

Surfside Beach City Council Meeting

Tuesday May 14, 2024

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

An agenda information packet is available for public inspection on the website at
www.surfsidetx.org

NOTICE IS HEREBY GIVEN that the City Council of the Village of Surfside Beach will conduct a Council meeting scheduled for **7:00 p.m. on Tuesday May 14, 2024**. To view the meeting electronically please use the following website:

<https://us02web.zoom.us/j/84253545017?pwd=VHFGMXRoZmJHNG5lcDBISUJ3MldjUT09>

Meeting ID 842 5354 5017 Password 1304

The City Council reserves the right to meet in closed session on any agenda item, should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

COUNCIL MEETING:

- 1) CALL TO ORDER, QUORUM IN ATTENDANCE
- 2) INVOCATION, PLEDGE OF ALLEGIANCE
- 3) Discuss and take possible action on Ordinance 2024.05.14GE CANVASS OF THE 2024 GENERAL MUNICIPAL ELECTION
- 4) SWEARING IN OF COUNCIL MEMBERS and RECOGNITION OF OUT-GOING COUNCIL MEMBER, Sean Robertson
- 5) OPEN PUBLIC HEARING: Council will open a public hearing regarding the Conditional Use Permit for an RV Park.
- 6) Close Public Hearing
- 7) Mayor/council/department head reports
- 8) Business of visitors not on the agenda/St. Patrick's Committee presentation
- 9) 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:
 - A. Consider approval of minutes from the Council meetings on March 12 and April 9, 2024.
 - B. Consider approval of accounts payable from April, 2024.

- 10) Discuss and take action to appoint a Mayor Pro Tem in accordance with the Texas Local Government Code Section 22.037.
- 11) Discuss and take possible action regarding a conditional use permit located off Bluewater Highway on Lot 146 & Tract 216 of the Brazos Coast Investment Company Subdivision Div. 1, Surfside Beach, Texas. *Bisso*
- 12) Discuss and take possible action to appoint a Finance Director. *Bisso*
- 13) Discuss and take possible action to repair, replace or remove the crabbing pier. *Parsch*
- 14) Discuss and take possible action on a Resolution regarding a contract for the purpose of financing Heavy Equipment (mini-excavator). *Bisso*
- 15) Discuss and take possible action to consider current applicants and to fill vacancies on the commissions and committees. *Gerber*
- 16) Discuss and take possible action regarding Human Resources policy consider reinstating previous contract for rapid 10 panel drug testing to be done by Proactive/All American Screening for 35\$ each. *Gerber*
- 17) Discuss and take possible action regarding Human Resources policy consider convening an advisory panel to make recommendations regarding HR practices, and potential changes to the employee handbook and employment related policies. (specifically with a focus on drug testing policies) *Gerber*
- 18) Discuss and take possible action to approve Ordinance 2024-05-14 modifying section 2-90 of the Code of Ordinances regarding special and emergency meetings. *Gerber*
- 19) Adjourn

CERTIFICATION

I hereby certify that a true and correct copy of the above and foregoing "Notice of Meeting" by the City Council was posted on the front bulletin board of the City Hall of the Village of Surfside Beach, Texas. Said notice was posted Thursday, May 9, 2024 at or before 6:00 PM and remained so posted continuously for at least 72 hours before the scheduled time and date of the aforementioned meeting.


City Secretary

ORDINANCE 2024.05.14GE

AN ORDINANCE DECLARING THE RESULTS OF THE GENERAL ELECTION HELD IN THE VILLAGE OF SURFSIDE BEACH ON MAY 4, 2024 FOR THE ELECTION OF MAYOR AND TWO ALDERMEN; FINDING COMPLIANCE WITH THE OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the Village of Surfside Beach held a general election on the 4TH day of May, 2024, for the purpose of electing the position of Mayor and two alderman; and

WHEREAS, there were cast at said election for the following listed persons the number of votes opposite their respective names:

ALDERMEN

Stephen J. Kedlarchuk	70
Rick Lartigue	30
Paul Hermonat	5
Jonathan Gerber	140
Freda Guzman	66
Marsha Hines	50
Rebecca French	18

MAYOR

Greg Bisso	158
Milo Wilson	40

as shown in the official election returns heretofore delivered by the Election Manager and officials to the Mayor and City Council of the Village of Surfside Beach and submitted to the City Council.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF SURFSIDE BEACH:

Section 1. That said election was duly called and notice thereof given in accordance with law; that said election was held in the manner required by law; that due returns of said election have been

made by the proper officers; that said returns have been canvassed by the City Council of the Village of Surfside Beach; that said election has resulted in the election of the following named persons for the position of Alderman **Stephen Kedlarchuk and Jonathan Gerber**; and for the position of Mayor: **Gregg Bisso**;

Section 2. The City Council officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. This Ordinance shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED, this 14th day of May 2024.

