phillip Hester / TEXSAR

AGENDA CAPTION:

Discuss and take possible action regarding a presentation by Texas Search and Rescue (TEXSAR) and a proposed agreement to augment the Village’s existing emergency search and rescue capabilities.

EXECUTIVE SUMMARY:

Alderman Gerber has requested consideration to enter into a memorandum of understanding (MOU) agreement with Texas Search and Rescue (TEXSAR). TEXSAR is a 501(c)(3) non-profit first responder organization comprised of trained volunteers who deploy at the request of public safety and emergency management officials to support missing persons operations, flood/swiftwater rescues, disaster relief, and wildland firefighting.

A representative from TEXSAR's Gulf Coast Division will provide a brief presentation to the City Council outlining their operational assets, deployment guidelines under the Incident Command System (ICS), and training credentials. Because this item was placed on the agenda at the request of an individual Council member, administrative staff, local law enforcement, and emergency personnel have not yet vetted the integration of this program or reviewed the proposed contractual terms.

FINANCIAL IMPACT:

According to TEXSAR organizational guidelines, there is never a direct financial charge to the requesting municipality or public safety agency for their deployment, operations, or support services. The organization is funded through corporate and private donations. However, potential administrative or nominal operational costs (such as staff coordination time or localized staging logistics) must be fully evaluated by staff before a contract is finalized.

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Total Estimated Cost:	\$0.00

Funding Source:	NA
Account Number:	NA
If unbudgeted, how will this be funded?	

OPERATIONAL IMPACT:

If an agreement is approved, TEXSAR would augment the Village's existing search and rescue capabilities during critical incidents or natural disasters. Operationally, TEXSAR operates under National Incident Management System (NIMS) protocols and reports directly to the Village's designated Incident Commander (e.g., Police Chief or Emergency Management Coordinator). Because staff has not vetted the program, a comprehensive operational review is required to determine how their assets (such as K9 units, drones, or marine resources) will integrate with current municipal emergency operations.

LEGAL / POLICY REVIEW:

Entering into a formal partnership with an external deployment agency requires a written agreement or Memorandum of Understanding (MOU). This agreement must be reviewed by the City Attorney to evaluate insurance coverage, worker's compensation, mutual aid indemnification, and liability protections for both the volunteer operators and the Village.

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

Option 1: Approve the presentation and authorize the City Administrator to execute a memorandum of understanding or agreement with TEXSAR as presented.

Option 2: Hear the presentation from TEXSAR for informational purposes, but table any formal execution of an agreement to a future meeting to allow the City Administrator, Police Department, and local emergency personnel time to vet operational integration and route the contract through the City Attorney for legal review.

Option 3: Hear the presentation and take no action on an agreement.

STAFF RECOMMENDATION:

Staff recommends Option 2. Staff recognizes the value of expanding search and rescue capabilities at no direct cost to the Village, but executing an unvetted agreement on the spot presents operational and liability risks. Option 2 allows the City Council to receive the requested information while ensuring the proper administrative, emergency staff, and legal reviews occur before public assets are integrated.

REQUIRED ATTACHMENTS:

1. Agenda Item Request from Alderman Gerber
2. Texas Search and Rescue (TEXSAR) Informational Presentation Brief

William Cox

From: Jon Gerber
Sent: Wednesday, May 27, 2026 9:39 AM
To: William Cox
Subject: Agenda
Attachments: TEXSAR Presentation Update June 2026.pdf

Please add this to the upcoming Agenda:

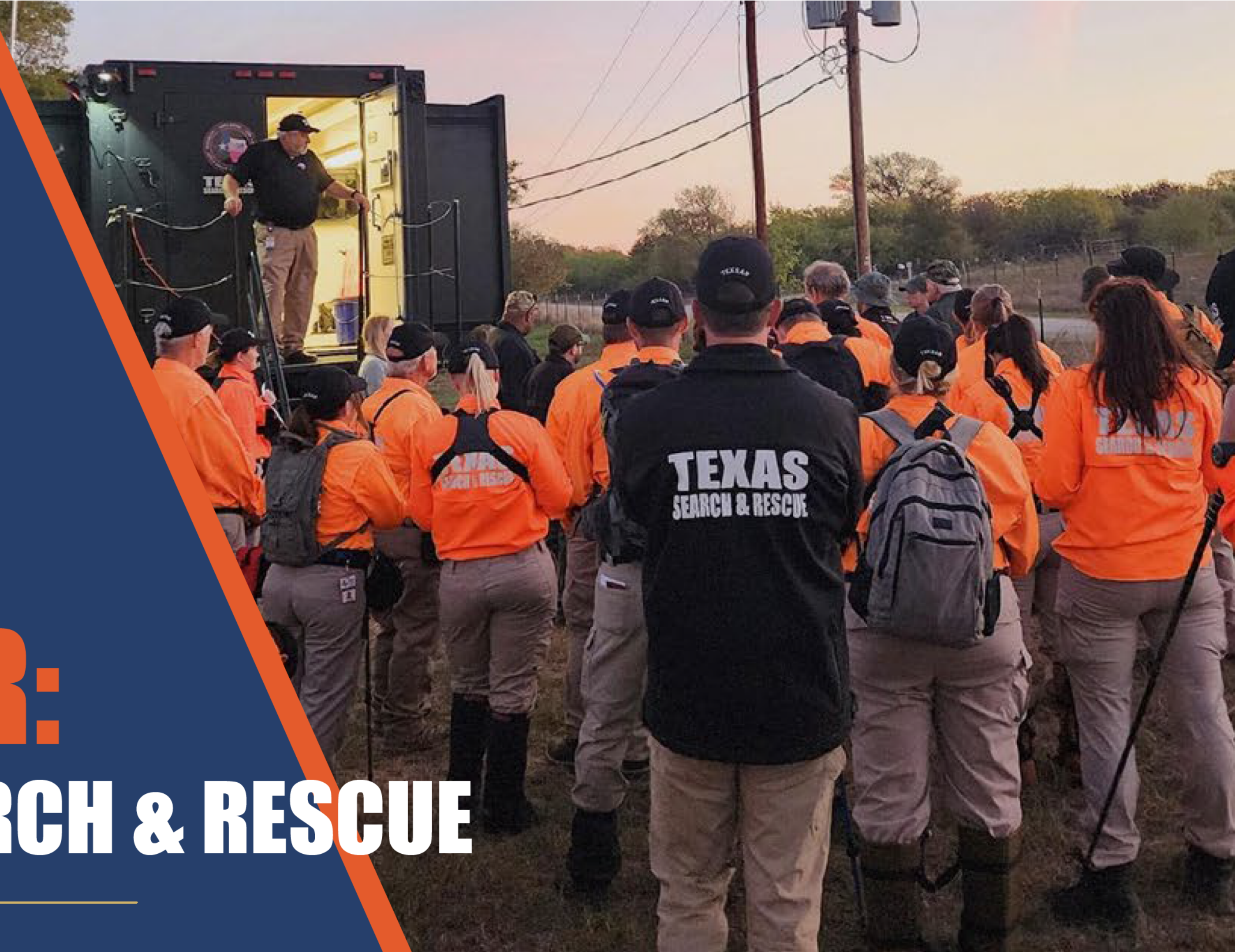
To discuss and take possible action to enter into an agreement with TEXSAR to augment our existing search and rescue capabilities.

A brief presentation by their team will accompany this discussion so we can better understand their capabilities.

This service is all available at no charge to the Village of Surfside Beach and has the potential to save lives.

Respectfully
Jonathan Gerber
Alderman At Large

Get [Outlook for iOS](#)



TEXSAR:

TEXAS SEARCH & RESCUE



WHO WE ARE

- First responder organization composed of professionally trained volunteers
- All deployable members have third party certifications
- 501(c)3 non-profit organization. Funding comes from private and corporate donors
- Self-sustainable, covered by organization-wide insurance
- TEXSAR is National Incident Management System (NIMS) compliant and operates under the Incident Command System (ICS) structure

THERE IS NEVER A CHARGE FOR TEXSAR SERVICES.

WHO WE SERVE

TEXSAR deploys at the request of:

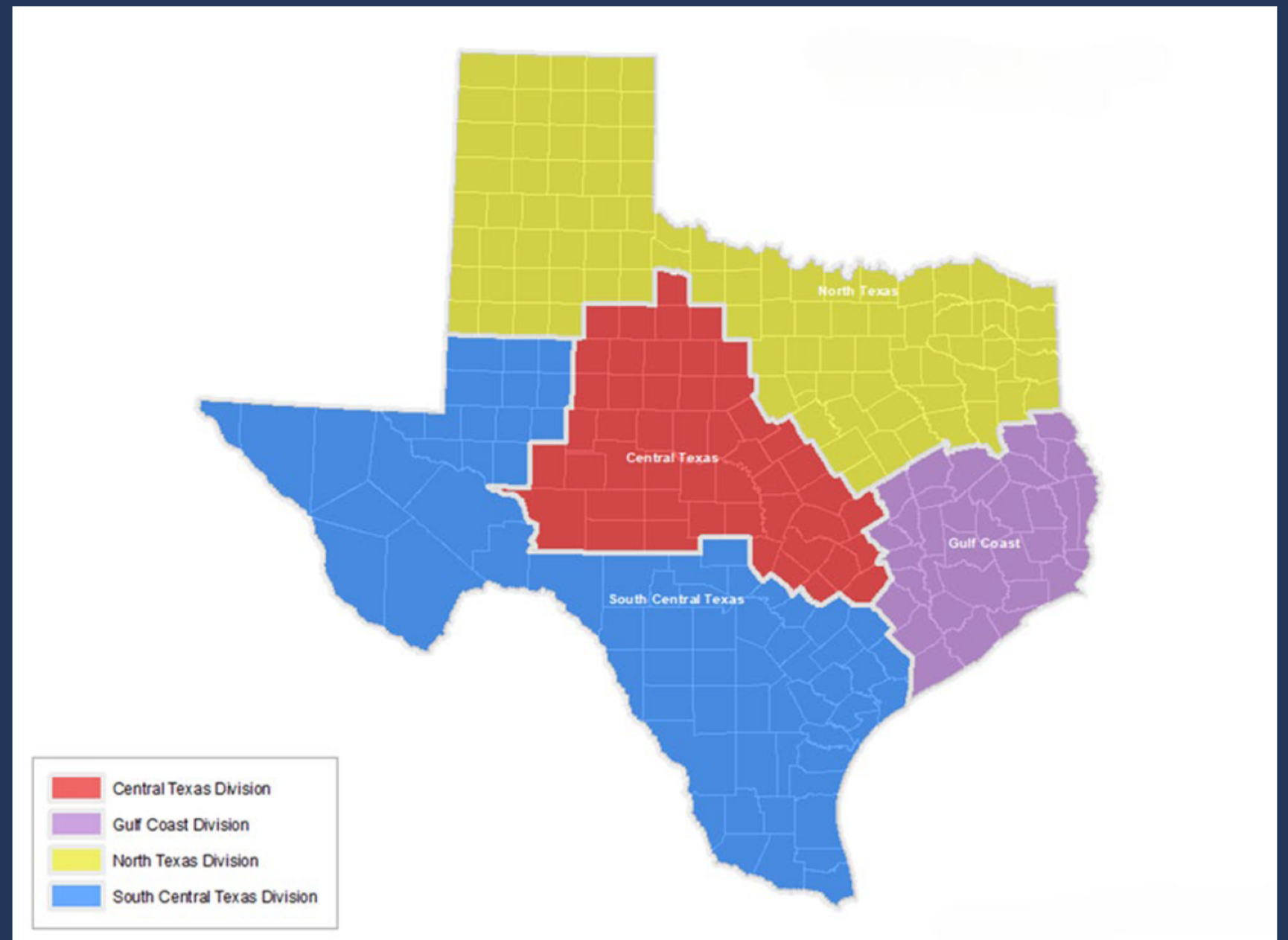
Public safety and emergency management officials.

TEXSAR DOES NOT SELF-DEPLOY

TEXSAR serves all 254 Texas counties

DIVISIONS:

- Gulf Coast
- North Texas
- South Central
- Central Texas

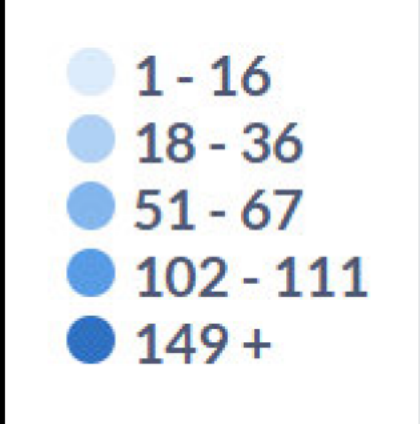
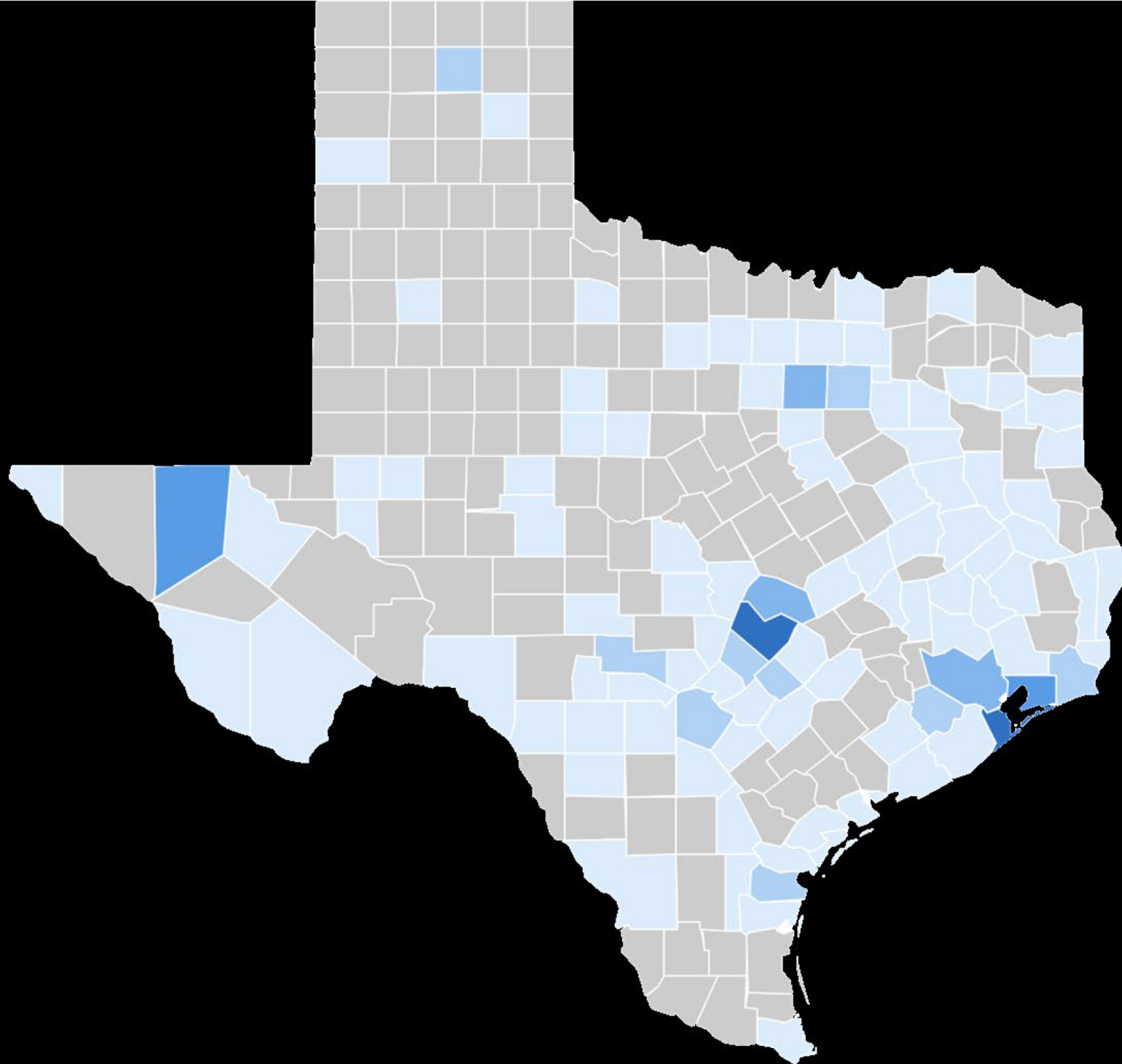


THERE IS NEVER A CHARGE FOR TEXSAR SERVICES



202

- 269 M
- 67K H
- Value



TEXSAR CAPABILITIES



- WILDERNESS SEARCH & RESCUE
- LOST PERSON BEHAVIOR
- MANTRACKING/VISUAL TRACKING
- UTVS/ATVS
- WATER OPERATIONS
- INCIDENT COMMAND
- WILDERNESS & REMOTE MEDICINE
- GIS/MAPPING TECHNOLOGY
- AERIAL SEARCH: UAV AND HELICOPTER
- K9 SEARCH & RECOVERY
- MOUNTED SEARCH & RESCUE

TEXSAR CAPABILITIES

FORCE MULTIPLIER AND EVENT SUPPORT

- MEDIC TEAM
- INCIDENT COMMAND SUPPORT
- OUTREACH EVENTS
- COMMUNITY SUPPORT
 - POINTS OF DISTRIBUTION
 - DISASTER RECOVERY & RELIEF



EXAMPLE: TOPLESS JEEP WEEKEND



COMMUNITY SUPPORT

Established to support local agencies in other areas outside of SAR.

RESPONSE TYPES



DISASTER

During disasters CS can support Points of Distribution such as feeding, water, and more.



PUBLIC OUTREACH

This includes but is not limited to: Touch a Trucks, Safety Events, Boy Scout Meetings, more!



VOAD

Volunteer Organizations Active in Disaster. This group may request support to fulfill areas of need and TEXSAR will support if resources are available.



COMMUNITY

Outside of disasters areas there are other types of force multiplier support capacities like vaccination sites, EOC support, and more.



SAR

Supporting our team. CS will remain ready to support our SAR team and act as a rehab support team .



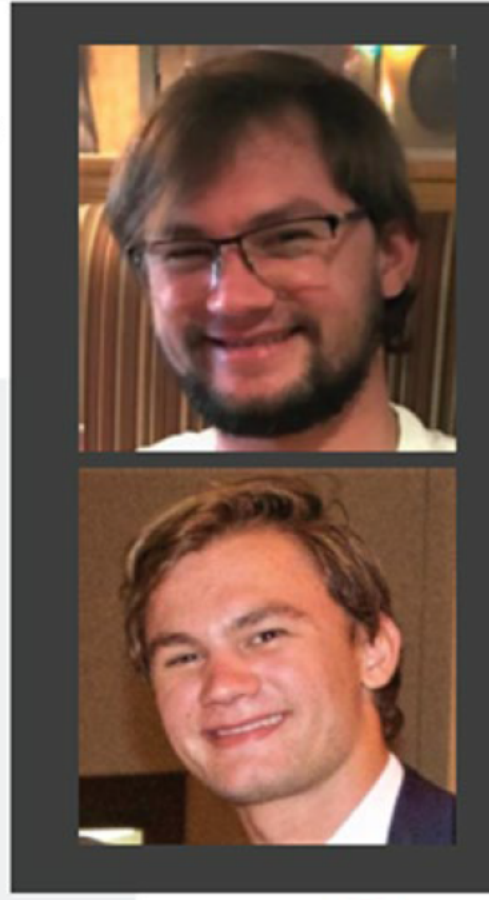
JASON LANDRY -2020

MISSING PERSON JASON LANDRY

Last Known Location: Luling, Texas - Caldwell County

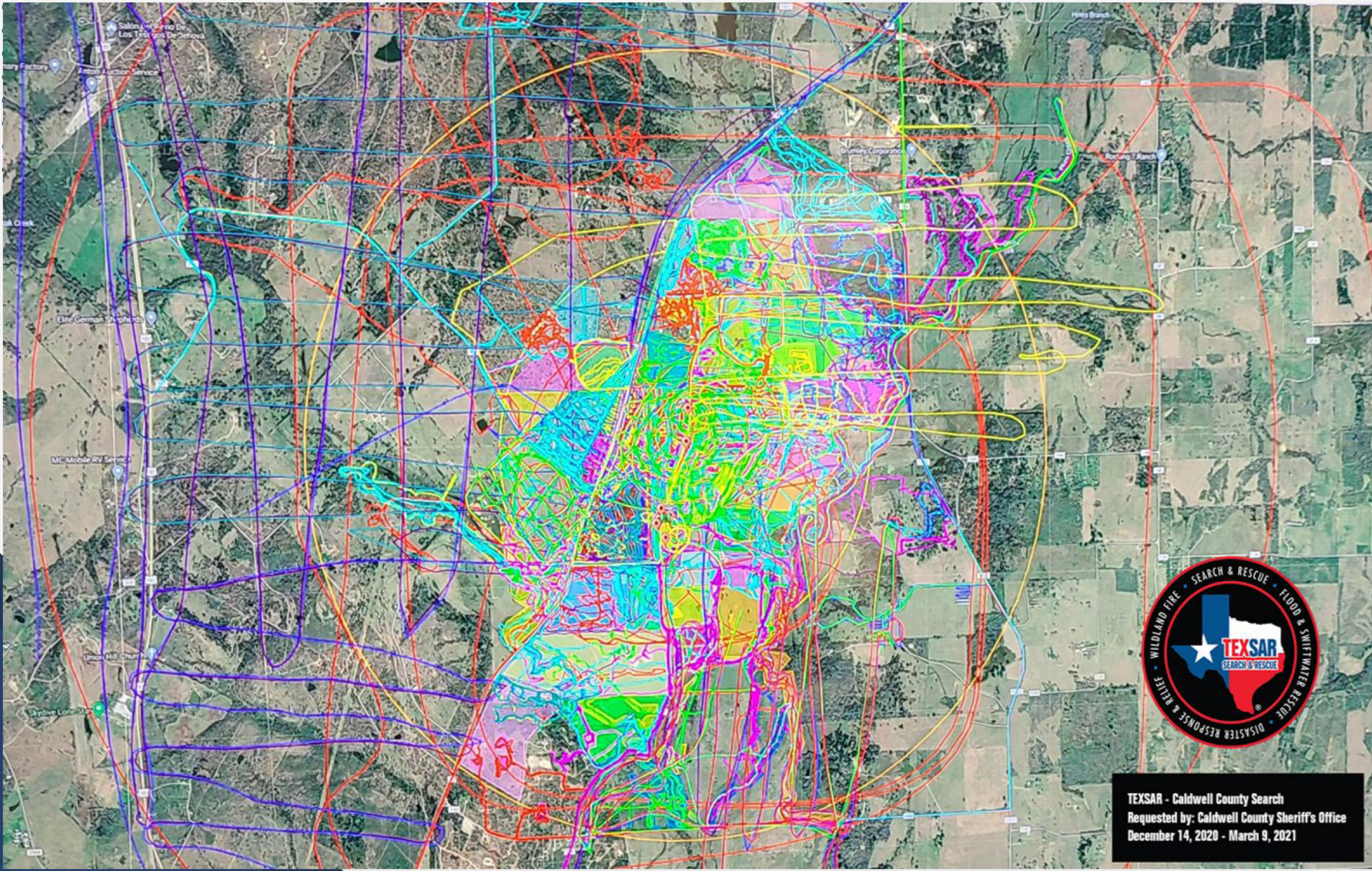
Jason Landry disappeared after having a one-car accident near 2365 Salt Flat Rd. near Luling, Texas on December 14th 2020. Jason is a 21 year old Texas State Student, he has a scar on his ankle; possibly the right ankle. Jason has medium length hair, and he is believed to have some facial hair and potentially a goatee. If you have seen Jason Landry since his reported disappearance, if you know his current location, or if you have any information regarding Jason's disappearance; please contact the agency contact listed below.