Gregg Bisso, Mayor

ATTEST:

Amanda Davenport

Mayor

Choice	Party	Absentee		Early Voting		Election Day		Total	
Milo Wilson		0	0.00%	11	23.91%	29	19.33%	40	20.20%
Gregg Bisso		2	100.00%	35	76.09%	121	80.67%	158	79.80%
Cast Votes:		2	100.00%	46	100.00%	150	100.00%	198	100.00%
Undervotes:		0		1		4		5	
Overvotes:		0		0		0		0	

Alderman at Large - Vote for none, one or two.

Choice	Party	Absentee		Early Voting		Election Day		Total	
Marsha C Hines		0	0.00%	13	14.44%	37	12.94%	50	13.19%
Freda Guzman		0	0.00%	13	14.44%	53	18.53%	66	17.41%
Rebecca French		1	33.33%	8	8.89%	9	3.15%	18	4.75%
Rick Lartigue		0	0.00%	4	4.44%	26	9.09%	30	7.92%
Jonathan Gerber		1	33.33%	38	42.22%	101	35.31%	140	36.94%
Paul Hermonat		0	0.00%	0	0.00%	5	1.75%	5	1.32%
Stephen J. Kedlarchuk		1	33.33%	14	15.56%	55	19.23%	70	18.47%
Cast Votes:		3	100.00%	90	100.00%	286	100.00%	379	100.00%
Undervotes:		1		4		22		27	
Overvotes:		0		0		0		0	

*** End of report ***

Minutes of Meeting of the City Council

Tuesday, March 12, 2024 – 7:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

1) CALL TO ORDER, QUORUM IN ATTENDANCE

Mayor Bisso called the meeting to order at 7:00 p.m. and noted that all members of City Council were in attendance.

2) INVOCATION, PLEDGE OF ALLEGIANCE

Jalifi gave the invocation and Mayor Bisso led the Pledge of Allegiance.

3) Mayor/council/department head reports

Gerber: discussed the walkover at Jetty Park

Jalifi: Pilings on the city sign at the entrance are rotten

Parsch: the Hotel tax question and answer townhall meeting went well

Mayor Bisso: Update on the groin project and Stahlman Park repairs; reported that Velasco Drainage District will be out improving the drainage in the Village; HGAC sewer grant is still crawling along; St. Patrick's Day parade is this Saturday and promises to be a good time for all as usual.

Chief Moncier: reported on the monthly PD activities for January and February.

Erick: 64 completed work orders this month, otherwise, business as usual

4) Business of visitors not on the agenda. None

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:

A. Consider approval of minutes from the Council meeting on January 9, 2024.

B. Consider approval of accounts payable from January, 2024.

C. Consider approval of the Historical reenactment, cannon fire, and use of Council chambers for the 18th of May 2024. *Gerber*

D. Approve estimate from Green's Services for road stripping. *Bisso*

E. Approve extending the Interlocal Cooperation Contract for the Failure to Appear Program between the Village and the Department of Public Safety of the State of Texas

Motion was made by Green-Prats to approve the consent agenda as presented. Motion was seconded by Robertson and passed unanimously.

6) Discuss and take possible action to adopt Ordinance No. 2023.11.14 regarding lighting as submitted by the Planning Commission.

Motion was made by Parsch to pass with a strikeout of C6 businesses. Motion was seconded by Gerber and passed with 4 for 1 against (Robertson)

- 7) Discuss and take possible action to use funds from the Municipal Court Security Fund for the purchase of a lidar gun and a 16 TB external hard drive for the Surfside Beach police department.

Motion was made by Robertson to approve the expenditure. Motion was seconded by Jalifi and passed unanimously.

- 8) Discuss and take possible action on Ordinance 2024.02.13 regarding NO Parking along Bluewater Highway.

Motion was made by Jalifi to approve Ord 2024.02.13 with amendment to say "unless there is designated parking areas". Motion was seconded by Parsch and passed unanimously.

- 9) Discuss and take possible action regarding a Notice of CenterPoint Energy Houston Electric, LLC Filing to Change Rates.

Motion was made by Green-Prats to oppose the rates. Motion was seconded by Gerber and passed unanimously.

- 10) Discuss and take possible action regarding Ordinance 2024.03.12 amending the Surfside Beach Water Conservation plan by updating the five year and ten year goals.

Motion was made by Robertson to approve Ordinance 2024.03.12 water conservation ordinance. Motion was seconded by Parsch and passed unanimously.