Name: Jason Landry
Date Missing: December 14th 2020
Missing From: Caldwell County, Texas
DOB: July 29th 1999
Age: 21 Years-Old
Hair Color: Brown
Height: 6' 1"
Weight: 170 lbs.
Eye Color: Brown
Sex: Male
Race: White
Complexion: Olive



- In December of 2020, Jason Landry went missing while going home from Texas State to Missouri City.
- TEXSAR deployed Lost Person Behavior, Search Management, K-9, mounted assets, air assets and GSAR resources to assist with the search for Jason Landry.
- Jason Landry is still missing, the case resides with AG's office.





TEXSAR - Caldwell County Search
Requested by: Caldwell County Sheriff's Office
December 14, 2020 - March 9, 2021

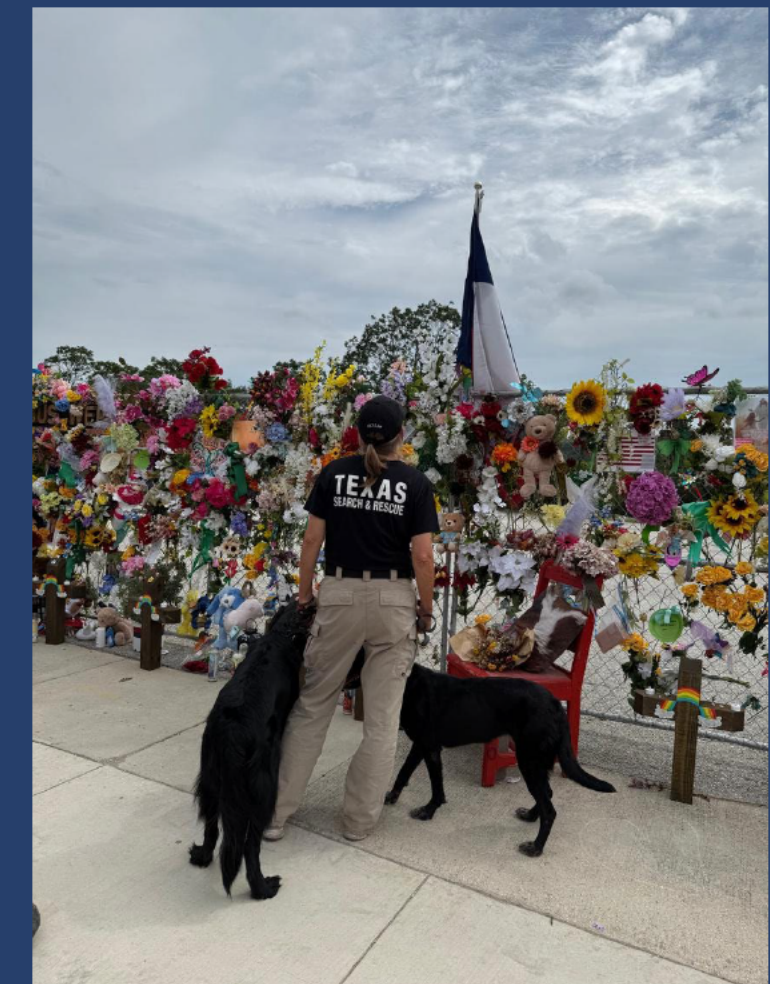
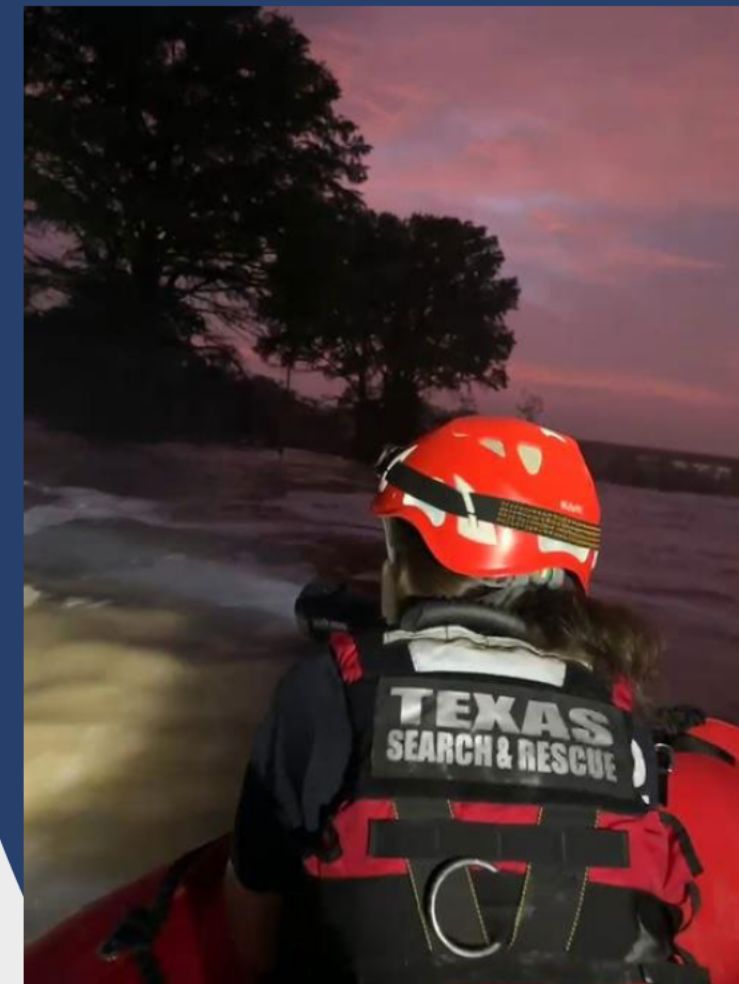
TEXSAR HAS:

- Searched over 57.2 sq miles or 36, 608 acres.
- Volunteers have walked over 1,336 miles and flown over 382 miles
- UAVs have captured over 36,000 photos
- Spent over 3,000 hours on the mission



HILL COUNTRY FLOODS (2025)

- Heavy rains fell in the early hours of July 4th, leading to a rapid rise in the Guadalupe River
- TEXSAR Flood and Swiftwater Technicians deployed
- TEXSAR provided SRT, K9, Aerial, IMT, and WSAR resources
- 139 TEXSAR Volunteers deployed for 20 days



WHAT TO EXPECT FROM TEXSAR

- Professional team
- Highly trained
- Dedicated volunteers
- A team that believes in the mission and not the glory
- Put us to work, where you need us
- Our job is to support requesting agencies in the capacity





HOW TO REQUEST TEXSAR

1. Call Activation Line 24/7: 512-994-4SAR:

- Call must come from an agency official
- We DO NOT deploy at the request of personal and/or private parties.
- Activation line is monitored 24/7.

2. Request information:

- Type of incident
- Mission needs (assets and personnel required)
- Location of staging area
- Point of contact

3. Work directly with requesting agency:

- Establish response plan and mission role.

4. TEXSAR deploys:

- Operate under NIMS /ICS
- Report directly to the requesting agency's Incident Commander.

THANK YOU



WE LOOK FORWARD TO WORKING WITH YOU

GULF COAST LEADERSHIP



BUSINESS CALLS - (512) 956-6727



EMERGENCY ACTIVATION - (512) 994-4727



VISIT US ONLINE

- www.texsar.org
- Facebook: @texsar
- Twitter: @TEXSAR1
- Instagram: @texsar

Linna Selbrede

Division Leader

linna.selbrede@texsar.org

Ken Jamilosa

Assistant Division Leader

ken.jamilosa@texsar.org



VILLAGE OF SURFSIDE BEACH

AGENDA ITEM SUMMARY

SUBMITTED BY: William Cox

DEPARTMENT: Municipal Court

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Janet Solis

AGENDA CAPTION:

Discuss and take possible action regarding a proposed modification to enlarge the municipal court service window at City Hall, including authorization for related structural expenditures not to exceed \$6,000.00 utilizing Municipal Court Technology Funds.

EXECUTIVE SUMMARY:

Alderwoman Green-Prats has requested consideration of an architectural modification to City Hall to enlarge the physical workspace opening and service window leading into the Municipal Court staff room. The stated purpose of the modification is to increase operational convenience and spacing for municipal court personnel and city employees.

Staff assessments indicate that the wall in question is a structural, load-bearing assembly. Preliminary rough cost projections for masonry, demolition, and support reinforcement range between \$3,500.00 and \$5,000.00. The request proposes funding the project up to an amount not to exceed \$6,000.00 using the Municipal Court Technology Fund.

FINANCIAL IMPACT:

The original request proposed utilizing the Municipal Court Technology Fund. However, statutory frameworks under Texas Code of Criminal Procedure Art. 102.0172 strictly limit the use of these restricted funds to "technological enhancements" (such as court software, computer networks, imaging systems, or hardware).

Because structural building demolition and facility remodeling do not meet the statutory definition of a technological enhancement, utilizing court technology funds would present a compliance violation and an audit finding. Therefore, if the City Council elects to proceed with this structural modification, it cannot be funded through the court technology account and must instead be funded via an unbudgeted allocation from General Fund reserves or a designated building maintenance line item.

Any approved construction work exceeding standard municipal thresholds will require a formal vendor agreement, verified proof of contractor insurance, and appropriate building permits confirming structural compliance.

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Total Estimated Cost:	Not to Exceed \$6,000
Funding Source:	General Fund
Account Number:	
If unbudgeted, how will this be funded?	See Notes Above

OPERATIONAL IMPACT:

If approved, this project will require the coordination of the Building Official and external construction contractors to execute demolition and structural framing within City Hall. Because the modification involves a load-bearing wall, a formal structural assessment must be completed prior to construction to ensure the physical integrity of the building. Construction activity will create localized noise and dust disruptions within the main hallway, requiring temporary adjustments for staff and public visitors during the demolition and build-out phases.

LEGAL / POLICY REVIEW:

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

Option 1: Deny the request to modify the structural wall based on statutory funding restrictions and building constraints.

Option 2: Authorize the City Administrator to obtain a formal engineering evaluation of the load-bearing wall and solicit qualified contractor bids for the project, with the understanding that funding must be sourced from the General Fund rather than the Court Technology Fund, and bring the results back to Council for final consideration.

Option 3: Postpone the item indefinitely until alternative facility layout options can be explored by administrative staff.

STAFF RECOMMENDATION:

REQUIRED ATTACHMENTS:

1. Agenda Request from Alderwoman Prats
2. Texas Office of Court Administration (OCA) Statutory Fund Usage Guidelines

William Cox

From: Jennie Green-Prats <jbgreen1950@hotmail.com>
Sent: Tuesday, May 26, 2026 4:20 PM
To: William Cox
Cc: Hollis DeLoach; Christie Briones; marshahines57@msn.com
Subject: agenda item for June CC meeting

William,

Please add an agenda item to enlarge the opening space into the court sections room.

We want to make it larger for the convenience of court personnel and our employees. We talked to Josh about. It is a load bearing wall. Josh estimates it may cost 3500-5000. Janet says there is money in the court funds. I'm copying Christie to verify the funds.

Agenda item

Discuss and approve the enlargement of the court window in the hallway at the expense of up to \$6000 with the funds coming from the court technical funds.

Regards,

Jennie Green-Prats

1st Choice Realty

979-236-1390

jbgreen1950@hotmail.com

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<https://members.har.com/mhf/terms/dispBrokerInfo.cfm?sitetype=aws&cid=492200>

[Texas Real Estate Commission Consumer Protection Notice](#)

<https://www.trec.texas.gov/sites/default/files/pdf-forms/CN%201-2.pdf>

Budget Categories	Examples	Notes
Personnel		
Personnel	Non-Contractual Staff paid with grant funds to conduct grant activities.	<p>All Positions must have Job Descriptions submitted to the Grants Administration Division. If Job Descriptions include activities that are unallowable on the grant, please make a note on the job description that these activities will not be performed on the grant. If the job description is for a position billed to the grant full-time, unallowable activities must be removed from the Job Description.</p> <p><i>LPC Associates/Interns may be added and practice counseling only as part of his/her internship and only under the supervision of a Licensed Professional Counselor Supervisor (LPC-S) on the grant. The LPC Associate/Intern shall not engage in independent practice.</i></p>
Fringe		
Fringe	<p>Compensation or other benefits provided by the employer to the employee at no charge that is above and beyond salary or wages. Examples include health plans, life insurance, allocated malpractice insurance for licensed counselors, leave, pensions, unemployment benefit plans, and employer's portion of payroll tax.</p>	Requested Fringe must be reasonable to the percentage of Salary paid by the grant.

Budget Categories	Examples	Notes
Professional & Consultants		
Annual Audit		<p>Allocated Audit costs can be reimbursed if an audit for the organization is required by 2 CFR 200, Texas Grant Management Standards, Statute, Rule, or Organizational Policy.</p> <p>Note: Only organizations that expend \$1,000,000 or more in State or Federal funds are required to submit an audit, and the audit must be a Single Audit.</p>
Bookkeeping		<p>Must have detailed executed contract which includes explanation of service(s) to be provided, cost, contract period, and include the Authorized Official's signature with date. Cost must be allocated using allowable allocation method per grant funded staff. <i>If funded, the executed contract(s) must be provided to the Grants Administration Division before reimbursement can be requested for this line item.</i></p>
Counselor		<p>Must have detailed executed contract which includes explanation of service(s) to be provided, cost, contract period, and include the Authorized Official's signature with date. Cost must be allocated using allowable allocation method per grant funded staff. <i>If funded, the executed contract(s) must be provided to the Grants Administration Division before reimbursement can be requested for this line item.</i></p> <p><i>LPC Associates/Interns may be added and practice counseling only as part of his/her internship and only under the supervision of a Licensed Professional Counselor Supervisor (LPC-S) on the grant. The LPC Associate/Intern shall not engage in independent practice.</i></p>
IT Service		<p>Must have detailed executed contract which includes explanation of service(s) to be provided, cost, contract period, and include the Authorized Official's signature with date. Cost must be allocated using allowable allocation method per grant funded staff. <i>If funded, the executed contract(s) must be provided to the Grants Administration Division before reimbursement can be requested for this line item.</i></p>

Budget Categories	Examples	Notes
Professional & Consultants		
Web Designer		Must have detailed executed contract which includes explanation of service(s) to be provided, cost, contract period, and include the Authorized Official's signature with date. Cost must be allocated using allowable allocation method per grant funded staff. <i>If funded, the executed contract(s) must be provided to the Grants Administration Division before reimbursement can be requested for this line item.</i>
Travel		
(Name of the Conference) Conference	Crimes Against Children Conference (OVAG/VCLG only); Crimes Against Women Conference, etc.	Prior Approval Needed- <i>(Only for Grant Funded Staff)</i> : Include Name of Conference; Use Comptrollers Link to determine allowable amount. www.gsa.gov/portal/content/104877 (Out of State Travel) or https://fmx.cpa.texas.gov/fmx/travel/texttravel/rates/current.php (In-State Travel). Cost must be allocated using allowable allocation method per grant funded staff.
Local Travel		Mileage is allowed at the current approved rate per mile for grant related activities. Travel costs should be allocated for grant staff time on the grant.
Equipment		
"Acquisition Cost Item"		More than \$10,000 per unit cost. Applicants requesting funding for this line item must submit a detailed cost estimate via the <i>Upload Additional Documentation</i> Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.

Budget Categories	Examples	Notes
Supplies		
Accompaniment Supplies	Change of shoes and/or clothing, blanket, etc. for a survivor during a medical accompaniment.	SAPCS-State grants Only. Cost must be allocated using allowable allocation method.
Computer	Laptop/Desktop/Tablet or a bundle to include software and or printer	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit. Additionally, the Applicant must provided in the cost estimate which grant funded position(s) will be using the computer(s).
Educational Materials	Development of new Fact Sheets, Pamphlets, brochure, etc. <i>Funds should be requested in Printing if additional copies of current Education Materials are need for the grant year.</i>	Supplies to assist in the provision of Training or Outreach. Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.
Furniture	Bookcase, File Cabinet, Desk, Chair, etc.	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.

Budget Categories	Examples	Notes
Supplies		
General Office Supplies	Batteries, extensions cords, pens, pencils, paper, folders, staples, toner/printer cartridges, desk organizers, paper shredders, etc.	Costs must be allocated for grant funded staff listed on the grant. Note: Cleaning Supplies must be requested under ODOE and should not be included in this line item.
Postage		Cost must be allocated using allowable allocation method per grant funded staff.
Printer	<p>Only desk-sized printers for grant funded staff should be allocated under this line item.</p> <p><i>Lease printers will be listed in Other DOE Lease Copier Maintenance.</i></p>	If purchased separately from the cost of a Computer. Cost must be allocated using allowable allocation method per grant funded staff.
Printing		<p>Any printing less than \$3,000. Cost must be allocated using allowable allocation method per grant funded staff.</p> <p><i>Printing in an amount greater than \$3,000 is limited to Statewide entities and should be requested under Printing (high volume) in Other DOE.</i></p>
Program Supplies	Allowable items include art or play therapy supplies, fidget spinners or stress balls (only for counseling).	Supplies to assist advocates (pre-therapy) or therapists and counselors with providing individual or group counseling. Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.
Projectors		Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.

Budget Categories	Examples	Notes
Supplies		
Server	Server or Upgrade to a Server	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <i>must submit a detailed cost estimate</i> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), the quantity of items requested, and the cost per item/unit.
Social Media Education Materials	Podcast equipment or other tangible items necessary for Social Media or Asynchronous Programming Education related to the project goals (Headsets, Microphones, Computer Cameras if not built in to a computer, etc.) Note: Software must be requested under ODOE and should not be included in this line item.	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <i>must submit a detailed cost estimate</i> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the item(s), what the items will be used for, the quantity of items requested, and the cost per item/unit. These items may only be used for Direct Victim Services, Outreach, or Training initiatives. Prevention related initiatives may not be conducted.
Video Cameras		For training and/or counseling sessions. Cost must be allocated using allowable allocation method per grant funded staff.
Other DOE		
(Name of the Conference) Conference Registration	Crimes Against Children Conference Registration; Crimes Against Women Conference Registration (OVAG/VCLG only), etc.	Only for Grant Funded Staff. Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <i>must submit a detailed cost estimate</i> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the training to include the type of training (in person or online), the purpose of the training, how the training supports the goals of the Application project, the number of grant funded staff being registered and the cost per registration.

Budget Categories	Examples	Notes
Other DOE		
Advertising	Internet, radio, tv, billboards, etc.	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <i>must submit a detailed cost estimate</i> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the advertisement to include the type of advertisement and purpose of the advertisement, and the cost per advertisement.
Background Checks		To be conducted on Grant Staff Only. Cost must be allocated using allowable allocation method per grant funded staff.
Building Maintenance	Monthly Mowing, Pest, Cleaning Service, Alarm services	Cost must be allocated using allowable allocation method per grant funded staff. Note: Structural improvements/changes are not allowed on OAG Grants.
Cell Phone Monthly Plans	Monthly bill	Cost must be allocated using allowable allocation method per grant funded staff.
Cell Phones	Device	Cost must be allocated using allowable allocation method per grant funded staff.
Communication	Monthly bill for telephone, Internet, telephone relay service, translator service, etc.	Cost must be allocated using allowable allocation method per grant funded staff.
Computer Maintenance	Server or Computer	Cost must be allocated using allowable allocation method per grant funded staff. <i>If the computer maintenance involves a contract with an IT professional or company to maintain the agency computers/systems, funding should be allocated to "IT Service" in Professional & Consultant Services.</i>
Computer Software	MS Office/Word processing software, Excel, Adobe, etc.	If purchased separately from the cost of a Computer. Cost must be allocated using allowable allocation method per grant funded staff. If software is being purchased using a monthly purchase plan or a one-time cost, include the total allocated amount being charged to the grant.

Budget Categories	Examples	Notes
Other DOE		
Dues	Regular fees or charges paid at regular intervals to a Membership Organization whose focus is aligned with the grant	Only for Grant funded staff. Cost must be allocated using allowable allocation method per grant funded staff. Membership dues that directly support lobbying are not allowed.
Emergency Assistance Package	one change of clothes, one way ticket to get home, or a couple of nights in hotel)	This is only a one time assistance to a victim after a crime
Equipment Rental	digital postal scale, po box, office equipment item rentals, etc.	Cost must be allocated using allowable allocation method per grant funded staff.
Fax Machine		Cost must be allocated using allowable allocation method per grant funded staff.
Insurance	(Building, Staff, Li, DO, Fidelity) (Flooding, Weather)	Cost must be allocated using allowable allocation method per grant funded staff.
Janitorial supplies	Cleaning supplies, paper towels, tissues, trash bags, etc.	Cost must be allocated using allowable allocation method per grant funded staff.
Lease Copier Maintenance		Cost must be allocated using allowable allocation method per grant funded staff.
Parking Expense (Local Travel)	Parking expense for grant funded staff to attend non-overnight training, accompaniment, etc. (meter parking or parking garage)	Cost must be allocated using allowable allocation method per grant funded staff.
Printing (high volume)		Amounts over \$3,000 - Only Statewide Applicants are allowed to request this line item. Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <i>must submit a detailed cost estimate</i> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description of the type of items that will be printed, the purpose of these items, the quantity of each item, and the cost per item.
Rent		Cost must be allocated using allowable allocation method per grant funded staff. Note: Mortgage Payments are not allowed on OAG Grants.

Budget Categories	Examples	Notes
Other DOE		
Rental Space for Training	Training	Cost must be allocated using allowable allocation method per grant funded staff. Applicants requesting funding for this line item <u>must submit a detailed cost estimate</u> via the Upload Additional Documentation Task of the Grant Application. The cost estimate must include at a minimum a detailed description why the rental space is needed and the training which will occur at this space.
Subscriptions	business, professional, and technical periodicals	Cost must be allocated using allowable allocation method per grant funded staff.
Utilities	Electricity, Water, Cable	Cost must be allocated using allowable allocation method per grant funded staff.
Vehicle Insurance & Expense		<u>For Agency Vehicles Only</u> to include gasoline proportionate to the grant for grant funded staff.
Virtual Counseling/Services Software	Microsoft Teams, Zoom, UberConference, etc.	Virtual meeting software to provide Counseling and other services. Cost must be allocated using allowable allocation method per grant funded staff.
Cost Allocation Methodology		
Cost Allocation Calculation Assistance	<p>Funding allocations are required for all Professional & Consultant, Travel, Equipment, Supplies, and Other Direct Operating Expenses (ODOE) line items. While the Grant Application Kit(s) have many methods for determining allocation, the easiest allocation methodology is to take the Total FTE's requested on the grant (for OVAG/VCLG look at cell L31 on the grant application, and for SAPCS-State look at cell L36), and divide that number by the total number of FTEs in your organization. The resulting percentage is how much of each overall cost should be allocated to the grant.</p> <p>Example: The number of FTE's requested on the OVAG grant application is 1.45, and the Applicant organization has 16.5 FTEs in total. $1.45/16.5 = .087$ or 8.7%. The Applicant organization estimates their General Office Supplies cost for the year will be \$3,000. The allocation calculation is $\\$3,000 * 8.7\% = \\261.00.</p> <p>If the resulting cost includes cents, always round up as only whole numbers are accepted on grant budgets.</p>	

VILLAGE OF SURFSIDE BEACH
AGENDA ITEM SUMMARY

SUBMITTED BY: David Calhoun

DEPARTMENT: Tourism Department

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: David Calhoun

AGENDA CAPTION:

Discuss and take possible action regarding the consideration and appointment of volunteer applicant Kaylene Davison to the Tourism and Beautification Committee.

EXECUTIVE SUMMARY:

The Village has received an application from Kaylene Davison requesting appointment to the Village Tourism and Beautification Committee. Per Section 2-399 of the Surfside Beach Code of Ordinances, the committee consists of seven regular members and three alternate members appointed by the City Council to assist with recommending tourism and beautification programs. Ms. Davison is a permanent resident and local business owner (Shore Thing Properties) within the Village. Her application details extensive direct experience managing over 40 local rental properties, dealing directly with coastal tourists, and collaborating with local property owners. David Calhoun, serving as the staff liaison, has reviewed the application alongside administration to ensure statutory eligibility before presenting it to the City Council.

FINANCIAL IMPACT:

Per Section 2-399(f) of the Code of Ordinances, members of the Tourism and Beautification Committee serve without compensation. There is no direct municipal expenditure associated with appointing a volunteer member to this advisory board.

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Total Estimated Cost:	\$0.00
Funding Source:	NA
Account Number:	NA
If unbudgeted, how will this be funded?	NA

OPERATIONAL IMPACT:

Appointing qualified volunteers to municipal advisory boards directly supports the workflow of the Tourism Department. Ms. Davison's background in accounting and professional

experience hosting guests in the Surfside/Folletts Island area will provide the committee with valuable data-driven insight regarding visitor feedback, tourism trends, and community event support

LEGAL / POLICY REVIEW:

Sec. 2-399(d) dictates that all committee members must remain residents or property owners of the Village on the date of appointment and throughout their respective terms. A review of her submitted application confirms she meets the mandatory statutory qualifications.

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

Option 1: Approve the appointment of Kaylene Davison to the Tourism and Beautification Committee as a regular voting member or an alternate member.

Option 2: Postpone the appointment to a future meeting date pending further review of current committee roster vacancies.

Option 3: Deny the application.

STAFF RECOMMENDATION:

Staff recommends Option 1. Ms. Davison’s professional alignment as a property manager, coupled with her accounting credentials and status as a permanent resident, satisfies all statutory ordinance requirements and will provide excellent local perspective to the committee's initiatives

REQUIRED ATTACHMENTS:

1. Board/Commission/Committee Volunteer Application submitted by Kaylene Davison



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 4/21/2026

NAME: Kaylene Davison PHONE: (979) 248-1136

ADDRESS: 2631 Blyewater Hwy CITY: Surfside STATE: TX ZIP: 77541

I would like to apply for the following council-appointed boards/commissions/committees:

- Beautification Committee
- Village Advisory Planning Commission
- Surfside Beach Historical Commission
- Beach Advisory Committee
- Tourism Committee
- Mayor Water Task

PERSONAL INFORMATION:

OCCUPATION: Owner - Shore Thing Properties (local property mgt company)

ADDITIONAL EXPERIENCE: Previously Wholesale Division manager for import/export company.

EDUCATION: Bachelor's degree in Accounting

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

Permanent Surfside resident and local business owner. I deal directly with tourists as I host 40+ rental properties in the Surfside/Follett's Island area. Further, I deal directly with many property owners in Surfside. I receive a lot of feedback and great ideas from owners and guests. My husband and I are raising our daughter here and attend/support as many local events as possible.

Please return this form to the Village of Surfside Beach, Office of the City Secretary via email (amanda@surfsidetx.org), fax or mail.

VILLAGE OF SURFSIDE BEACH

AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Zach Parsch – Council Liaison to the Beach Advisory Committee

AGENDA CAPTION:

Discuss, consider, and take possible action regarding a resolution to accept a donation of 53 life jackets from the Sea Tow Foundation and a matching community life jacket drive, and to authorize a total expenditure not to exceed \$4,000.00 from the Beach Fund (GL Account 7605 - Booth Repairs), with \$3,000.00 allocated for the acquisition of beach and jetty life rings/cases, and \$1,000.00 allocated for the construction of life vest housing/storage structures.

EXECUTIVE SUMMARY:

Following a strategic workshop hosted by the Beach Advisory Committee on May 28, 2026, this agenda item establishes a new municipal water safety program that will be piloted for two years. The initiative includes a zero-asset-cost Life Jacket Loaner Program and a targeted deployment of emergency life rings along high-risk beach and jetty access points, such as the Surfside Jetty.

The Sea Tow Foundation has formally approved a donation of 53 life jackets, supplemented by an ongoing local equipment drive managed by the Jeep Community. City Administration has already executed the grant award from the Sea Tow Foundation to secure these assets. To ensure proper storage, protection, and public access, this request includes \$1,000.00 to cover lumber, hardware, and protective containment materials for dedicated on-beach housing structures (racks or boxes) to be installed and managed by the Beach & Parks Department. Additionally, \$3,000.00 is requested for the procurement of 17 emergency throwable life rings (comprising 4 encased units and 13 open-bracket units).

The total requested funding authorization is a not-to-exceed amount of \$4,000.00. Funding for this initiative will be drawn entirely from GL Account 7605 (Booth Repairs). This is a specialized line item within the restricted Beach Fund that is paid for exclusively by collected beach user fees, requiring zero impact on, or transfer from, the municipal General Fund operating budget.

FINANCIAL IMPACT:

This one-time allocation will exhaust the current balance of GL Account 7605 (Booth Repairs) within the restricted Beach Fund. This line item is funded exclusively by collected beach user fees, requiring zero impact on, or transfer from, the municipal General Fund operating budget. Because this account is sustained entirely by beach user fees, it carries no fiscal impact to local taxpayers or the city's general operating reserves.

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Total Estimated Cost:	\$4,000.00
Funding Source:	Beach Access Funds
Account Number:	GL 7605
If unbudgeted, how will this be funded?	

OPERATIONAL IMPACT:

The Beach & Parks Department will assume operational responsibility for the initial fabrication or purchase, and field installation of the life jacket housing stations and emergency life ring brackets. Long-term maintenance, weekly inventory verification of the wearable loaner vests, and emergency replenishment of deployment units will be integrated into the routine seasonal beach patrol workflows under the direction of the Beach & Parks Director.

Because this initiative will exhaust the current allocation for GL Account 7605 (Booth Repairs), the department will implement a proactive weekly inspection schedule of all existing beach booths to identify and mitigate minor maintenance issues before they require major structural expenditures. Should a booth sustain catastrophic damage during the current fiscal year that exceeds remaining operational incidents, Administration will bring a separate budget amendment before Council for consideration.

LEGAL / POLICY REVIEW:

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

1. Approve the resolution and authorize the matching safety expenditure not to exceed \$4,000.00 as presented.
2. Amend and approve the resolution with alternate funding constraints or modified equipment configurations.
3. Table / Deny the resolution, forfeiting the incoming corporate grant and community safety donations.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Resolution to accept the PFD donations and authorize the total safety expenditure not to exceed \$4,000.00. This framework allows the city to maximize public safety infrastructure by leveraging corporate and community assets alongside a modest committee allocation.

REQUIRED ATTACHMENTS:

1. Proposed Municipal Resolution (Water Safety Pilot Program Authorization)
2. Executed Sea Tow Foundation Life Jacket Grant Award Letter
3. Minutes from May 28, 2026, Beach Advisory Committee Workshop

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, ESTABLISHING A TWO-YEAR WATER SAFETY PILOT PROGRAM; FORMALLY ACCEPTING A DONATION OF FIFTY-THREE (53) WEARABLE PERSONAL FLOTATION DEVICES (PFDs) FROM THE SEA TOW FOUNDATION AND SUPPLEMENTAL DONATIONS FROM A COMMUNITY LIFE JACKET DRIVE; AUTHORIZING AN UNBUDGETED EXPENDITURE NOT TO EXCEED \$4,000.00 FROM THE BEACH FUND (GL ACCOUNT 7605 - BOOTH REPAIRS) SUSTAINED BY BEACH USER FEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Surfside Beach experiences heavy seasonal pedestrian and tourist beach traffic along its public beaches and the Surfside Jetty, necessitating proactive, visible public safety measures; and

WHEREAS, the Beach Advisory Committee conducted a public safety workshop on May 28, 2026, and identified an immediate need to expand water safety infrastructure through the deployment of accessible wearable and throwable flotation equipment; and

WHEREAS, the Sea Tow Foundation has generously approved the corporate donation of fifty-three (53) wearable life jackets to establish a public Life Jacket Loaner Program within the Village; and

WHEREAS, local civic organizations, led by the Jeep Community, have initiated a concurrent local drive to secure supplemental wearable personal flotation devices (PFDs) at no asset procurement cost to the Village; and

WHEREAS, the safe deployment and long-term viability of these wearable loaner assets require the construction of dedicated on-beach housing structures; and

WHEREAS, high-risk maritime areas, including the pedestrian jetty, require the permanent staging of emergency throwable life rings and weatherproof cases; and

WHEREAS, the Village of Surfside Beach identifies remaining balances within the Beach Fund, specifically GL Account 7605 (Booth Repairs), which is funded exclusively via collected beach user fees and may legally be allocated toward public safety enhancements directly benefiting beach visitors;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, THAT:

SECTION 1. ESTABLISHMENT OF PILOT PROGRAM. The City Council hereby authorizes the establishment of a municipal Water Safety Pilot Program for a duration of two (2) years from the date of adoption. Long-term data and program efficacy shall be evaluated by Administration at the conclusion of the pilot window.

SECTION 2. ACCEPTANCE OF DONATIONS. The City Council formally accepts the corporate grant donation of fifty-three (53) life jackets from the Sea Tow Foundation, alongside all matching personal flotation devices collected via the civic drive organized by the Jeep Community.

SECTION 3. AUTHORIZATION OF EXPENDITURE. The City Council hereby authorizes a one-time, unbudgeted expenditure not to exceed \$4,000.00 from the Beach Fund, utilizing the remaining balance of GL Account 7605 (Booth Repairs). These funds shall be strictly allocated as follows:

1. Not to exceed \$3,000.00 for the direct procurement of seventeen (17) emergency throwable life rings (comprising 4 encased units and 13 open-bracket units) and mounting hardware.
2. Not to exceed \$1,000.00 for the procurement of raw materials, lumber, and hardware required for the construction and secure placement of wearable life vest storage and loaner stations.

SECTION 4. OPERATIONAL ASSIGNMENT. The Beach & Parks Department, under the administrative oversight of the Beach & Parks Director, is assigned ongoing operational responsibility for the fabrication, field installation, weekly asset inventory management, and seasonal maintenance of all safety assets deployed under this program.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption by the City Council.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2026.

APPROVED: _____

Marsha Hines, Mayor, Village of Surfside Beach

ATTEST: _____

William W. Cox, MPA, CPM, City Administrator / Interim City Secretary



Sea Tow Foundation™ Life Jacket Loaner Program – AWARD OF LIFE JACKETS 2026 Terms & Conditions

Please take the time to read thoroughly as this includes details about the requirements to comply with the grant, should your organization be awarded life jackets.

By electronically signing the Terms and Conditions, your group agrees to:

1. Properly prepare the life jackets before use. Sea Tow Foundation makes no representation as to the serviceability of the life jackets upon delivery to your group. Read and remove any attached pamphlets from each life jacket before adding them to the loaner station or providing them to be borrowed. Agree to follow all life jacket manufacturer requirements or recommendations and not to glue, sew, staple, iron-on, or attach anything to the life jackets that will void their warranty. Agree to use a permanent marker to write the name of your group and contact phone number or other identifying details anywhere on the life jackets for easy return.

2. Monitor, inspect and count the life jackets on a regular basis during May-September 2026. Inspecting the life jackets includes, but is not limited to, looking for tears, broken straps or buckles or anything that would make it unserviceable per manufacturer instructions. If any life jacket is damaged and/or unserviceable, you are obligated to immediately remove it from use. If you are uncertain about a life jacket's condition, you must remove it from use. It is your sole responsibility to act or appoint an appropriate individual on behalf of your group to do this task.

3. Submit 3 monthly count reports between May-September 2026 for each station that uses grant-funded life jackets.

Monthly Report 1: submit during the first month the new life jackets are being used.

Monthly Report 2: submit anytime between June and July.

Monthly Report 3: Submit anytime between August and September, or when the station closes for the season, whichever comes first.

Your Monthly Count Form link will be emailed to your group. You must submit using the online form, no other format will be accepted.

4. Submit 1 final life jacket program report by October 1, 2026. This report asks for additional details about your entire life jacket loaner program and how the life jackets were used; whether there were any problems encountered, asks for a final inventory count of life jackets, and other pertinent information.

Your Final Program Report link will be emailed to your group. You must submit using the online form, no other format will be accepted.

5. Submit a one-year life jacket program report by July 31, 2027. This report asks for any updates since submitting the Final Program Report and other general questions. Your One-Year Program Report link will be emailed to your group. You must submit using the online form, no other format will be accepted.

6. Submit* photos of the life jacket loaner stand or station including all signage. Upload with your Monthly Reports, Final Program Report, One-Year Program Report, or upload them using your smartphone to <https://www.dropbox.com/request/2sOWLhc5bvZ5PADA0tfw>. When uploading, please provide the name of your group and your name. If any photo includes people, a Model Release Form is required and can be found here <https://www.boatingsafety.com/page/model-release/>.

*Permission and Rights Granted: By submitting a photo or photos, I agree that the Sea Tow Foundation and Sea Tow Services International, Inc. including its privities, licensees, franchisees and assigns, may use the photo(s) in any media (now or hereinafter created, including electronic) and for any purpose (except pornographic) including, advertising and/or trade purposes, promotion, marketing and packaging of any product or service, singly or in combination with any other text, graphics or images, and that the images may be cropped, altered or modified, all without recourse.

7. Do NOT give away, list as prizes or incentives, sell, or exchange the grant-funded life jackets for other products or services including other life jackets. All uses other than in this Life Jacket Loaner program are strictly prohibited.

8. Secure approval of the life jacket loaner stand placement, if required. Approval may be required by the municipality, business owner, landowner, or department overseeing the location. Securing this approval is the responsibility of the group hosting the loaner stand, however guidance or supporting materials can be provided by the Sea Tow Foundation upon request.

9. Make the Sea Tow Foundation grant-funded life jackets available for the general public to borrow at no charge. Agree to provide a contact phone number and location information to be shared on the Sea Tow Foundation online map for the location of your loaner station(s).

10. Accept any donated life jackets that are new or gently used and are in serviceable condition. These may be donated by individuals or businesses in your area to add to your inventory. They are to be inspected for serviceability prior to adding them to your loaner program. If any life jacket is damaged and/or unserviceable, immediately remove it from use.

11. Contact the Sea Tow Foundation immediately if any life jacket is credited with saving a life. Email details to info@boatingsafety.com or call (888) 276-7691.

12. Request approval to make any modifications to the Sea Tow Foundation signage or digital artwork. This includes adding any additional information, including decals, images, host name, logos or similar onto existing signage. Email details to info@boatingsafety.com or call (888) 276-7691 to obtain approval.

13. Notify the Sea Tow Foundation of any Primary Contact changes.

14. Notify the Sea Tow Foundation of any loaner station location changes or closures.

15. Notify the Sea Tow Foundation if your group closes your entire life jacket loaner program. Agree to return all grant-funded life jackets, at your expense, to the Sea Tow Foundation as directed by the Sea Tow Foundation staff.

16. Indemnification. To the fullest extent permitted by law, your group shall indemnify, hold harmless, and defend Sea Tow Foundation, and its officers, directors, employees, agents, affiliates, successors, and permitted assigns (collectively, "Indemnified Party") from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including, but not limited to, reasonable attorneys' fees and costs that are incurred by Indemnified Party arising out of or related to any claim in connection with or referable to the Sea Tow Foundation's Life Jacket Loaner Program.

About the Sea Tow Foundation

The Sea Tow Foundation is a non-profit, 501 (c)(3) organization whose mission it is to promote safe boating practices. This project is funded by the Sport Fish Restoration & Boating Trust Fund, administered by the U.S. Coast Guard. The Federal Award Identification Number for this grant is 70Z02325MO0006706. For additional information on the Sea Tow Foundation or this grant project, please visit our website at www.boatingsafety.com.

VILLAGE OF SURFSIDE BEACH
AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Alderman Zach Parsh / William W. Cox

AGENDA CAPTION:

Discuss and take possible action regarding salary adjustment and conversion to a salaried, exempt status under the Fair Labor Standards Act (FLSA) for the position of Beach & Parks Director, establishing an annual salary range between \$60,000.00 and \$68,000.00 retroactive to May 12, 2026.