- 11) Discuss and take possible action to purchase excavator from Alpha & Omega Construction Equipment for no more than \$29,500.00 through the Government Capital Corporation financing.

Motion was made by Gerber to buy the excavator from Alpha & Omega Construction Equipment. Motion was seconded by Robertson and passed unanimously.

- 12) Discuss and take possible action to establish the Chief's Advisory Panel for the Surfside Beach Texas Police Department.

Motion was made by Gerber to approve the Chief's Advisory Panel. Motion was seconded by Robertson. Motion was removed from consideration by Gerber and no action was taken.

- 13) Discuss and take possible action regarding: Approval of location near the Timeline Fence for Daughters of the Republic of Texas and future insignia medallions from other historically related groups, and proposed landscaping around monument.

Motion was made by Gerber to approve placing the Daughters of the Republic of Texas medallion near the timeline fence. Motion was seconded by Green-Prats and approved 4 for, 1 against (Jalifi)

- 14) Discuss and take possible action to move city hall to Stahlman Park.

Motion was made by Jalifi to hire an architect to do a feasibility study on next steps on City Hall repair and Stahlman Park rehabilitation. Motion was seconded by Gerber.

Discussion ensued and the Motion was amended.

Motion was made by Robertson to place Mayor Bisso on point to lead a feasibility study on potential options for City Hall and Stahlman Park. Motion was seconded by Parsch and passed 4 for and 1 abstention (Green-Prats)

- 15) **Executive Session:**

Surfside City Council will adjourn into an EXECUTIVE SESSION (closed executive session pursuant to section 551.074 of the Texas Government Code) to discuss personnel matters - specifically, matters involving the appointment/re-appointment, employment, evaluation reassignment, resignation and duties of the Judges serving the Surfside Municipal Court.

Council entered Executive Session at 9:00 p.m. and reconvened into regular session at 9:19 p.m.

Motion was made by Gerber to go into executive session with Attorney Patton and City Secretary Davenport. Motion was seconded by Green-Prats and approved unanimously.

- 16) Action, if any out of executive session, and adjourn

Motion was made by Green-Prats to appoint Robert Barfield and possible another as alternate municipal court judge. Motion was second by Jalifi and passed unanimously.

Gregg Bisso, Mayor

Attest:

Amanda Davenport, City Secretary

Minutes of Meeting of the City Council

Tuesday, April 9, 2024 – 7:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

1) CALL TO ORDER, QUORUM IN ATTENDANCE

Mayor Bisso called the meeting to order at 7:00 p.m. and noted that Jalifi is absent and Robertson attended via Zoom.

2) INVOCATION, PLEDGE OF ALLEGIANCE

Parsch gave the invocation and Mayor Bisso led the Pledge of Allegiance.

3) Mayor/council/department head reports

Gerber: Thanked out-going Alderman Robertson for his service; Dortha - May 18 re-enactment of the Signing of the Treaty of Ft. Velasco

Parsch: Beach permits, still working out the kinks regarding the daily pass;

Mayor Bisso: Update on the groin project and Stahlman Park repairs;; HGAC sewer grant is still crawling along; Stahlman Park is close to completion;

Chief Moncier: reported on the monthly PD activities for March

Michelle Booth: Adopt a Beach, OGSR and VFD Fundraiser coming up

4) Business of visitors not on the agenda. None

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:

A. Consider approval of minutes from the Council meeting on March 12, 2024.

B. Consider approval of accounts payable from February and March, 2024.

C. Discuss and take possible action regarding a Proclamation declaring April 2024 as Fair Housing Month.

Motion was made by Gerber to remove item A and approve the remainder of the consent items as presented. Motion was seconded by Green-Prats and passed unanimously.

6) Discuss and take possible action to approve RESOLUTION NO. 04.12.24 adopting the 2023 Brazoria County Hazard Mitigation Plan.

Motion was made by Gerber to approve Res. 04.12.24 adopting the 2023 BC Hazard Mitigation Plan. Motion was seconded by Parsch and passed unanimously.

- 7) Discuss and take possible action to repair, replace or remove the crabbing pier.**

Motion was made by Green-Prats to table this item. Motion was seconded by Gerber and passed unanimously.

- 8) Discuss and take possible action to approve Ordinance 2024-04-09B amending the Code of Ordinances regarding the duties of the City Secretary.**

Motion was made by Gerber to approve Ord 2024-04-09B regarding the duties of the City Secretary. Motion was seconded by Green-Prats and passed unanimously.

- 9) Discuss and take possible action to approve Ordinance 2024-04-09C creating a Finance Director position.**

Motion was made by Gerber to approve Ord. 2024-04-09C creating a Finance Director position. Motion was seconded by Parsch and passed unanimously.