EXECUTIVE SUMMARY:

The Beach & Parks Director position is responsible for a broad operations scope within the Village, actively overseeing the maintenance and management of the public beach, municipal parks, city streets, and regulatory signage, alongside associated infrastructure sub-projects. In this capacity, the position commands a large workforce composed of full-time, part-time, and seasonal personnel.

A regional coastal market survey conducted via the Texas Municipal League (TML) indicates that the position's current annual rate (\$48,410.00) sits significantly below market averages for comparable jurisdictions with similar tourism and facility demands (e.g., Port Aransas ranges from \$75,000 to \$95,000; Rockport stands at \$85,363; and Palacios stands at \$88,057).

Maintaining this Director position as a non-exempt, hourly role exposes the Village to ongoing fiscal instability due to seasonal overtime and compensatory time accruals during peak summer months. To resolve this budget liability and stabilize personnel expenditures, administration is proposing that the position be reclassified to a salaried, exempt status under Fair Labor Standards Act (FLSA) guidelines, establishing a fixed annual salary range of \$60,000.00 to \$68,000.00 with no future eligibility for overtime outlays.

FINANCIAL IMPACT:

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Total Estimated Cost:	\$4,500 – \$6,500

Funding Source:	Beach Fund & General Fund
Account Number:	BF Line 7090 / GF Line 5100
If unbudgeted, how will this be funded?	

The adjustment represents a gross annualized increase of \$11,590.00 (at the \$60k floor) to \$19,590.00 (at the \$68k ceiling). It requires no tax increases or current budget reallocations. The pro-rated impact for the remainder of FY26 will be split 50/50 between the Beach Fund and the General Fund, fully backed by verified cash surpluses:

Beach Fund (BF 7090): Requires an allocation of \$2,250.00 to \$3,250.00. This adjusts the line item from \$24,205.00 to a range of \$26,455.00 – \$27,455.00, changing total fund expenses to \$1,521,136.70 – \$1,522,136.70. This increase is supported entirely by the Beach Fund’s FY25 budget surplus of \$994,881.42 (as of September 30, 2025). The Beach Fund’s net FY26 income will safely adjust from \$818,363.52 to \$816,113.52 – \$815,113.52.

General Fund (GF 5100): Requires an allocation of \$2,250.00 to \$3,250.00. This adjusts the line item from \$159,070.13 to a range of \$161,320.13 – \$162,320.13, changing total fund expenses to \$2,103,286.76 – \$2,104,286.76. This increase is supported entirely by the General Fund’s FY25 budget surplus of \$279,976.71 (as of September 30, 2025). The General Fund’s net FY26 income will safely adjust from \$796,700.52 to \$794,450.52 – \$793,450.52.

OPERATIONAL IMPACT:

Converting this position to a salaried, exempt status stabilizes personnel budgeting within the Beach and Parks Department by eliminating seasonal supervisor overtime costs. Operationally, it secures a competent director, protecting the Village from the risks and recruiting costs of a leadership vacancy as the municipality enters its highest-volume operations season.

LEGAL / POLICY REVIEW:

Reclassifying an employee from non-exempt hourly to salaried-exempt must comply with FLSA guidelines. The director-level supervisory duties, hiring/firing authority over seasonal staff, and operational oversight of municipal assets cleanly satisfy the executive and administrative exemption criteria under federal labor standards.

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

Option 1: Approve the salary adjustment and conversion to salaried, exempt status for the Beach & Parks Director, establishing an annual salary within the proposed range, retroactive to May 12, 2026.

Option 2: Approve the conversion to exempt status but modify the salary range parameters.

Option 3: Deny the adjustment and maintain the current non-exempt hourly compensation rate.

STAFF RECOMMENDATION:

Staff recommends Option 1. Transitioning the position to an FLSA-exempt status eliminates compounding overtime liabilities, while correcting a severe market disparity to retain a proven, vital operations director.

REQUIRED ATTACHMENTS:

1. Coastal Texas Municipal Operations Salary Survey (TML Data Excerpt).
2. Historical Employee Rate Form (Toby J. Bolinger - October 2025).
3. Village of Surfside Beach Administrative Organizational Chart.



EMPLOYEE RATE INCREASE FORM

EMPLOYEE

NAME: TOBY J. BOLINGER

SOCIAL SECURITY: [REDACTED]

DATE OF HIRE: August 26, 2024

EFFECTIVE DATE OF INCREASE: October 6, 2025

CURRENT RATE OF PAY: \$ 47,000.00

PERCENT RATE INCREASE: \$ 1,410.00

RATE OF PAY INCREASE \$ 48,410.00

EFFECTIVE PAYROLL DATE: October 6, 2025

REASON FOR INCREASE REQUEST:

Council Approved a 3% COLA raise in the meeting on September 10, 2025

Department: SUPERVISOR OF PARKS/BEACH

EMPLOYEE SIGNATURE: _____

DATE: October 14, 2025

DIRECTOR SIGNATURE: _____

DATE: October 14, 2025

FINANCE/ SIGNATURE: _____

DATE: October 14, 2025

MAYOR SIGNATURE: _____

DATE: October 14, 2025

Finance Department Review/Comments

The salary adjustment will be split 50/50 between Beach Fund and General Fund as follows:

BF 7090: \$2250 - \$3250

From \$24,205 to \$26,455 - \$27,455

Increasing the total expenses to \$1,521,136.70-\$1,522,136.70.

The increase in salary would be supported by the FY25 budget surplus of \$994,881.42 as of September 30, 2025.

The Beach Fund net FY26 income would change from \$818,363.52 to \$816,113.52 - \$815,113.52.

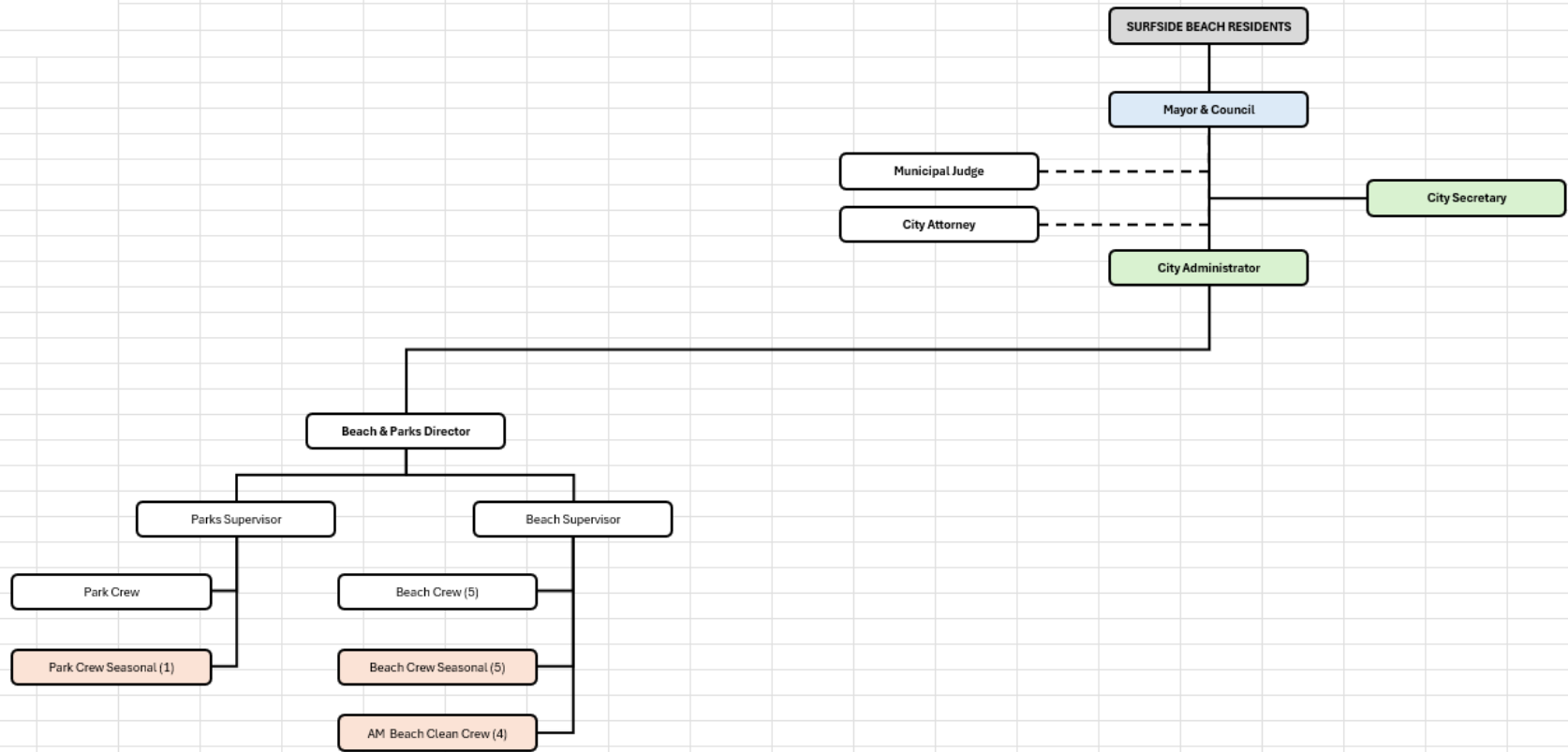
GF 5100: \$2250 - \$3250

From \$159,070.13 to \$161,320.13 - \$162,320.13

Increasing the total expenses to \$2,103,286.76 - \$2,104,286.76.

The increase in salary would be supported by the FY25 budget surplus of \$279,976.71 as of September 30, 2025.

The General Fund net FY26 income would change from \$796,700.52 to \$794,450.52 - \$793,450.52



Coastal Texas Parks & Operations Salary Survey (Pop. < 10,000)

City & Population	Position Title	Starting Salary / Range	Operations Scope	Typical Requirements
Aransas Pass <i>Pop. ~8,000</i>	Senior Parks and Recreation Manager	\$50,000 – \$62,000	Parks, facilities, and municipal grounds. Often coordinates with Public Works on street/ROW maintenance.	Bachelor's degree in Parks/Recreation or related field; 5-7 years of municipal management experience.
Port Aransas <i>Pop. ~3,400</i>	Parks & Recreation Director	\$75,000 – \$95,000	Extensive focus on beach operations, nature preserves, municipal parks, and tourist facilities.	Bachelor's degree; CPRP (Certified Park and Recreation Professional) preferred; strong background in coastal/tourist management.
Palacios <i>Pop. ~4,500</i>	Public Works / Parks Director	\$88,057	Oversees municipal parks, waterfront/seawall maintenance, streets, and general infrastructure.	High School diploma/GED with extensive supervisory experience in municipal operations; CDL preferred.
Rockport <i>Pop. ~10k</i>	Parks & Rec Director	\$85,363	Manages extensive waterfront parks, community pool, and beach park facilities.	Bachelor's degree in a related field; 5+ years of progressive leadership in parks administration.

Sources:

TML Salary Survey

<https://salarysurvey.tml.org/>

Port Aransas

<https://cityofportaransas.org/wp-content/uploads/2025/10/Fiscal-Year-2025-2026-Budget-10-6-2025.pdf>

Rockport

<https://salarysurvey.tml.org/results?search%5Bcity%5D=Rockport&search%5Bsubmit%5D=&search%5Btype%5D=city>

Aransas Pass

<https://aptx.gov/DocumentCenter/View/2920/Adopted-FY-2025-2026-Budget-Book>

<https://aptx.gov/Jobs.aspx?Uniqueld=98&From=All&CommunityJobs=False&JobID=Senior-Parks-and-Recreation-Manager-206>

Palacios

<https://www.cityofpalacios.org/sites/g/files/vyhlf10161/files/media/financial-accounting/file/3756/2025-T-10%20Budget%20Ordinance.pdf>

<https://govsalaries.com/adams-ryan-204071256>

VILLAGE OF SURFSIDE BEACH

AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Alderwoman Peggy Llewellyn

AGENDA CAPTION:

Discuss, consider, and take possible action regarding a resolution to cap and adjust the property tax rate for the 2025–2026 fiscal year to the No-New-Revenue (NNR) tax rate of \$0.2808 per \$100 valuation, representing a total budget revenue reduction of \$66,914, to ensure compliance with Texas Local Government Code Chapter 103

EXECUTIVE SUMMARY:

The following information was provided by Alderwoman Llewellyn. Staff has not verified any of the information at the time of the posting:

This memorandum provides the necessary background and statutory justification for capping the 2025–2026 fiscal year property tax rate at the No-New-Revenue (NNR) rate of \$0.2808 per \$100 valuation.

Due to the city’s ongoing noncompliance with mandatory state financial auditing timelines, Texas law strips the municipality of its authority to adopt a tax rate higher than the NNR rate. Adopting this rate will result in a \$66,914 reduction in projected property tax revenues compared to the previously proposed rate.

Crucially, the city's current financial position indicates that this mandated rollback can be absorbed without jeopardizing municipal services. According to the May financial report presented to council, the City General Fund is currently operating at a healthy surplus of \$931,669. This surplus provides an ample buffer to absorb the required \$66,914 revenue adjustment while keeping the city aligned with state law.

FINANCIAL IMPACT:

The \$66,914 rollback represents only about 7% of our current General Fund surplus. The city is in an excellent position to comply with the state-mandated tax cap without facing an operational or budgetary crisis.

Has Finance Department Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Total Estimated Cost:	
Funding Source:	
Account Number:	
If unbudgeted, how will this be funded?	

OPERATIONAL IMPACT:

Not Provided

LEGAL / POLICY REVIEW:

During the 88th Legislative Session, the Texas Legislature passed Senate Bill 1851, which amended Texas Local Government Code Chapter 103 regarding municipal financial reporting.

The Law: Texas Local Government Code § 103.003 requires all municipalities to complete an annual financial audit and file it, along with the auditor's opinion, with the City Secretary within 180 days of the end of the fiscal year.

The Penalty for Noncompliance: Under the enforcement mechanisms enacted by SB 1851, if a municipality fails to submit its annual financial audit by the statutory deadline, it is prohibited by state law from adopting a property tax rate that exceeds the No-New-Revenue tax rate for the subsequent fiscal year.

Timeline of Local Noncompliance

The city's financial reporting timeline is currently in direct violation of Chapter 103 parameters:

September 30, 2024: Close of the 2023–2024 fiscal year.

March 31, 2025: Statutory 180-day deadline for the 2024 financial audit to be completed and formally submitted to the City Secretary. The audit was not submitted by this date.

Present Day (May/June 2026): As of the May City Council meeting, the 2024 annual financial audit has still not been finalized or submitted to the City Secretary, the City Council, or the State of Texas.

Because the city remains in an un-audited state more than a year past the statutory deadline, the city has lost its legal authority to levy a tax rate higher than the NNR rate.

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
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Ordinance Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

RECOMMENDATION:

To maintain proactive regulatory compliance, protect the city from state-level enforcement actions, and remain transparent with our taxpayers, it is recommended that the City Council explicitly anchor the 2025–2026 budget framework around the \$0.2808 No-New-Revenue rate constraint.

City administration and financial staff should utilize the existing \$931,669 surplus to balance the \$66,914 revenue reduction, and prioritize the immediate completion of the delinquent 2024 financial audit to restore the city's regular statutory standing.

REQUIRED ATTACHMENTS:

1. Agenda Item request from Alderwoman Llewellyn

From: Peggy Llewellyn
Sent: Sunday, May 31, 2026 1:17 PM
To: Marsha Hines; William Cox
Subject: Agenda Item

I would like you to consider adding the following agenda item to June Agenda:

Discuss, consider, and take formal action regarding a resolution to cap and adjust the property tax rate for the 2025–2026 fiscal year to the No-New-Revenue (NNR) tax rate of \$0.2808 per \$100 valuation, representing a total budget revenue reduction of \$66,914, to ensure strict compliance with Texas Local Government Code Chapter 103 (SB 1851) regarding the mandatory completion and filing of the annual financial audit with the City Secretary, City Council and appropriate state agencies.

SUBJECT: Background Information & Statutory Compliance for Agenda Item: 2025–2026 Property Tax Rate Limitation

1. Executive Summary

This memorandum provides the necessary background and statutory justification for capping the 2025–2026 fiscal year property tax rate at the No-New-Revenue (NNR) rate of \$0.2808 per \$100 valuation.

Due to the city’s ongoing noncompliance with mandatory state financial auditing timelines, Texas law strips the municipality of its authority to adopt a tax rate higher than the NNR rate.

Adopting this rate will result in a \$66,914 reduction in projected property tax revenues compared to the previously proposed rate. Crucially, the city's current financial position indicates that this mandated rollback can be absorbed without jeopardizing municipal services. According to the May financial report presented to council, the City General Fund is currently operating at a healthy surplus of \$931,669. This surplus provides an ample buffer to absorb the required \$66,914 revenue adjustment while keeping the city aligned with state law.

2. Statutory Authority & Legal Requirements

During the 88th Legislative Session, the Texas Legislature passed Senate Bill 1851, which amended Texas Local Government Code Chapter 103 regarding municipal financial reporting.

- The Law: Texas Local Government Code § 103.003 requires all municipalities to complete an annual financial audit and file it, along with the auditor's opinion, with the City Secretary within 180 days of the end of the fiscal year.**
- The Penalty for Noncompliance: Under the enforcement mechanisms enacted by SB 1851, if a municipality fails to submit its annual financial audit by the statutory deadline, it is prohibited by state law from adopting a property tax rate that exceeds the No-New-Revenue tax rate for the subsequent fiscal year.**

3. Timeline of Local Noncompliance

The city's financial reporting timeline is currently in direct violation of Chapter 103 parameters:

- September 30, 2024: Close of the 2023–2024 fiscal year.**
- March 31, 2025: Statutory 180-day deadline for the 2024 financial audit to be completed and formally submitted to the City Secretary. The audit was not submitted by this date.**
- Present Day (May/June 2026): As of the May City Council meeting, the 2024 annual financial audit has still not been finalized or submitted to the City Secretary, the City Council, or the State of Texas.**

Because the city remains in an un-audited state more than a year past the statutory deadline, the city has lost its legal authority to levy a tax rate higher than the NNR rate.

4. Financial and Fiscal Impact Analysis

The \$66,914 rollback represents only about 7% of our current General Fund surplus. The city is in an excellent position to comply with the state-mandated tax cap without facing an operational or budgetary crisis.

5. Recommendation

To maintain proactive regulatory compliance, protect the city from state-level enforcement actions, and remain transparent with our taxpayers, it is recommended that the City Council explicitly anchor the 2025–2026 budget framework around the \$0.2808 No-New-Revenue rate constraint.

City administration and financial staff should utilize the existing \$931,669 surplus to balance the \$66,914 revenue reduction, and prioritize the immediate completion of the delinquent 2024 financial audit to restore the city's regular statutory standing.

Peggy Power Llewellyn
City Councilwoman
Village of Surfside Beach

VILLAGE OF SURFSIDE BEACH

AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration and Finance Department

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: Christie Briones, Finance Director

AGENDA CAPTION:

Discussion, consideration, and possible action to adopt a Resolution approving the terms of the Interlocal Repayment Agreement between the City of Freeport and the Village of Surfside Beach concerning the recovery of \$651,641.41 in overbilled potable water charges; authorizing the Mayor and City Secretary to execute the final contract; and establishing banking registry controls for the collection of funds.

EXECUTIVE SUMMARY:

In late 2024, an internal review revealed an historical utility rate discrepancy stemming from an error. For just over two years, the City of Freeport mistakenly charged Surfside Beach its standard master fee schedule rate rather than the lower, capped rate contractually mandated by the cities' master Interlocal Agreement (ILA) for potable water supply. This clerical error caused Surfside Beach to unknowingly overpay a cumulative total of \$651,641.41.

On March 2026, the Surfside Village Council directed staff to propose a structured repayment settlement to the City of Freeport.

The City of Freeport has acted in good faith. On May 11, 2026, the Freeport City Council officially convened a special meeting, passed Resolution No. 2026-3043, and fully executed the final Interlocal Repayment Agreement incorporating Surfside Beach requested terms.

To finalize this matter, dissolve old known or unknown claims relating specifically to this historical overbilling billing error and trigger the mandatory initial release of cash reserves from Freeport, the Surfside Beach Council must pass a corresponding mirror resolution authorizing the Mayor's signature on the final contract.

FINANCIAL IMPACT:

\$651,641.41 plus 3.6806% per annum compounding interest on the remaining balance. Following the initial 50% cash injection of \$325,820.71, Surfside will receive annual guaranteed principal installments of \$100,000 plus accrued interest every subsequent year on or before September 30, until maturity, with the first installment due on or before September 30, 2027.

Has Finance Department Reviewed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Total Estimated Cost:	\$325,820.71
Funding Source:	NA
Account Number:	Utility Fund / Water System Fund Operating Revenue
If unbudgeted, how will this be funded?	

OPERATIONAL IMPACT:

Upon approval of the resolution and final signature execution, the initial cash payment of \$325,820.71 must be wired or delivered by the City of Freeport within ten (10) business days.

The Finance Director will establish a unique general ledger registry mapping to cleanly separate this one-time back-billing utility recovery windfall from ordinary monthly system service revenue. This injection heavily stabilizes municipal water utility capital cash reserves ahead of late summer hurricane infrastructure vulnerabilities.

LEGAL / POLICY REVIEW:

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

1. Adopt the Resolution as presented, approving the execution of the contract to begin recovery of the \$651,641.41 utility overpayment under the negotiated terms, triggering the immediate \$325,820.71 cash infusion.
2. Decline the Resolution and request an alternative payment structure, delaying fund recovery and defaulting on negotiated terms previously signaled to the City of Freeport.

STAFF RECOMMENDATION:

Staff strongly recommends Option 1. The settlement completely mirrors the exact terms authorized by the Council on March 10, 2026, preserves positive regional relations, and brings immediate financial liquid strength to the Surfside Beach Water Utility System without litigation costs.

REQUIRED ATTACHMENTS:

1. Proposed Municipal Resolution No. 2026-06-____
2. Fully executed copy of the ILA Repayment Agreement signed by Freeport Officials (Dated May 11, 2026)
3. Certified copy of Freeport Resolution No. 2026-3043 and Meeting Minutes

RESOLUTION NO. 2026-06-_____

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, MAKING SPECIFIC FINDINGS OF FACT AND APPROVING THE TERMS OF AN INTERLOCAL REPAYMENT AGREEMENT BETWEEN THE CITY OF FREEPORT, TEXAS, AND THE VILLAGE OF SURFSIDE BEACH, TEXAS, FOR THE RECOVERY AND REPAYMENT OF \$651,641.41 IN OVERBILLED POTABLE WATER UTILITY CHARGES PURSUANT TO CHAPTER 791 OF THE TEXAS GOVERNMENT CODE; AUTHORIZING THE MAYOR AND THE INTERIM CITY SECRETARY TO EXECUTE SAID AGREEMENT; SPECIFYING ACCOUNT RECEIVABLE HANDLING FOR ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Surfside Beach ("Surfside") and the City of Freeport ("Freeport") are authorized under Chapter 791 of the Texas Government Code to contract with one another to perform governmental functions and services, including the shared wholesale procurement of potable water utility assets; and

WHEREAS, an historical clerical utility error within Freeport's master billing apparatus resulted in Surfside overpaying for potable wholesale water services over a standard lookback timeframe spanning just over two years, creating an accumulated overpayment credit belonging to Surfside totaling \$651,641.41; and

WHEREAS, both municipalities have independently verified, audited, and mutually agreed that the exact sum of \$651,641.41 is the full, fair, and total sum legally owed to the Village of Surfside Beach, with zero further operational contract defaults remaining between the parties; and

WHEREAS, on March 2026, the Surfside Beach Council evaluated options and authorized a structured settlement path requesting a portion of the overbilled funds up front and the remaining balance distributed via predictable annual installments carrying interest; and

WHEREAS, the City Council of Freeport formally approved the corresponding Interlocal Repayment Agreement through the passage of Freeport Resolution No. 2026-3043 on May 11, 2026, thereby establishing the precise mechanics for legal finalization; and

WHEREAS, the Village Council finds that entering into this agreement secures significant infrastructure cash reserves, protects public utility system liquidity, and preserves the general health, welfare, and fiscal safety of the citizens of the Village of Surfside Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, THAT:

SECTION 1. ADOPTION OF RECITALS AND FINDINGS.

The Village Council hereby finds that the facts, declarations, and recitations set forth in the preamble of this resolution are completely true and correct and are fully adopted, ratified, and incorporated as structural findings of fact by the governing body.

SECTION 2. APPROVAL OF INTERLOCAL AGREEMENT TERMS.

The Village Council hereby formally approves the final terms of the *Agreement Between the City of Freeport and the Village of Surfside Beach - Repayment of Water Overbilling*, providing for the recovery of \$651,641.41 under the following explicit criteria:

1. **Initial Cash Infusion:** Freeport shall deliver to Surfside the cash sum of \$325,820.71 (50% of total balance) within ten (10) business days of the full execution of the agreement.
2. **Amortized Balance & Yield:** The remaining principal balance shall carry a fixed interest rate of 3.6806% per annum.
3. **Installment Remittance:** Repayment of the remaining balance shall occur in fixed principal installments of \$100,000.00 plus accumulated accrued interest, due on or before September 30 of each consecutive fiscal year, beginning September 30, 2027, until maturity.
4. **Prepayment Latitude:** Surfside preserves the right to accept early penalty-free prepayments from Freeport, which shall immediately cease interest accrual on that specific principal percentage.

SECTION 3. AUTHORIZATION TO EXECUTE.

The Mayor of the Village of Surfside Beach is hereby authorized and directed to execute the final contract on behalf of the Village, and the Interim City Secretary is authorized to attest the Mayor's signature and affix the formal city seal to duplicate originals of the agreement.

SECTION 4. ACCOUNTING REGISTER MANIFEST.

The City Administrator and Finance Director are directed to record the returned funds within specialized ledger segments of the Utility Fund to maintain separation from routine base system operational revenues.

SECTION 5. MUTUAL CLAIMS RELEASE.

Effective upon the full execution of the contract and receipt of initial consideration, Surfside formally discharges and releases Freeport from further retrospective utility claims stemming solely from this historical lookup rate overbilling error, while preserving full statutory rights to enforce compliance under this new Repayment Agreement.

SECTION 6. EFFECTIVE DATE.

This Resolution shall take effect immediately from and after its final passage and adoption by the Village Council in accordance with local governance policies.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2026.

APPROVED: _____

Marsha Hines, Mayor, Village of Surfside Beach

ATTEST: _____

William W. Cox, MPA, CPM, City Administrator / Interim City Secretary

**AGREEMENT BETWEEN THE CITY OF FREEPORT AND THE VILLAGE OF
SURFSIDE BEACH – REPAYMENT OF WATER OVERBILLING**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This agreement and made and entered into this the 11th day of May, 2026, by and between the City of Freeport, Brazoria County, Texas, an incorporated home rule municipality (hereinafter "Freeport") and the Village of Surfside Beach, Brazoria County, Texas, an incorporated Type A general law city (hereinafter "Surfside"); whereby in consideration of the mutual covenants and stipulations contained herein, the parties to this agreement, mutually agree to the following:

WHEREAS, the City of Freeport (hereinafter "Freeport") and the Village of Surfside Beach (hereinafter "Surfside") are authorized under Chapter 791 of the Texas Government Code to enter into contracts with one another for governmental functions and services; and

WHEREAS, Freeport and Surfside entered into an Interlocal Agreement wherein Freeport agreed to supply potable water to Surfside and Surfside agreed to purchase said potable water from Freeport; and

WHEREAS, during the course of transactions between the cities under the above agreement, Surfside was overbilled and overpaid to Freeport a sum of \$651,641.41. The purpose of this Interlocal Agreement is set forth a payment schedule for Freeport to repay Surfside the overbilled sum of \$651,641.41; and

WHEREAS, the cities have independently confirmed and agree that the sum of \$651,641.41 is the full and total sum owed to Surfside under the terms of the Interlocal Agreement to sell and purchase water between the parties; and

WHEREAS, the cities agree that there are no further defaults or sums owing by either city under the Interlocal Agreement to sell and purchase water between the parties and said Interlocal Agreement remains in full force and effect; and

WHEREAS, both Cities find that the subject of this Agreement is necessary to preserve the health and welfare of the Public and that each party has the legal authority to enter into this Agreement. Further, that both parties have the legal authority to perform the governmental and service functions required by this Agreement; and

WHEREAS, all legal conditions precedent have occurred prior to the execution of this Agreement, including approval by the city councils of each respective party, after public notice and hearing, and compliance with the Texas Open Meetings Act; and

WHEREAS, both Cities find that performance under this Agreement is in the common interest of both parties and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the City of Freeport and the Village of Surfside Beach, pursuant to Chapter 791 of the Texas Government Code, each acting through their respective governing bodies, and consideration of the value and mutual promises made herein, do hereby enter into this Agreement for Payment of Overbilled Water Charges as set forth below:

ARTICLE 1 - RECITALS

All recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made part of this Agreement.

ARTICLE 2 – TERMS OF PAYMENT

The terms payment are set forth as follows:

- a. Freeport agrees to pay to Surfside the sum of Six Hundred Fifty-One Thousand, Six Hundred Forty-One and 41/100 Dollars (\$651,641.41) together with interest thereon from the date hereof until maturity date at the rate of 3.6806% per annum.
- b. The principal and accrued interest shall be paid as follows:
 - 1) Three Hundred Twenty-Five Thousand, Eight Hundred Twenty and 71/100 Dollars (\$325,820.71) shall be paid within 10 business days of the execution of this Agreement;
 - 2) The remaining balance shall be paid in annual installments of One Hundred Thousand and 00/100 Dollars (\$100,000) on or before the September 30 of each subsequent year with the first payment being due and payable on or before September 30, 2027.
 - 3) The final installment shall include all remaining principal and accrued interest.
- c. This debt may be prepaid in whole or in part at any time without penalty. Interest will cease to accrue on any prepaid principal.

ARTICLE 3 – RELEASE

Effective upon the full execution of this Agreement, Surfside releases, acquits, and forever discharges Freeport, of and from any and all known and unknown claims, causes of action, demands, damages, remedies, debts, contracts, costs, expenses, losses, and any other claims or causes of action that they have, may have, or ever had arising from or relating to the above referenced Interlocal Agreement to sell and purchase water between the parties except any obligations arising under this Agreement.

ARTICLE 4 - AMENDMENTS

Any amendment to this Agreement shall be made in writing and on the approval of the governing body of each City.

ARTICLE 5 - RESOLUTION OF CONFLICTS

If any difference or dispute shall arise between the cities relating to the performance of this Agreement, the cities shall follow the dispute resolution process contained in the original Interlocal Agreement to sell and purchase water between the parties.

ARTICLE 6 - MISCELLANEOUS

Venue and Choice of Law: Venue for any lawsuit involving this Agreement shall be in Brazoria County, Texas and is governed by the Laws of the State of Texas.

Entire Agreement: This Agreement and the attached Exhibit A constitutes the entire Agreement and all negotiations and understandings between the parties regarding the sharing of contracted services are contained herein. The terms and conditions of this Agreement specifically replace, and supersede any prior discussions, terms, documents, correspondence, conversations or other written or oral understanding not contained herein or specifically adopted by reference to the nature of this Agreement.

Exhibits: All exhibits related to this Agreement and attached hereto are incorporated into this Agreement.

Notice: Any Notice or invoice required or permitted to be given under this Agreement must be in writing and shall be effective upon receipt at the address of the addressee. For the purposes of Notice the addresses of the parties shall be as follows:

If to Freeport:	City of Freeport Attn: Dr. Danielle Kelly – City Manager 1201 N. Avenue H Freeport, Texas 77541
-----------------	--

If to Surfside:

Village of Surfside Beach

Attn: _____

1304 Monument Dr.

Surfside Beach, Texas 77541

Severability: If any term, provision, covenant or condition of this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining portions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, invalidated or voided.

Assignment: The parties shall not assign, transfer or any encumber any right or interest in this agreement, in whole or in part, without prior written approval by the Governing Body of both parties.

Gender: Words of any gender used in this Agreement shall be held and construed to include any other gender and words in the singular number shall be held to include the plural, and vice versa unless the context require otherwise.

Multiple copies: This Agreement may be executed in multiple counterparts each of which constitute an original.

Article and Section Headings: The Article and Section Headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this agreement.

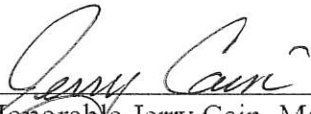
ARTICLE 7 - ADOPTION AND EFFECTIVE DATE

This Agreement shall become effective on the 11 day of May, 2026, after each of the parties hereto have passed, approved and adopted a resolution passed by the governing bodies of each City, specifically agreement to the terms within this Agreement, and further directing the Mayor and City Secretary to sign this Agreement on behalf of their respective City.

Further, that upon execution of this Agreement in duplicate originals, certificates of posting this Agreement was discussed or action taken upon this Agreement be attached as Exhibits to this Agreement.

- EXHIBIT "A" Certificates of Agenda Posting; Freeport Council Meetings.
- EXHIBIT "B" Certified copies of Minutes of Freeport City Council.
- EXHIBIT "C" Certified copy of Resolution authorizing adoption of Agreement by Freeport City Council.
- EXHIBIT "D" Certificates of Agenda Posting; Surfside Council Meetings.
- EXHIBIT "E" Certified copies of Minutes of Surfside City Council.
- EXHIBIT "F" Certified copy of Resolution authorizing adoption of Agreement by Surfside City Council.

Mutually agreed and executed this 11 day of May, 2026.



The Honorable Jerry Cain, Mayor
City of Freeport, Texas

The Honorable , Zach Parsch, Mayor
Village of Surfside Beach, Texas

ATTEST:



Clarisa Fernandez, City Secretary

Shirley Sharrock-Archuleta, City Secretary

THE CITY OF



FREEPORT

1201 North Ave. H • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867

Jerry Cain
Mayor

Dr. Danielle Kelly
City Manager

STATE OF TEXAS }
COUNTY OF BRAZORIA }
CITY OF FREEPORT, TEXAS }

CERTIFICATE TO COPY OF
SPECIAL MEETING AGENDA-
MAY 11, 2026

I hereby certify, in the performance of the functions of my office, that the instrument to which this statement is appended, consisting of four (4) pages, is a full, true and correct copy of Special Meeting Agenda-May 11, 2026 as the same appears of record in my office and that said document is an official record from the public office of the City Secretary of the City of Freeport, Brazoria County, State of Texas, and is kept in said office. I further certify that I am the City Secretary of the City of Freeport, Texas, that I am a lawful possessor and keeper, and that I have legal custody of the records in said office.

In witness whereof, I have hereunto set my hand and affixed the official seal of said office, this 12TH day of May, 2026.

Clarisa Fernandez,
City Secretary
City of Freeport, Brazoria County, Texas





City of Freeport
Special Meeting and/or Executive Session Agenda

This meeting will be live streamed via YouTube Live and may be accessed on the City of Freeport Facebook page: <https://www.facebook.com/freeportexas> or by visiting <https://www.youtube.com/@cityoffreeporttx8375/streams>

Monday, May 11, 2026, 6:00 PM | Council Chamber | 430 North Brazosport Blvd., Freeport, Texas 77541

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Freeport City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Freeport City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that cell phones be turned off or set to vibrate. Members of the audience are requested to step outside to conduct a phone conversation. The Council Chamber is wheelchair accessible and special parking is available outside the building. If special accommodation is required, please contact the City Secretary a minimum of 72 hours in advance at 979-233-3526.

1: Call to Order:

- 1A. Call to Order - Jerry Cain, Mayor
- 1B. Invocation - Councilman
- 1C. Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.
- 1D. Matters Subsequent to Posting.
- 1E. Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes to make your comments regardless of the number of agenda items to be addressed.

2: Proclamations - Presentations and Updates

- 2A. Recognition and Appreciation of outgoing Councilmembers for their service to the City
- Dr. Danielle Kelly, City Manager

3: Business

- 3A. Consideration and possible action approving Ordinance No. 2026-2764 canvassing the returns and declaring the results of the May 2, 2026 election.(Clarisa Fernandez)

- 3B. Consideration and possible action approving Ordinance No. 2026-2765 canvassing the returns and declaring the results of the May 2, 2026 Charter Election.(Clarisa Fernandez)
- 3C. Administer Oath of Office to newly elected Council Members for Ward A and Ward C and sign the required affidavits.(Dr. Danielle Kelly)
- 3D. Consideration and possible action of selecting a Mayor Pro Tem.(Dr. Danielle Kelly)

4: Proclamations - Presentations and Updates

- 4A. Presentation of Completed Golf Course Bathroom Renovations - Brian Dybala, Golf Course Director
- 4B. Proclamation of the City of Freeport declaring May 3-9, 2026 as National Jailer and Correctional Officer Appreciation Week - Mayor Cain
- 4C. Proclamation of the City of Freeport declaring May 11-16, 2026 as National Police Officer Week - Mayor Cain
- 4D. Upcoming Events -
Senior Citizens Commission Trip, May 15, Rosenberg

5: Consent Agenda:

- 5A. Action regarding Minutes, April 15, 2026 and April 20, 2026 - Clarisa Fernandez, City Secretary
- 5B. Action approving Road Closures for Fort Velasco Day, Saturday, June 13th, 2026, from 8:30 A.M. – 12:00 P.M - Loretta Caddy, Interim Museum Director
- 5C. Action approving the Quarterly Investment Report for the FY26 Second Quarter, Ending March 31, 2026 - Ashlee Hurst, Finance Director
- 5D. Action approving the iCAT Windstorm Insurance Policy renewal - Ashlee Hurst, Finance Director

6: Business

- 6A. Consideration and possible action approving Individual Project Order No. 2026-04 with Kimley-Horn and Associates, Inc. for preparation of a Texas Water Development Board (TWDB) 2026 Water Supply and Infrastructure Grant (WSIG) Application.(Dr. Danielle Kelly)
- 6B. Consideration and possible action approving Resolution No. 2026-3043 an Agreement with Village of Surfside Beach - Repayment of Water Overbilling.(Dr. Danielle Kelly)
- 6C. Consideration and possible action on the approval of Texas A&M Forest Service Water Tender (Tender/Engine) Grant.(Christopher Motley)

- 6D. Consideration and possible action approving Ordinance No. 2026-2766 Amending Chapter 124, "Short-Term Rental Facilities," by Removing the 200-Foot Density Limitation.(Christopher Duncan)
- 6E. Discuss and take possible action to initiate an investigation of Councilman George Matamoros for LYING UNDER OATH @ trial with EDC, including TAX PAYER FUNDS recovery, administrative misconduct, and the authorization of a criminal referral for allegations of perjury or lying under oath during official proceedings.(Councilman Pena)
- 6F. Discuss and consider possible action regarding a Resolution of Censure against Council Member Jerry Cain for vulgar, inappropriate, sexist, and perverted comments made to a fellow council member regarding a female resident in attendance at a public meeting.(Councilman Pena)

7: Work Session

The City Council may deliberate and make inquiry into any item specifically listed as a Subsection under the itemized Sections A-F below, an item appearing on the City Council agenda for this meeting, on matters related to community events, or on matters that are not within the jurisdiction of the City for consideration by City Council. The City Council may not deliberate on any City matters not specifically disclosed under this Work Session or on this posted City Council Meeting agenda. City Council members and the Mayor always reserve the right to request that a matter be placed on a future agenda for consideration.

- A. Council Ward A announcements and comments.
- B. Council Ward B announcements and comments.
- C. Council Ward C announcements and comments.
- D. Council Ward D announcements and comments.
- E. Mayor announcements and comments.
- F. City Manager announcements and comments.

8: Executive Session

The City Council may take action on any Executive Session item posted. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legal posted agenda item, when the City Council seeks advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- 8A. Executive Session regarding a.) Texas Government Code, Section 551.071 (Consultation with Attorney) 1.) IDA Discussion 2.) Briarwood Property Discussion 3.) TPWD Land Swap 4.) Cause No. 125934-CV 5.) Antonelli's proposal 6.) Recall Election

9: Reconvene into Open Session:

9A. Take any action resulting from Executive Session.

10: Adjournment

10A. Adjournment – Jerry Cain, Mayor

Items not necessarily discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to consult with the city attorney or discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), but cannot vote or take action on any item unless it is set forth above in this agenda. 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the front door of City Hall, with 24 hours a day public access, 1201 North Avenue H., Freeport, Texas, 3 business days prior to meeting. In accordance with Open Meetings Act.

Clarisa Fernandez,
City Secretary, City of Freeport, Texas



THE CITY OF



FREEPORT

1201 North Ave. H • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867

Jerry Cain
Mayor

Dr. Danielle Kelly
City Manager

STATE OF TEXAS	}	CERTIFICATE TO COPY OF
COUNTY OF BRAZORIA	}	MINUTES OF FREEPORT CITY COUNCIL
CITY OF FREEPORT, TEXAS	}	MEETING MAY 11, 2026

I hereby certify, in the performance of the functions of my office, that the instrument to which this statement is appended, consisting of twelve (12) pages, is a full, true and correct copy of Minutes of Freeport City Council Meeting May 11, 2026 as the same appears of record in my office and that said document is an official record from the public office of the City Secretary of the City of Freeport, Brazoria County, State of Texas, and is kept in said office. I further certify that I am the City Secretary of the City of Freeport, Texas, that I am a lawful possessor and keeper, and that I have legal custody of the records in said office.

In witness whereof, I have hereunto set my hand and affixed the official seal of said office, this 2ND day of June, 2026.

Clarisa Fernandez,
City Secretary
City of Freeport, Brazoria County, Texas



State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, May 11, 2026 at 6:00 PM at the Freeport Council Chamber located at 430 North Brazosport Blvd., Freeport Texas for the purpose of considering the following agenda items:

City Council:

- Mayor Jerry Cain
- Councilman Jeff Pena
- Councilman Jarvis Davis
- Councilman George Matamoros
- Councilman Winston Rossow

Newly Elected Council:

- Councilman Larry McDonald for Ward A
- Councilwoman Nicolasa Mireles for Ward C

Staff:

- Danielle M Kelly, DPA, City Manager
- Christopher Duncan, City Attorney
- Clarisa Fernandez, City Secretary
- Ashlee Hurst, Finance Director
- Toby Cohen, IT Director
- Chris Motley, Fire Chief
- Maria Lopez, Main Street Coordinator
- Loretta Caddy, Interim Museum Director
- Nick Meeks, Utility Manager
- Crystal Ruiz, Executive Administrative Assistant
- Robert Johnson, EDC Director
- Corey Brinkman, Police Captain
- Kristy Mercado, Police Detective
- Leonel Organista, Police Department

Visitors:

David McGinty	Onnette Payne
Gary Guerrieri	Mike Payne
Linda Marshall	Rosa Morlan
Manning Rollerson	Zane Morlan
Sam Reyna	Robert Brooks
Pamela Dancy	Thomas Koole
Margaret Bachman	Debbie Brooks
Ron Bachman	Karen Tait
Kenneth Hayes	Carol Parker
Troy Rivers	Mark Parker

Call to Order:

Call to Order - Jerry Cain, Mayor

Mayor Cain called the meeting of the Freeport City Council to order at 6:00P.M. on May 11, 2026, declaring a quorum was present.

Invocation - Councilman

Councilman Rossow led the Invocation.

Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.

Councilman Rossow led the Pledge of Allegiance to the United States and the Pledge of Allegiance to the State of Texas.

Matters Subsequent to Posting.

City Manager Dr. Danielle Kelly stated that there were no matters subsequent to posting.

Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes to make your comments regardless of the number of agenda items to be addressed.

Troy Rivers addressed the council as a citizen, taxpayer, veteran, and an American exercising one of the oldest rights, the right to petition our government and speak publicly about grievances. He rejected remarks made at a prior meeting that he was a plant, stating he is not a plant, he is a citizen. Mr. Rivers spoke about the First Amendment and the historic role of petitions in American life, stating that a petition is not noise and not a political trick, but one of the peaceful tools free people use when government stops listening. He stated that a legally verified petition had come before the council and, as he understood it, council's duty had been ministerial, meaning to follow the process rather than decide whether they liked the petition or the politics behind it. He stated that by refusing to honor that process, the council had taken power away from the people, and warned that when government blocks the lawful voice of the people, serious questions arise. He asked council to remember its oath to the law, the character, and the people of Freeport, Texas.

Rob Giesecke, Chairman of the Port Freeport Commission, thanked the City of Freeport for its support of the Port's recent Take a Child Fishing Tournament. He reported that 395 children signed up, that the weather and participation were excellent, and that many fish were caught and prizes awarded. He said he was so overwhelmed by the support from the city, including council members, law enforcement, city staff, and the parks department, and emphasized that Port Freeport wanted to continue working with the city going forward. He also acknowledged council members rotating off the council and congratulated incoming members.

Carol Parker spoke on behalf of Freeport senior citizens. She promoted the upcoming May 15 senior bus trip, noting that the bus ride, food, and entrance would all be free for seniors age 55 and older, with 12 seats remaining at the time of her remarks. She thanked the EDC for support and encouraged everyone to help fill the bus. She also announced a May 18 bingo event with prizes and a free lunch and thanked staff and Councilman Rossow for their continued support of senior activities.

Pamela Dancy spoke primarily about the recall petition and council's prior handling of it. She said she had removed names and personalities from the issue and looked at whether the process had been done correctly: whether it had enough signatures, whether it was verified, and whether it was certified on time. In her view, that should have been enough. She spoke about what she described as efforts to muddy the waters because council did not like the outcome, and said that the council went against the will of the people. Ms. Dancy also commented on the attire the Mayor wore on Halloween. She spoke about former City Manager Lance Petty saying he was going to shut this city down. She concluded by telling several officials to take accountability and criticized what she viewed as bullying and political targeting.

Maria Lopez, Main Street Coordinator, spoke about the upcoming Stars and Stripes patriotic celebration on July 4 from 9:00 a.m. to 1:00 p.m. in partnership with the Freeport Historical Museum in Historic Downtown Freeport. She described the event as intended to be more than a holiday gathering and said its purpose was to create a meaningful community experience centered on family engagement and downtown revitalization. Activities would include a community bike parade, a most patriotic contest, the Texas 250 traveling exhibit, family-friendly activities, food vendors, music, daytime fireworks, and patriotic programming. She stated that the event aligned strongly with downtown revitalization efforts and was intended to become a signature community tradition. Interim Museum Director Loretta Caddy stated that one of the major highlights of the year's celebration would be the Freeport Historical Museum hosting the Texas 250 traveling exhibit. She explained that the exhibit commemorates the upcoming 250th anniversary of the United States and recognizes the role Texas communities played in the nation's history. Ms. Caddy stated that the Museum was honored to bring the exhibit to Freeport and provide local residents and visitors with the opportunity to experience it within the community. She further stated that, in addition to the exhibit, the event would include family-friendly activities, food vendors, music, daytime fireworks, patriotic programming, and various community engagement opportunities throughout downtown. Ms. Lopez stated that the project strongly aligns with the City's downtown Freeport revitalization efforts by encouraging visitation, creating photo opportunities, supporting community partnerships, and activating public spaces in a positive and memorable manner. Ms. Lopez further stated that the goal is for the celebration to become not only a successful Fourth of July event, but also a signature downtown tradition that residents will look forward to each year. She concluded by stating that staff looked forward to continuing preparations and providing the community with a fun, meaningful, and family-oriented experience during the summer season.

Sam Reyna congratulated the newly elected council members before they were sworn in and stated that the people had spoken, and the right choice had been made. He then spoke about the use of recall as a political weapon, calling the current mayoral recall effort a witch hunt. Mr. Reyna referenced charter provisions and a prior attorney general opinion and argued that the charter allowed the county judge to act if council declined to place a recall on the ballot. He stated that nowhere in Article 6 did it say council had to vote yes on the recall, nor that members would be punished for voting no. He spoke about how the recall elections can undermine representative government by making elected officials afraid to make unpopular but necessary decisions. He also suggested the Charter Commission consider adding specific recall criteria in the future and criticized spending on security, saying if an official wanted an escort, let him hire his own security officer and quit wasting our taxpayers' money.

Manning Rollerson addressed members of the audience and Council regarding his concerns about City leadership, community representation, and matters involving the East End of Freeport. Mr. Rollerson spoke about the voter participation within the Black community and expressed dissatisfaction with current and former elected officials, including Larry McDonald, Nicole Morales, and Winston Rossow. He alleged that certain officials had failed the citizens of Freeport and accused them of dishonesty and failing to follow the law. Mr. Rollerson also referenced religious leadership and stated that public officials and community leaders should uphold truth and accountability. He further alleged that there had been ongoing turmoil within the City and claimed that the East End had been taken illegally through actions involving the Port of Freeport and the City of Freeport. Mr. Rollerson referenced prior litigation and alleged violations of Texas law involving East End property matters. Mr. Rollerson additionally referenced prior federal litigation and cited decisions from cases involving Freeport and the Brazosport Navigation District, asserting that those decisions found no clear public purpose or public benefit related to the matters under discussion.

Proclamations - Presentations and Updates

Recognition and Appreciation of outgoing Councilmembers for their service to the City - Dr. Danielle Kelly, City Manager

City Manager Dr. Danielle Kelly recognized and thanked Councilman George Matamoros and Councilman Jeff Pena for their service to the City of Freeport. Dr. Kelly stated that service in council roles requires time, dedication, and a genuine commitment to the community, often behind the scenes and without recognition, and she said that kind of service matters. She presented plaques to the outgoing members in appreciation of their service.

Councilman Pena then delivered farewell remarks. He said it was his last meeting, but he was not going anywhere. He described his service as built on transparency and accountability, said he was proud of every vote he cast, and stated that he had zero regrets because he believed he had told the truth while they kept telling lies. He referenced prior political controversies, announced that he would continue efforts relating to a recall of Mayor Cain, and formally announced his candidacy for mayor in 2027. He praised several city staff members, including the city manager, attorney, finance staff, billing department, and police department, and thanked Councilman Davis for what he described as bravery in prior matters.

Business

Consideration and possible action approving Ordinance No. 2026-2764 canvassing the returns and declaring the results of the May 2, 2026 election.

Mayor Cain presented the item and explained that the ordinance would canvass the election returns and officially declare the results of the May 2, 2026, general election after receipt of the certified election results from the Brazoria County Elections Office. He noted that the results and ordinance had been posted on the city's website. Mayor Cain then read the certified totals into the record. For Council Position A, Larry McDonald received 40 votes and Melanie Oldham received 27 votes. For Council Position C, Nicole Mireles received 77 votes and Damond Peoples received 56 votes.

A motion was made by Mayor Cain to approve Ordinance No. 2026-2764 canvassing the returns and declaring the results of the May 2, 2026 election, seconded by Councilman Matamoros with discussion that followed.

Councilman Pena questioned whether the Council was legally required to vote in favor of the ordinance, and whether voting against it or recusing was an option. City Attorney Christopher Duncan clarified that once the county certifies the election results, the council has a legal duty to vote yes and accept those results. He further noted that a no vote could result in a court ordering the council member to vote yes subsequently.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Ordinance No. 2026-2765 canvassing the returns and declaring the results of the May 2, 2026 Charter Election.

Mayor Cain presented the item, explaining that the Council was required to canvass and officially declare the results of the May 2, 2026, Charter Election. He confirmed the results had been posted to the city's website. The certified results were as follows: Amendment A, 249 for / 30 against; Amendment B, 237 for / 34 against; Amendment C, 238 for / 37 against; Amendment D, 256 for / 17 against; Amendment E, 242 for / 36 against. All five amendments passed.

A motion was made by Mayor Cain to approve Ordinance No. 2026-2765 canvassing the returns and declaring the results of the May 2, 2026 Charter Election, seconded by Councilman Matamoros with

discussion that followed.

Councilman Pena raised the same line of questioning regarding whether the Council was legally required to vote in favor. City Attorney Christopher Duncan confirmed the same legal duty applied. Councilman Pena asked whether he could vote no on items he had personally opposed as charter amendments. Mr. Duncan acknowledged that a no vote was possible but reiterated it would not be in compliance with the law.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Administer Oath of Office to newly elected Council Members for Ward A and Ward C and sign the required affidavits.

City Manager Dr. Danielle Kelly administered the Oath of Office to the newly elected Council members. Larry McDonald was sworn in for Ward A and Nicole Mireles was sworn in for Ward C. Both took the oath, affirming to faithfully execute their duties and to preserve, protect, and defend the Constitution and laws of the United States and the State of Texas. The required affidavits were signed following the oath.

Consideration and possible action of selecting a Mayor Pro Tem.

Ron Bachman resides at 96 Dolphin Lane, addressed the Council and community regarding the election of two new City Council members. Mr. Bachman stated that he wished to celebrate the occasion and encouraged residents and officials to forgive and forget as the City moves forward. Mr. Bachman stated that he hoped the community could begin with a clean slate and work toward a better future for Freeport. He commented that lingering on past offensive behavior, deceptive words, and prior transgressions would only contribute to continued division and conflict within the community. Mr. Bachman further stated that forgiveness requires thoughtful and intentional effort toward individuals who may have caused offense through words or actions. He encouraged residents not to speak disparagingly about others or express satisfaction over anyone's departure from public office, but instead to forgive and move forward. Mr. Bachman also commented that forgiveness and reconciliation are values not always actively practiced despite being commonly discussed in schools and churches. He concluded by encouraging everyone present to reflect on the process of truly forgiving and forgetting as the City moves forward together.

A motion was made by Councilwoman Mireles to select Winston Rossow as the next Mayor Pro Tem, seconded by Councilman McDonald with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Proclamations - Presentations and Updates

Presentation of Completed Golf Course Bathroom Renovations - Brian Dybala, Golf Course Director

Golf Course Manager and Coordinator Amaya Warren presented the update on behalf of the department. Ms. Warren reported that the bathroom renovations at the Freeport Golf Course had been completed in February and had been received with significant praise from customers, members, and staff alike. She noted the course was on forecast to reach 40,000 rounds of golf for the year, which she described as tremendous, and thanked the Council for approving the renovation. Mayor Cain remarked that 40,000 rounds might allow the course to break even or even generate a profit a notable improvement from prior years.

Proclamation of the City of Freeport declaring May 3-9, 2026 as National Jailer and Correctional Officer Appreciation Week - Mayor Cain

Mayor Cain read the Proclamation of the City of Freeport declaring May 3-9, 2026 as National Jailer and Correctional Officer Appreciation Week.

Proclamation of the City of Freeport declaring May 11-16, 2026 as National Police Officer Week - Mayor Cain

Mayor Cain read the Proclamation of the City of Freeport declaring May 11-16, 2026 as National Police Officer Week.

Upcoming Events -

Senior Citizens Commission Trip, May 15, Rosenberg

City Manager Dr. Danielle Kelly gave updates on upcoming events.

Consent Agenda:

Action regarding Minutes, April 15, 2026 and April 20, 2026 - Clarisa Fernandez, City Secretary

Action approving Road Closures for Fort Velasco Day, Saturday, June 13th, 2026, from 8:30 A.M. – 12:00 P.M - Loretta Caddy, Interim Museum Director

Action approving the Quarterly Investment Report for the FY26 Second Quarter, Ending March 31, 2026 - Ashlee Hurst, Finance Director

Action approving the iCAT Windstorm Insurance Policy renewal - Ashlee Hurst, Finance Director

A motion was made by Councilman McDonald to approve the Consent Agenda, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Business

Consideration and possible action approving Individual Project Order No. 2026-04 with Kimley-Horn and Associates, Inc. for preparation of a Texas Water Development Board (TWDB) 2026 Water Supply and Infrastructure Grant (WSIG) Application.

City Manager Dr. Danielle Kelly presented the item, explaining that the proposed scope of work involved preparation of a single application to the Texas Water Development Board for the 2026 Water Supply and Infrastructure Grant. Key services were described as including coordination with city staff, site visits, preparation of required forms and supporting exhibits, development of an opinion of probable construction cost, assembly of a complete application package, and one round of revisions based on city review. Dr. Kelly noted the effort encompassed approximately 90 hours of work, that the final application would be submitted through the TWDB portal by the city, and that the submission deadline was July 30, 2026. The total cost for services was a lump sum of \$25,000, which Dr. Kelly confirmed would be reimbursed through the grant if awarded.

A motion was made by Councilman Davis to approve Individual Project Order No. 2026-04 with Kimley-Horn and Associates, Inc for preparation of a Texas Water Development Board (TWDB) 2026 Water Supply and Infrastructure Grant (WSIG) Application, seconded by Councilwoman Mireles with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution No. 2026-3043 an Agreement with Village of Surfside Beach - Repayment of Water Overbilling.

City Manager Dr. Danielle Kelly presented the item, explaining that the attached agreement formalized the repayment of \$651,641.41 in overbilled water charges to the Village of Surfside Beach. She stated the amount had been independently verified and mutually agreed upon by both parties as the full and final sum owed under the existing interlocal water supply agreement. The repayment structure included an initial payment of \$325,820.71 within 10 business days of execution, annual payments of \$100,000 beginning September 30, 2027, a final payment of all remaining principal and accrued interest at a rate of 3.6806 percent, and flexibility for prepayment without penalty. Dr. Kelly also noted the agreement included a mutual release of claims related to the over billing issue.

A motion was made by Councilman Davis to approve Resolution No. 2026-3043 an Agreement with Village of Surfside Beach - Repayment of Water Overbilling, seconded by Councilman McDonald with discussion that followed.

Mayor Cain provided context for the public, explaining that someone along the way fat fingered the billing rates for the Village of Surfside Beach which had been discovered internally by city staff, who then brought it to Surfside's attention. He emphasized the error was not malicious and that the city was doing the right thing by acknowledging and repaying the overbilled amount. He referenced prior council discussion confirming that the city could afford to pay half upfront, which formed the basis of the payment structure. He also noted that if budget allows in coming years, the city may elect to pay more than the \$100,000 annual installment.

City Manager Dr. Danielle Kelly stated that she wanted residents to know that internal controls had been strengthened. She explained that any utility changes made within the system now require director-level approval.

Councilwoman Mireles asked how long the overbilling had gone undetected. Finance Director Ashlee Hurst clarified that the billing rate in the city's system was correct per the master fee schedule; however, there was an interlocal agreement not known to her upon her arrival that capped the rate charged to Surfside at a set percentage above the BWA rate. The city had been charging its standard master fee schedule rate instead. She stated the discrepancy went on for just over two years, was discovered when Surfside went offline in early 2024, and had been under review since approximately October or November of that year. City Attorney Christopher Duncan clarified for the record that the error was made by a former lower-level employee who had since left the city, and was not the result of action by Ms. Hurst. Ms. Hurst also noted that internal controls had since been tightened, with any utility rate changes now requiring director-level approval.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action on the approval of Texas A&M Forest Service Water Tender (Tender/Engine) Grant.

Fire Chief Christopher Motley presented the item, explaining that the Texas A&M Forest Service had contacted the city regarding a grant opportunity that had originally been communicated in error back in October. He recommended approval of the grant funding in the amount of \$300,000 for the acquisition of a water tender also commonly referred to as a tanker or engine subject to specific specifications. Chief Motley described the apparatus as intended to enhance the department's operational capabilities, particularly to improve fire protection in areas lacking established water infrastructure and to strengthen wildland interface fire response, especially at beachfront properties and rural acreage within the community. He noted the grant was structured as a reimbursement of up to 95 percent of qualifying costs, capped at \$300,000, and that the

department was currently evaluating manufacturers to identify an apparatus that fits within the grant parameters, with budget planning underway.

A motion was made by Councilman McDonald to approve Texas A&M Forest Service Water Tender (Tender/Engine) Grant, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Ordinance No. 2026-2766 Amending Chapter 124, "Short-Term Rental Facilities," by Removing the 200-Foot Density Limitation.

Robert Brooks resides at 101 Dolphin Lane, asked why the ordinance which he noted appeared to be fairly recent, was now being proposed for amendment. He specifically asked what had changed to make the 200-foot minimum distance requirement no longer tenable.

Annette Rael Ross resides at 119 Redfish Lane, stated her opposition to removing the 200-foot short-term rental restriction. She spoke about how the rule had helped reduce noise, transient traffic, and other disturbances in residential areas, and cited similar regulations in communities across the nation. She emphasized that the restriction had lowered problems experienced in the past and helped maintain the quality of the community.

Margaret Bachman resides at 96 Dolphin Lane, stated her concerns were not rooted in a not-in-my-backyard mentality but in preserving the character of all neighborhoods. She spoke about the short-term rentals operate as commercial businesses within residential areas, functioning as unsupervised hotels and subject to hotel tax collection. She further noted that many such rentals are owned by companies not individuals whose sole business model is purchasing homes for short-term rental, artificially inflating home values and contributing to housing shortages. She described a measurable reduction in incidents such as underage drinking, large parties, and overcrowded parking since the restriction had been in place.

Gary Guerrieri resides at 99 Dolphin Lane and EDC member, spoke about the current density regulations did not violate any rules or laws and that any legal advice to the contrary needed scrutiny. He warned that loosening restrictions would make Bridge Harbor a rental hotbed, dramatically reducing quality of life for residents. He cited personal experience with occupancy violations, noise complaints, and underage drinking at existing rental properties and warned of potential legal liability for the city if such conditions are allowed to proliferate.

City Attorney Christopher Duncan then presented the legal background. He explained that the issue arose when a resident was cited by code enforcement for operating a short-term rental without registration, and when he sought to register, was denied because another short-term rental existed within 200 feet of his property. The resident appealed administratively to the City Council, and Dr. Kelly asked Mr. Duncan to research the legal enforceability of the restriction. Mr. Duncan noted that he had drafted the original short-term rental ordinance but that the 200-foot density requirement was added after his prior tenure, likely sometime after 2022. Mr. Duncan presented an extensive review of relevant court decisions across the state and federal courts, summarizing each as follows: In *Village of Tiki Island v. Ronquill* (2015), a restriction creating a grandfathered class of short-term rentals was found unconstitutional for failing to treat similarly situated parties equally. In *City of Grapevine v. Mumms*, prohibiting short-term rentals while allowing bed-and-breakfasts in the same neighborhoods was held unconstitutional. The City of Austin's multiple attempts in 2012 and again ten years later to restrict short-term rentals to owner-occupied properties were both found unconstitutional as regulatory takings, and outdoor assembly restrictions were additionally found to violate constitutional rights of assembly. In *Dallas Short-Term Rental Alliance v. Dallas* (2023), a ban on short-term rentals in single-family zones while permitting them in multifamily buildings resulted in an injunction. In *Stark v. New Orleans* (federal), restrictions applicable only to non-resident owners were found unconstitutional. In *Browning v. Hollywood Park, Texas*, an outright ban on short-term rentals was found to

be an unconstitutional regulatory taking. In *Marfield v. New Braunfels*, similar regulations were also found unconstitutional. Mr. Duncan concluded that he found zero cases in which a court upheld this type of density or eligibility restriction, and that the weight of case law clearly indicated the 200-foot restriction exposed the city to regulatory taking claims.

Mayor Cain stated that the matter had required significant time and discussion over the course of several meetings to reach its current stage. Mayor Cain stated that, on one hand, he did not want to take action that could place the City in jeopardy, but on the other hand, he wanted to protect the residents living in the affected areas to the greatest extent possible. Mayor Cain further stated that if the item passed, he encouraged continued discussion to determine what additional steps would be necessary to address the issue properly and protect residents living in neighborhoods surrounded by short-term rentals.

Councilwoman Mireles expressed concern that removing the restriction would put the residents, not just the city at risk.

Councilman Davis acknowledged it was a tough one and stated that the issue needed to be re-examined, suggesting that regulations addressing parking, occupancy, and noise might be a more appropriate approach.

City Attorney Christopher Duncan stated that, under state law, a short-term rental involves renting a residence for fewer than 30 days, while rentals of 30 days or longer are considered standard residential leases. He explained that the ordinance applies specifically to residential zoning districts, including R-1, R-2, and R-3 areas. Mr. Duncan further stated that the ordinance was originally drafted to provide regulations intended to protect residents in those neighborhoods and minimize disturbances associated with short-term rentals.

Councilman McDonald asked if homeowners could use their properties as Airbnb-style rentals. City Attorney Christopher Duncan clarified that the ordinance does permit short-term rentals, provided the rentals comply with the applicable regulations and involve rental periods of fewer than 30 days. Mr. Duncan explained that investor-owned homes rented on a month-to-month basis constitute regular rental properties, while short-term rentals differ only in that the rental periods are less than 30 days.

Councilman Davis expressed concerns regarding consistency and fairness in application of the regulations and suggested that the ordinance may need further review and revision.

Councilman McDonald asked whether this matter had previously been reviewed by the Planning Commission. Mayor Cain stated that the Planning Commission had not reviewed the matter. Councilman McDonald recommended the item be sent there before a vote.

A motion was made by Mayor Cain to table this item (6D), seconded by Councilman Rossow with discussion that followed.

Councilman McDonald sought clarification regarding the pending motion and asked whether the intent of the motion was to send the matter back to the Planning Commission. Mayor Cain confirmed and stated yes.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Discuss and take possible action to initiate an investigation of Councilman George Matamoros for LYING UNDER OATH @ trial with EDC, including TAX PAYER FUNDS recovery, administrative misconduct, and the authorization of a criminal referral for allegations of perjury or lying under oath during official proceedings.

Mayor Cain read the item summary stating that the City Council would discuss and take possible action regarding an investigation into Councilman George Matamoros for allegedly lying under oath during the lawsuit against the EDC. Mayor Cain further stated that the discussion would focus on the progress of fund recovery efforts, alleged financial irregularities, administrative misconduct, lack of transparency regarding expenditures, and the possibility of a criminal referral.

A motion was made by Mayor Cain to take no action on this item (6E), seconded by Councilwoman Mireles with discussion that followed.

EDC Director Robert Johnson addressed the Council and provided detailed background on the item. He explained that in 2011, Mr. Matamoros Senior had engaged with the EDC on a cleanup project that was ultimately shut down due to an injury and a claim by a rival party. Mr. Matamoros Senior filed a lawsuit against the Freeport EDC in September 2015. The case experienced delays due to medical issues with plaintiff's counsel, and ultimately proceeded to trial on January 28, 2019. The jury returned a verdict finding the Freeport EDC liable for breach of contract damages, plus interest and attorney's fees. Post-trial motions for judgment notwithstanding the verdict and a new trial were both denied by the court, and the case was not appealed. Mr. Johnson addressed the perjury allegation directly, explaining that during the post-trial motion process, an attempt was made to use bankruptcy records for impeachment purposes, but that evidence was not admitted. He emphasized the distinction between impeachment where a witness may acknowledge a prior inconsistency or a change in memory. He concluded that based on his review of the official court record, no credible basis for a perjury finding had been established. He further noted that even if such a claim had merit, misdemeanor perjury carries a two-year statute of limitations and felony perjury a three-year statute of limitations, both of which had long since expired. He stated that the appropriate time to raise a perjury claim would have been through an appeal, which the EDC did not pursue.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Discuss and consider possible action regarding a Resolution of Censure against Council Member Jerry Cain for vulgar, inappropriate, sexist, and perverted comments made to a fellow council member regarding a female resident in attendance at a public meeting.

Mayor Cain read the item summary, stating that Councilman Pena had alleged that following a regular council meeting, Mayor Cain made an offensive and sexist remark to Councilman Pena concerning a female resident who had spoken at a session addressing sexual harassment charges against a city official. The alleged remark and the financial implications of failing to address such conduct were also noted in the item description.

A motion was made by Councilwoman Mireles to take no action on this item (6F), seconded by Councilman McDonald with discussion that followed.

Mayor Cain stated that there is not a person in the room or within the sound of his voice that has ever heard him say what Councilman Pena is accusing him of saying. He further stated that even if such a remark had been made among friends in a private setting, it would not have been said to someone who publicly disparaged him in the manner Councilman Pena had.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Work Session

Council Ward A announcements and comments.

Councilman McDonald thanked everyone who had gone out and voted and acknowledged the efforts of those who supported his campaign. He noted he had not been in his seat long enough to bring forward specific issues but looked forward to the work ahead.

Council Ward B announcements and comments.

Councilman Davis opened with a belated Mother's Day greeting to all mothers present and watching. He welcomed Councilman McDonald and Councilwoman Mireles, noting he already saw little change in the tone of the council meeting and expressing optimism going forward. He echoed remarks made earlier by Ron Bachman about forgiveness, urging all present to put past grievances behind them. He thanked the Port of Freeport for the Take a Child Fishing Tournament and praised Brazosport for a successful prom hosted at River Place, conveying the school's appreciation to the Council for making the venue available. He encouraged the Council and community to explore creating a scholarship for Brazosport High School graduates pursuing higher education, noting that Dow, BASF, and other entities already offer such support. He closed by expressing excitement for what lies ahead for Freeport.

Council Ward C announcements and comments.

Councilwoman Nicole Mireles expressed her happiness to return to the Council, noting that some of her coworkers had questioned her decision to run again given her prior service. She reflected on having previously served alongside Councilman McDonald, stating the two had always been able to disagree respectfully and remain friends. She expressed that mutual respect was what she hoped to bring to the current Council. She acknowledged she was getting her feet wet again and stated that she would ask questions when she needed to in order to make informed votes, and thanked all those who had voted for and believed in her.

Council Ward D announcements and comments.

Councilman Rossow responded to earlier public remarks that had characterized him as a liar, stating plainly and repeatedly, he is not a liar and describing such remarks as unnecessary. He affirmed his continued commitment to preaching the gospel. He promoted the senior citizens bus trip on May 15th, noting he intended to attend, and the bingo event on May 18th at River Place, encouraging all seniors to participate. He spoke warmly about the Take a Child Fishing Tournament, describing sitting on the levee with his wife to watch the children participate. Councilman Rossow noted that he is part of the Calvin Phillips Scholarship Fund, which recently distributed nine \$500 scholarships to student athletes at Brazosport. He encouraged families with college-bound students to seek out available scholarship resources, noting the existence of a thick book of opportunities for those willing to apply. He closed by thanking those present, praying for the new council, and expressing optimism that the unanimous votes throughout the meeting reflected a new collaborative direction.

Mayor announcements and comments.

Mayor Cain thanked the audience for attending, noting it was the third consecutive meeting with a packed house at the start. He reflected on conversations with both Councilwoman Mireles and Councilman McDonald, both of whom had expressed a desire for a council that works together, and stated he believed the Council now had five members aligned around that goal. He expressed appreciation for the Port of Freeport's 26th annual Take a Child Fishing Tournament, sharing a personal reflection on watching children hold a fishing pole for the first time and the lasting memory that experience creates. He closed by stating the Council had a lot of work

ahead of them.

City Manager announcements and comments.

City Manager Dr. Danielle Kelly offered congratulations to the new Council members and expressed her anticipation of working with them. She shared a follow-up from AmeriWaste regarding the citywide cleanup effort, reporting that 43.48 tons just under 87,000 pounds of material had been collected. She described the result as remarkable and stated her intention to work with AmeriWaste on the possibility of holding such events more frequently and determining associated costs, noting there was clearly a community need for it.

Mayor Cain requested, without objection, that Ms. Laura Cramer and Mr. Robert Johnson be invited to attend the Executive Session.

Executive Session

Executive Session regarding a.) Texas Government Code, Section 551.071 (Consultation with Attorney) 1.) IDA Discussion 2.) Briarwood Property Discussion 3.) TPWD Land Swap 4.) Cause No. 125934-CV 5.) Antonelli's proposal 6.) Recall Election

The Regular Session closed at 8:12P.M. and the Council entered into the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

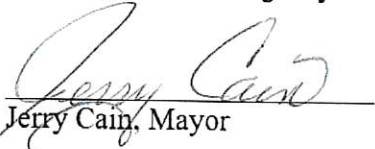
The Executive Session ended at 9:50P.M. and the Council went back into Regular Session.

There was no action from the Executive Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Councilman McDonald to adjourn, seconded by Councilwoman Mireles with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 9:51P.M.


Jerry Cain, Mayor


Clarisa Fernandez City Secretary



Jerry Cain
Mayor

Dr. Danielle Kelly
City Manager

STATE OF TEXAS }
COUNTY OF BRAZORIA }
CITY OF FREEPORT, TEXAS }

CERTIFICATE TO COPY OF
RESOLUTION NO. 2026-3043

I hereby certify, in the performance of the functions of my office, that the instrument to which this statement is appended, consisting of two (2) pages, is a full, true and correct copy of Resolution No. 2026-3043 as the same appears of record in my office and that said document is an official record from the public office of the City Secretary of the City of Freeport, Brazoria County, State of Texas, and is kept in said office. I further certify that I am the City Secretary of the City of Freeport, Texas, that I am a lawful possessor and keeper, and that I have legal custody of the records in said office.

In witness whereof, I have hereunto set my hand and affixed the official seal of said office, this 12TH day of May, 2026.

Clarisa Fernandez,
City Secretary
City of Freeport, Brazoria County, Texas



RESOLUTION NO. 2026-3043

A RESOLUTION OF THE CITY COUNCIL OF FREEPORT, TEXAS MAKING SPECIFIC FINDINGS OF FACT, CONSENTING TO A CONTRACT WITH THE VILLAGE OF SURFSIDE BEACH, TEXAS, AND AUTHORIZING THE MAYOR TO EXECUTE SAID CONTRACT.

WHEREAS, the City of Freeport (hereinafter "Freeport") and the Village of Surfside Beach (hereinafter "Surfside") are authorized under Chapter 791 of the Texas Government Code to enter into contracts with one another for governmental functions and services; and

WHEREAS, Freeport and Surfside entered into an Interlocal Agreement wherein Freeport agreed to supply potable water to Surfside and Surfside agreed to purchase said potable water from Freeport; and

WHEREAS, during the course of transactions between the cities under the above agreement, Surfside was overbilled and overpaid to Freeport a sum of \$651,641.41. The purpose of this Interlocal Agreement is set forth a payment schedule for Freeport to repay Surfside the overbilled sum of \$651,641.41; and

WHEREAS, the cities have independently confirmed and agree that the sum of \$651,641.41 is the full and total sum owed to Surfside under the terms of the Interlocal Agreement to sell and purchase water between the parties; and

WHEREAS, the cities agree that there are no further defaults or sums owing by either city under the Interlocal Agreement to sell and purchase water between the parties and said Interlocal Agreement remains in full force and effect; and

WHEREAS, both Cities find that the subject of this Agreement is necessary to preserve the health and welfare of the Public and that each party has the legal authority to enter into this Agreement. Further, that both parties have the legal authority to perform the governmental and service functions required by this Agreement; and

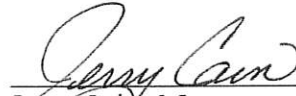
WHEREAS, all legal conditions precedent have occurred prior to the execution of this Agreement, including approval by the city councils of each respective party, after public notice and hearing, and compliance with the Texas Open Meetings Act; and

WHEREAS, both Cities find that performance under this Agreement is in the common interest of both parties and its citizens.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, THAT:


- Section 1. That the facts and recitations set forth in the preamble of this resolution and in the proposed contract be, and they are hereby, adopted, ratified, and confirmed.
- Section 2. The City Council approves the terms of the proposed contract.
- Section 3. The mayor is authorized to sign the proposed contract.
- Section 4. Notice of the agenda and conduct of this city council meeting were made in compliance with state law, including the Texas Open Meetings Act.

PASSED, ADOPTED AND APPROVED this 11th day of May, 2026.




Jerry Cain, Mayor
City of Freeport, Texas

ATTEST:



Clarisa Fernandez, City Secretary
City of Freeport, Texas

APPROVED AS TO FORM:



Christopher Duncan, City Attorney
City of Freeport, Texas

Minutes of Regular Meeting of the City Council

Tuesday, March 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 7:00 p.m. and confirmed all council members (Jonathan Gerber, Steve Kedlarchuk, Marsha Hines, Jennie Green-Prats) (Oscar Jalifi was absent)

2) INVOCATION, PLEDGE OF ALLEGIANCE

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

3) MAYOR/COUNCIL/DEPARTMENT HEAD REPORTS

A. Mayor Report

- New City Administrator, William Cox, will begin employment on Monday, March 16, 2026. A public meet and greet will be scheduled at Stahlman park.
- The city recently received positive updates regarding FEMA reimbursements.
- CDBG Infrastructure Grant has a potential \$123,000 grant available pending results of an income survey. Survey efforts are under way in the Seashell area. If 51% or more households qualify as low to moderate income, the project will be funded.
- GrantWorks is assisting with a GLO-funded sewer project. Engineering work will begin soon.
- A \$450,000 disaster recovery grant is currently being processed. Council previously allocated \$63,000 in local matching funds for improvements in Surfside Shores.
- FEMA and TDEM grant for a mobile generator is in the works for the Emergency Operations Center
- February and March are scheduled road repair months as tax revenues become available,

B. Council Reports

- Alderman Gerber reported:
 - He has been working with CenterPoint Energy to inspect and repair streetlights throughout the village. Approximately half of the lights required repair or replacement. He has been coordinating installation of additional street lighting in areas requested by police for officer safety.
 - Conducted electrical work at the Emergency Operation Center, including surge protection installation. He is working to diagnose intermittent voltage issues affecting the facility.
 - Announced a collaboration called Aqua Search, an app-based program connecting trained surfers and first responders to assist distressed swimmers.
 - Volunteers assisted with preparation for a Historical Commission and Planning & Zoning Commission.

- Alderman Stephen Kedlarchuk
 - Congratulated Chief Hester on one year of service
 - Welcomed City Administrator William Cox
 - Discussed lighting concerns near the bridge intersection
 - Recognized residents for helping identify potholes and road repair needs through community reporting
- Alderman Marsha Hines
 - Addressed the use of social media urging both council members and residents to verify facts before posting information regarding city operations
- Alderman Jennie Green-Prats
 - Voiced concerns agreeing with Alderman Hines regarding misinformation on social media and encouraged respectful communication within the community

C. Police Department Report

- 385 beach patrol hours
- 1,640 citizen contacts
- 1,422 building checks
- 188 citations
- 78 warnings
- 68 calls for service
- 20 incident reports
- 4 arrests
- Preparations underway for a large "Senior Skip Day" crowd expected from Houston. DPS, County Agencies and additional Beach Patrol resources will assist. This day is scheduled as a mandatory workday for officers
- Community cooperation was credited for helping control large gatherings

D. EMS Report

- 8 EMS calls
- A seasonal EMS medical tent has been established on the beach. The tent successfully treated several patients onsite; the beach medical tent will operate full time during Spring Break and weekends thereafter through the summer.
- Staff training and certification programs are underway

E. Public Works

- 2 service calls
- Completed 1,000 ft of water line installation to improve system looping
- Additional 1,200 ft of water line installation planned
- Meter reader position filled
- Recognized Mayor Parsch for work assisting utilities

F. Building Safety/Code Enforcement

- Drainage project approximately 75% complete
- Carlton Road drainage improvement requires future budgeting
- Salty Pelican Restaurant inspections completed, opening expected soon

G. Finance Report

- Energy accounts: \$1,687,850
- Petty cash accounts: \$5,142,588
- Total assets: \$6,834,420
- Total in TexPool: \$4,298,643
- Restricted HB1915 funds: \$2,470,249
- Remaining HOT funds available: \$1,828,394

H. Human Resources Report

- Four full-time positions currently open
- Seasonal staffing underway
- February court revenue: \$44,625

I. Tourism Report

- Upcoming Surfside Sunset and Sound Festival March 20-21
- Contract with Freestyle Advertising Agency terminated
- Future advertising will go through a competitive bid process
- Tourism strategy will focus on family-friendly marketing

4. BUSINESS OF VISITORS NOT ON THE AGENDA

- Janice Stahl spoke regarding hosting a beach rally raising awareness about fentanyl dangers
- Council agreed to coordinate with the Police Department regarding event logistics

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 of City Council minutes of meetings held on February 10, 2026, and February 25, 2026
- Approval of Surfside Sunset and Sound Festival

MOTION:

- Alderman Green-Prats moved to approve the consent agenda as presented
- Alderman Kedlarchuk seconded the motion

VOTE:

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

6. DISCUSS AND TAKE POSSIBLE ACTION TO APPROVE A COMPREHENSIVE COURSE OF ACTION TO IMPROVE SURFSIDE BEACH INFRASTRUCTURE. DISCUSS OPTIONS AND OPPORTUNITIES WITH COUNCIL, CONTRACTORS (AUSTEN SMITH OF VACU-TEX LLC) AND ENGINEERS WHO HAVE BEEN SUCCESSFUL ON PORT O'CONNOR ASSISTING IN PROVIDING RESOLUTIONS TO SIMILAR PREDICAMENTS AND CHALLENGES.

CONSENT AGENDA:

- Presentation provided by Vacu-Tech and engineering representatives regarding improvements to the VOSB vacuum system. It was explained that many issues stem from flooding and outdated system design.
- Proposed upgrades include simpler float activated vacuum pits. Improvements could reduce system failures and treatment costs

MOTION:

- Alderman Gerber moved to authorize Vacu-Tech to prepare an engineering plan and recommendations
- Alderman Kedlarchuk seconded the motion

VOTE:

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

7. DISCUSS AND TAKE POSSIBLE ACTION TO ACCEPT THE PROPOSAL FOR REPAIRS AT CITY HALL AS RECOMMENDED BY BUILDING OFFICIAL AND AS PREVIOUSLY DISCUSSED AND APPROVED BUDGET ITEMS 4730 AND 5110 FOR FISCAL YEAR 2026.

CONSENT AGENDA:

- Josh Hart, Building Official/Code Enforcement, presented two bids from contractors he received, and the process required to repair the City Hall building. Both contractors (John Deen and Robert Lee) spoke to Council regarding their bids, materials and the scope of action needed for the building repairs. Upon discussion it was decided to table the item until further review of bids and plans of action could be investigated due to design differences.

MOTION:

- Alderman Hines moved to table the item
- Alderman Green-Prats seconded the motion

VOTE:

- Motion passed
- Yes – Alderman Green-Prats, Alderman Hines, Mayor Parsch
- No – Alderman Gerber, Alderman Kedlarchuk

8. DISCUSS AND TAKE POSSIBLE ACTION TO FIX LOW WATER PRESSURE AT COAST GUARD DR. AND HILLTOP AS PRESENTED BY SALLY ANGELL

CONSENT AGENDA:

- Council discussed low water pressure and fire protection concerns. Following discussions Public Works was directed to obtain an engineering analysis and prepare project costs

MOTION:

- Alderman Gerber moved to task Public Works with obtaining and engineering analysis and prepare project costs
- Alderman Kedlarchuk seconded the motion

VOTE:

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

9. DISCUSS AND TAKE POSSIBLE ACTION TO AMEND SEC.2-490 (PURCHASING AND CONTRACTING FOR COMPETITIVE BIDDING REGULATIONS)

CONSENT AGENDA:

- Council discussed clarifying that advertising and marketing services fall under contractual services requiring council approval over \$25,000

MOTION:

- Alderman Gerber moved that advertising and marketing services fall under contractual services requiring approval over \$25,000

VOTE:

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

10. DISCUSS AND TAKE POSSIBLE ACTION TO ALLOW TEXAS MILITIA REENACTMENT TEAM TO CONDUCT THE RIFLE AND CANNON FIRE AT THESE LISTED SURFSIDE TOURISM HOSTED EVENTS.

- Texas Independence Celebration – Music & Historical participation – March 21, 2026
- Treaties of Velasco Celebration – Music, Market & Historical participation – May 2, 2026
- Texas Navy/Hispanic Heritage Celebration – Music, Market & Historical Celebration – Sept. 19, 2026
- Surfside Beach/Historical Awards Celebration – Music, Market & Historical participation – Nov.7, 2026

CONSENT AGENDA:

- Michael Bailey spoke on behalf of the Historical Committee and explained what the rifle and cannon fire consists of and their schedule of times during the festivities to conduct the rifle and cannon fire.
- November 7, 2026, event has removed from the list

MOTION:

- Alderman Gerber moved to exclude the Nov. 7, 2026, event on the list
- Alderman Jennie Green-Prats seconded the motion

VOTE:

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

11. DISCUSS AND TAKE POSSIBLE ACTION TO ADOPT A RESOLUTION TO DESIGNATE AUTHORIZED SIGNATORIES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION PROGRAM (CDBG-MIT) PROGRAM FOR GLO STATE CONTRACT # 24-065-060ES570

CONSENT AGENDA:

- GrantWorks is requesting City Council to designate authorized signatories to move this grant forward

MOTION:

- Alderman Gerber moved to adopt a resolution to designate authorized signatories for the block grant mitigation program CDBG-MIT program for the GLO state contract #24-065-060ES570
- Alderman Green-Prats seconded the motion

VOTE:

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

12. DISCUSS AND TAKE POSSIBLE ACTION TO ADOPT A RESOLUTION FOR CDBG-MIT GLO GRANT.

- **Citizen Participation**
 - **Section 3 Policy**
 - **Excessive Force Policy**
 - **Limited English Proficiency (LEP Standards Plan)**
 - **Section 504 Policy and Grievance Procedures**
 - **Code of Conduct Policy**
- *And to Proclaim April as Fair Housing month (This proclamation will help to fulfill Fair Housing activity obligation as required by the grant)**

CONSENT AGENDA:

- GrantWorks is requesting City Council to adopt a resolution for CDBG-MIT GLO grant

MOTION:

- Alderman Green-Prats moved to adopt all from city participation to fair housing
- Alderman Kedlarchuk seconded the motion

VOTE:

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

13. DISCUSS AND TAKE POSSIBLE ACTION TO INCREASE THE GF ROAD REPAIRS BUDGET TO ACCOMMODATE THE \$106,600 EXPENSES FROM REPAVING FT. VELASCO STREET

CONSENT AGENDA:

- This is in regard to our inter-local agreement with Brazoria County
- VOSB pays for materials, Brazoria County pays for the labor
- Increases the line item for street paving

MOTION:

- Alderman Gerber moved to increase \$210,000
- Alderman Green-Prats seconded the motion

VOTE:

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

14. DISCUSS AND TAKE POSSIBLE ACTION TO APPROVE THE SEA TOW FOUNDATION LIFE JACKET LOANER PROGRAM GRANT FOR 2026

CONSENT AGENDA:

- Cito Foundation will supply life jackets in a stand
- VOSB will be responsible for maintaining it and discussion ensued regarding life jackets aiding in a persons ability to self-rescue. Liability to VOSB was discussed as well as the beach entrances where they would be located

MOTION:

- Alderman Gerber made a motion to approve the Sea Tow Foundation life jacket loaner program
- Alderman Kedlarchuk seconded the motion

VOTE:

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

15. DISCUSS AND TAKE POSSIBLE ACTION ON FREEPORTS OFFER OF REPAYMENT \$651,641.41

CONSENT AGENDA:

- Council discussed negotiating repayment terms with the City of Freeport
- \$200,000 upfront payment
- \$100,000 annually until balance is paid in full
- Receiving interest equivalent to the TexPool rate

MOTION:

- Alderman Green -Pratts motioned to make the repayment offer
- Alderman Gerber seconded the motion

VOTE:

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

16. DISCUSS AND TAKE POSSIBLE ACTION TO MOVE THE CITY COUNCIL MEETINGS TIME FROM 7:00 P.M. TO 6:00 P.M.

CONSENT AGENDA:

- Discussion ensued as to the pros and cons of moving the meetings time and how it would affect employees and residents alike.

MOTION:

- Alderman Green-Prats moved to change the City Council meetings time from 7:00 p.m. to 6:00 p.m.
- Alderman Hines seconded the motion

VOTE:

- Motion passed
- Yes – Alderman Green-Prats, Alderman Hines, Mayor Parsch
- No – Alderman Gerber, Alderman Kedlarchuk

17. DISCUSS AND TAKE POSSIBLE ACTION TO VOID THE HOTEL ADVERTISING CONTRACT AND ESTIMATE WITH NOTICE TO PROCEED WITH FREESTYLE AGENCY OF OKLAHOMA CITY, OKLAHOMA ON THE GROUNDS AS THEY WERE NOT REGISTERED TO DO BUSINESS IN TEXAS AT THE TIME THE CONTRACT WAS SIGNED AND NO FORMAL ADVERTISED PROCUREMENT WAS CONDUCTED AND/OR SOE-SOURCE JUSTIFICATION WAS DOCUMENTED PRIOR TO AWARD OF A CONTRACT EXCEEDING \$100,000

CONSENT AGENDA:

- Mayor Parsch stated the item has been removed and the item was addressed very correctly before this meeting

MOTION:

- No motions required

VOTE:

- No vote required

18. DISCUSS AND TAKE POSSIBLE ACTION TO RETABLE THE TREATY ROAD EXTENSION PROPOSAL THAT WAS PREVIOUSLY TABLED AT THE CITY COUNCIL MEETING ON JANUARY 13, 2026

CONSENT AGENDA:

- This item was erroneously put on the agenda to retable

MOTION:

- Alderman Gerber moved to table the item
- Alderman Hines seconded the motion

VOTE:

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

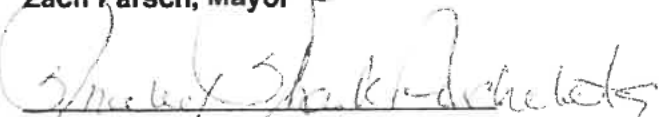
19. ADJOURN

- Meeting was adjourned at 9:47 p.m.

Passed and approved this 10th day of APRIL 2026



Zach Parsch, Mayor



**Shirley Sharrock-Archuleta,
City Secretary**

Minutes of Regular Meeting of the City Council
Tuesday, April 14, 2026 – 6:00 PM
Village of Surfside Beach
1304 Monument Drive
Surfside Beach, TX 77541

1) CALL TO ORDER QUORUM IN ATTENDANCE

- Mayor Zach Parsch called the meeting to order at 6:00 p.m. and confirmed a quorum was present (Jonathan Gerber, Stephen Kedlarchuk, Oscar Jalifi, Marsha Hines, Jennie Green-Prats)

2) INVOCATION, PLEDGE OF ALLEGIANCE

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

3) MAYOR/ COUNCIL/DEPARTMENT HEAD REPORTS

A. Mayor Report:

- Mayor Parsch thanked all the City employees for their support during his term as Mayor.
- Mayor announced this will be his last City Council meeting and that Marsha Hines will assume mayoral responsibilities
- Mayor outlined accomplishments: Staffing improvements, financial health, FEMA recovery, Grant projects and Capital improvements

City Administrator Report:

- Future will feature a consolidated City Administrator report
- Department Heads will still attend when agenda items require subject expertise
- Department reports remain publicly accessible
- Beach, infrastructure and grant-related projects are progressing as planned.

B. Council Reports

Alderman Gerber:

Reported on the SPCA contract, 3 dogs have been removed from the community and surrendered to the SPCA. Reported that repairs were made to the Ambulance and the new ambulance is operational. An electrical meter at EMS center was replaced resulting in fewer power related disruptions. Reported the replacement of light bulbs in various lighting fixtures in the community. Reported 52 participants and \$5835 raised for the bone cancer awareness fund raiser. Reported there will be a presentation by Vacu-Tech next month.

Alderman Kedlarchuk:

Reported on the pothole repairs in the community. Issued appreciation to the mayor for his service. Issued a welcome to City Administrator, William Cox

Alderman Jalifi:

Appreciation issued to David Calhoun for his leadership with the Surfside, Sunset and Sound festival. 600 wristbands were issued, which is the largest event ever held by VOSB. The next scheduled Surfside, Sunset and Sound festival will be held on May 1 & 2, 2026.

Alderman Hines:

Issued appreciation to the mayor for his service.

Alderman Green-Prats:

Remarked she attended and observed the last court session that was held and noted the court is extremely busy and that it does pose parking challenges at City Hall.

C. Police Department Report:

- Reported March statistics
- Bi-weekly officer training has been implemented
- Upcoming high-risk traffic stop training at Stahlman Park

D. EMS Report:

- March EMS calls increased 96% compared to the prior year
- Beach calls increased significantly as well
- Reminder hurricane season is fast approaching, need to prepare

E. Public Works:

- 1200 ft of waterline repaired on Bluewater Highway
- Removed two dead ends and looped the system
- Fire hydrant at Stahlman Park has been replaced
- 3 fire hydrants in the Village are out of service
- All working fire hydrants have green caps
- Polyphosphate tanks at each plant now have enclosures around each tank

F. Building Safety/Code Enforcement:

- VOSB has completed the inspections at the Salty Pelican and is currently awaiting county health inspections.
- Fire inspections are complete and signed off
- 134 Yucca has been demoed and a lien for money owed has been placed
- Signs in easements have been picked up and will be held at City Hall for 30 days to be claimed by owners

G. Finance Report:

- Opened a Tex Pool account strictly dedicated to the HB1915 fund
- Transferred \$2.8 million into the HB1915 fund account
- All accounts have been reconciled to date
- All reports are filed for the month
- Working on a 6-month budget analysis
- Closing unused accounts to cut unnecessary expenses

H. Human Resources Report:

- Four EMS openings
- Hosting positions for seasonal beach crew labor
- DML Risk Pool reports are complete
- Warrant roundup doubled this year
- FEMA is still on hold for hurricane Bery

I. Tourism/IT Report:

- Preparations ongoing for the May 2 Sunset, Surf & Sound event
- VFD Bar B Que event is May 2
- Election Day is May 2
- Encouragement to bring Tourism committee back to life
- Upcoming TML mandatory training

J. Beach Report:

- Brazoria County completed the 2026 agreement with VOSB
- Main beach entrance project has started
- Road repairs continue as equipment on hand allows

4. BUSINESS OF VISITORS NOT ON THE AGENDA:

- St. Patrick's Day Parade committee presentation of a donation check to the VFD, PD and EMS

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:

- Consider minutes from City Council meeting held on March 10, 2026
- Discuss and take possible action to approve renewing the Cooperative Agreement for animal sheltering with the SPCA of Brazoria County
- Item was removed from the Consent Agenda for further discussion, Alderman Gerber presented the contents of the SPCA contract agreement, discussion ensued for clarification.

MOTION:

- Alderman Green-Prats moved to approve the minutes of the City Council meeting held on April 10, 2026. Alderman Hines seconded the motion.
- Alderman Green-Prats made a motion to remove this item from the consent agenda for further discussion. Alderman Gerber seconded the motion

VOTE:

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

6. DISCUSS AND TAKE POSSIBLE ACTION TO AMEND THE FY BUDGET BY INCREASING POLICE OVERTIME FROM \$15,000 TO \$40,000, WITH THE ADDITIONAL \$25,000 TO BE FUNDED FROM THE GENERAL FUND, RESULTING IN TOTAL EXPENSES OF \$2,096,536.76 AND REVISED NET INCOME OF \$801.200.52

AGENDA:

- Chief Hester addressed the council requesting an increase in the PD overtime budget in the amount of \$25,000 to be funded from the General Fund.

MOTION:

- Alderman Jalifi made the motion to amend the FY budget to increase the General Fund from \$15,000 to \$40,000, an increase of \$25,000 for Police overtime. Alderman Hines seconded the motion

VOTE:

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

7. DISCUSS AND TAKE POSSIBLE ACTION TO AMEND THE EMS GL #6113 (FUEL/OIL/WASH) BY \$11,000 FROM \$4,000 TO \$15,000

AGENDA:

- EMS director presented a request for an increase in the EMS fuel budget due to significantly rising fuel costs. Based on projected call volume for the rest of the FY an additional \$11,000 is being requested.

MOTION:

- Council discussed it and a motion was made to divide the requested funds between funding sources. Alderman Gerber made a motion to amend the motion to divide the funds between the General Fund and the Beach Fund. Alderman Green-Prats seconded the motion.

VOTE:

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

8. DISCUSS AND TAKE POSSIBLE ACTION REGARDING THE TREATY ROAD EXTENSION PROPOSAL THAT WAS PREVIOUSLY TABLED AT THE CITY COUNCIL MEETING ON MARCH 10, 2026

AGENDA:

- Council discussed the mailers had been previously mailed out notifying residents of the road extension. Feedback received indicated no objections from residents. The extension will help control traffic congestion and provide additional access for first responders

MOTION:

- Alderman Gerber made a motion to approve the Treaty Road extension. Alderman Jalifi seconded the motion.

VOTE:

- Motion passed 3-2
- Yes – Alderman Gerber, Alderman Jalifi, Alderman Hines
- No – Alderman Kedlarchuk, Alderman Green-Pra

9. DISCUSS AND TAKE POSSIBLE ACTION TO FUND A MESSAGING TOOL FOR THE COORDINATION OF OUR FIRST RESPONDERS WITH A NETWORK OF SKILLED VOLUNTEERS FOR THE SHORE MARINE SEARCH AND RESCUE

AGENDA:

- Representatives from the local surfing community presented a proposal for an Aqua Search volunteer program. Program is volunteer based. Liability and coordination with first responders as discussed. Council discussed the funding and training for water rescue situation.

MOTION:

- Alderman Gerber made a motion to fund a messaging tool for the coordination of our first responders with a network of skilled volunteers for the shore marine search and rescue up to \$500. 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 PROVIDE FUNDING OF AT LEAST \$3,850 TO IMPLEMENT A TRAINING PROGRAM PURSUANT TO TEXAS TAX CODE (351.105 – ALLOCATION OF REVENUE: ELIGIBLE COASTAL MUNICIPALITIES)

AGENDA:

- Council discussed funding training for first responders in water rescue situations. A two and half-day Swiftwater Rescue course for up to ten personnel was proposed. Differences between swift water and ocean rescue training was discussed.

MOTION:

- Alderman Gerber made a motion to provide at least \$3,850 (1%) for training under Texas Tax code 351.105 (Hotel Occupancy Tax Allocation). Alderman Green-Prats seconded the motion.

VOTE:

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

11. DISCUSS AND TAKE POSSIBLE ACTION TO INSTRUCT LEGAL TO AMEND SEC. 2-158 (MUNICIPAL DEPOSITORIES) AND SEC. 2-519 (AUTHORIZED CHECK SIGNATORIES) TO INCLUDE CITY ADMINISTRATOR AS AN AUTHORIZED BANKING TRANSACTION SIGNATORY

AGENDA:

- Council discussed adding the City Administrator as an authorized banking signatory.

MOTION:

- Alderman Green-Prats made a motion to amend Sec. 2-158 (Municipal Depositories) and Sec. 2-519 (Authorized Check Signatories) to include the City Administrator as an authorized banking transaction signatory,

VOTE:

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

12. DISCUSS AND TAKE POSSIBLE ACTION TO SET THE CITY ADMINISTRATOR SPENDING AUTHORITY AND APPROVAL LIMITS

AGENDA:

- Council discussed setting spending authority limits for the City Administrator to meet efficiency and operational needs.

MOTION:

- Alderman Jalifi made a motion to grant the City Administrator spending authority and approval limits of \$25,000. Alderman Gerber seconded the motion

VOTE:

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

13. DISCUSS AND TAKE POSSIBLE ACTION TO ACCEPT CONTRACTS WITH RENTALSCAPE/DECKARD FOR THE VOSB SHORT TERM RENTAL PROGRAM

AGENDA:

- Presentation from Rob with Rentalscape/Deckard on the process, utilization and benefits of their company to be able to provide the services VOSB requires for meeting the STR requirements of the Village. Council discussed the failures of the program currently in place to process the STR for the Village and the importance of acquiring a new program to meet these requirements.

MOTION:

- Alderman Gerber made a motion to accept contracts with Rentalscape/Deckard for the short-term rental program.

VOTE:

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

14. DISCUSSION REGARDING CHANGING THE CITY ORDINANCE PERTAINING TO THE TOURISM COMMITTEE (SEC. 2-399; CREATION, APPOINTMENT, REMOVAL, QUALIFICATIONS, DUTIES AND COMPENSATION)

AGENDA:

- This item was stricken from the agenda

15. DISCUSS AND TAKE POSSIBLE ACTION TO APPROVE THE AMENDED FY 2026 HOTEL OCCUPANCY TAX FUND

AGENDA:

- Council discussed these funds are coming from tourists; therefore, expenditures include advertising, beach patrol, water tower projects and land acquisitions. The budget deficit is currently -\$1.1 million with reserves available. An amendment was proposed to reduce advertising from \$460,000 to \$250,000.

MOTION:

- Alderman Gerber made a motion to accept the hotel budget deficits and move monies out of Tex Pool to the Operating Fund.

VOTE:

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

16. DISCUSS AND TAKE POSSIBLE ACTION REGARDING LEGAL MATTERS INVOLVING THE VILLAGE OF SURFSIDE BEACH INCLUDING CONSULTATION WITH THE CITY ATTORNEY IN EXECUTIVE SESSION PURSUANT TO §551.071 OF THE TEXAS OPEN MEETINGS ACT

AGENDA:

- Recessed to executive session regarding this item at 8:46 p.m. and returned to open session at 9:17 p.m.

MOTION:

- Alderman Green-Prats made a motion to approve a settlement agreement with Ted Dahl in the amount of \$4,000 and B C I C DIV 1 LOT 19 (AD0009 B T Archer) ACRES 5. Alderman Jalifi seconded the motion.

VOTE:

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

17. DISCUSS AND TAKE POSSIBLE ACTION REGARDING THE ACCEPTANCE OF A PROPOSAL FOR REPAIRS TO VOSB CITY HALL INCLUDING CONSULTATION WITH THE CITY ATTORNEY IN EXECUTIVE SESSION PURSUANT TO §551.071 OF THE TEXAS OPEN MEETINGS ACT

AGENDA:

- Recessed to executive session regarding this item at 8:46 p.m.

MOTION:

- Alderman Jalifi made a motion to hire Robert Lee to make repairs to City Hall. Alderman Gerber seconded the motion.

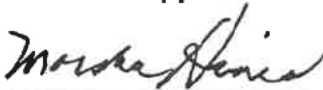
VOTE:

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

18. ADJOURN

- Meeting was adjourned at 9:23 p.m.

Passed and approved this 12th day of May 2026



Marsha Hines, Mayor


Cheryl D. Hackett
City Secretary

VILLAGE OF SURFSIDE BEACH

AGENDA ITEM SUMMARY

SUBMITTED BY: William W. Cox

DEPARTMENT: Administration & Tourism

MEETING DATE REQUESTED: June 9, 2026

PRESENTER: David Calhoun, Tourism

AGENDA CAPTION:

Discussion, consideration, and staff directive concerning the municipal use, maintenance, and management of the recently acquired city-owned real property adjacent to the Waterfront Stage area and City Hall

EXECUTIVE SUMMARY:

The Village of Surfside Beach recently acquired a parcel of real property adjacent to City Hall and the Waterfront Stage area. Currently, staff is receiving conflicting feedback from various community stakeholders regarding the short-term maintenance and long-term municipal use of this lot.

The lot currently has overgrown grass and high weeds, placing the property out of compliance with our code enforcement ordinances regarding nuisance vegetation.

Two distinct management strategies have been proposed by community members and municipal stakeholders:

Venue Expansion: Beach & Parks Department clears, mows, and maintains the lot in accordance with standard city property guidelines. This would bring the lot into ordinance compliance and physically expand the footprint/pedestrian capacity of the adjacent Waterfront Stage area for future community events.

Conservation: The property is deliberately left in its natural coastal state to be managed and designated as a protected bird and butterfly sanctuary. Proponents of this path request that standard high-weed cutting be suspended on this specific parcel.

Staff are seeking a brief discussion to provide a unified directive so that maintenance crews can proceed with a single, clear objective.

FINANCIAL IMPACT:

Routine mowing and field maintenance would be absorbed using existing personnel and equipment within budgeted Beach & Parks Department funds. If Council chooses to formally construct a dedicated sanctuary or venue expansion, any subsequent development costs will be brought back as a separate budgeted item.

Has Finance Department Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Is this item Currently Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Total Estimated Cost:	0.00
Funding Source:	NA
Account Number:	NA
If unbudgeted, how will this be funded?	NA

OPERATIONAL IMPACT:

If Council directs staff to maintain the lot, Beach & Parks crews will immediately schedule a brush-clearing and routine mowing cycle to bring the lot into ordinance compliance.

If Council directs staff to preserve the lot in its natural state, the property will be flagged and excluded from routine city tractor-mowing maps, and staff will coordinate with local conservation volunteers to establish boundaries.

LEGAL / POLICY REVIEW:

Has the City Attorney Reviewed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Ordinance Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Resolution Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Is there an Agreement/Contract involved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA

OPTIONS:

1. Direct staff to proceed with standard maintenance, brush-clearing, and routine mowing to bring the parcel into local ordinance compliance and expand the Waterfront Stage area venue footprint.
2. Direct staff to cease standard mowing operations on the parcel and initiate a process to formally designate the property as a protected bird and butterfly sanctuary.
3. Postpone the item and direct staff to review multi-use compromise layouts for future consideration.

STAFF RECOMMENDATION:

Staff recommends that the Council discuss the land-use goals and provide staff with an administrative directive. This will resolve conflicting community requests, clarify the property's operational future, and allow staff to deploy maintenance crews.

REQUIRED ATTACHMENTS:



Surfside Beach
Public Boat Ramp

Surfside Beach
Waterfront Stage

Surfside Boat Launch

Surfside Historical
Museum

1415

1222

Jettyview Rd

Jettyview Rd