- 10) Discuss and take possible action to modify section 2-90 of the Code of Ordinances regarding special and emergency meetings.**

Motion was made by Gerber to amend the ordinance regarding how many council members it takes to call a special and/or emergency meeting to as few as state law allows. Motion was seconded by Robertson and passed unanimously.

- 11) Discuss and take possible action on an Interlocal Agreement with Brazoria County for the collection of taxes and PID assessment for the Village of Surfside Beach.**

Motion was made by Gerber to approve the ILA with BC for the collection of taxes. Motion was seconded by Green-Prats and passed unanimously.

- 12) Discuss and take possible action on a Resolution regarding a contract for the purpose of financing Heavy Equipment (mini-excavator).**

Motion was made by Green-Prats to table this item. Motion was seconded by Parsch and passed unanimously.

- 13) Discuss interagency cooperation of the emergency services of Surfside Beach Texas and surrounding municipalities, and how these relationships save lives and create opportunities.**

Jon Gerber congratulated Chris Beall on his service in EMS.

- 14) To discuss and take possible action on a modification to Sec 8 of the Surfside Beach Ordinance to allow residents a maximum of 6 egg laying hens with a coop 50 ft from any residential structure.**

Motion by Gerber to modify the Code of Ordinance to allow chickens in residential areas. Motion was seconded by Robertson and a tie vote was taken which was broken with a vote of nay by Mayor Bisso.

- 15) Discuss and take possible action to approve Resolution 2024-04-12-CPC entering into the Houston Coalition of Cities to be represented in the CenterPoint Energy rate change request.**

Motion was made by Green-Prats to approve Ordinance 2024-04-12-CPC regarding joining the Houston Coalition of Cities. Motion was seconded by Robertson and passed unanimously.

- 16) Discuss and take possible action on Ordinance 2024-04-09 denying the rate increase request and revised rate schedules by CenterPoint Energy Houston Electric, LLC.**

Motion was made by Green-Prats to approve Ord 2024-04-09 denying the rate increase request and revised rate schedules by CenterPoint Energy Houston Electric, LLC. Motion was seconded by Gerber and passed unanimously.

- 17) Adjourn at 8:21 pm**



Gregg Bisso, Mayor

Attest:

Amanda Davenport, City Secretary



April 24, 2024

RE: Public Hearing Notice regarding request for conditional use permit

Dear Property Owner:

You are hereby notified that a public hearing will be held on May 14, 2024, regarding a request for a conditional use permit for the construction and operation of an RV Park located off Bluewater Highway on Lot 146 & Tract 216 of the Brazos Coast investment Company Subdivision Div 1. Surfside Beach, Texas. Legal description of the property is as follows: BCIC DIV 1 LOT 146 (A0009 BT ARCHER) ACRES5; BCIC DIV 1 LOT 216A (A0009 BT ARCHER) (SURFSIDE) ACRES 1.72, Brazoria County Texas. You are receiving this notice due to the fact that this property is located within 200 ft. of property that you own. The hearing will be held on May 14, 2024 at 7:00 p.m. at 1304 Monument Drive, Surfside Beach, Texas, you are invited to attend.

If you would like to make comments regarding this property and are unable to make the hearing, you may send a letter or email (amanda@surfsidetx.org) to City Secretary, Amanda Davenport before the date of the hearing.

Amanda Davenport
City Secretary



Village of Surfside Beach * 1304 Monument Drive Surfside Beach, Texas
77541 * Office: (979) 233-1531 Fax: (979) 373-0699 www.surfsidetx.org

CONDITIONAL USE PERMIT APPLICATION

Name & Address of Owner: Golden Investments LLC/ DGC LLC
ZULFIKAR KAREDA / Garrett Davison

Phone Number and Email: _____ Davisongulfcoast@gmail.com

Legal Description & property address: B C I C DIV 1 LOT 146 (A0009 B T ARCHER) ACRES 5.
B C I C DIV 1 LOT 216A (A0009 B T ARCHER) (SURFSIDE) ACRES 1.72

1. Identify the city code concerning the request,
2. Include the zone the property is in.
3. City requirements that may be associated with the request.
4. City and or other restrictions, setbacks, easements on the property.
5. Provide a survey of the property with the changes, additions, structures, proposed and existing requested and drawn by a licensed surveyor.
6. Any and all previously recorded deed restrictions.
7. Provide names and addresses of all property owners within 200'
8. Provide associated documents which may be required such as, delineation determination of wetlands, construction/engineering plans, etc., proof of rezoning / replat approval by Planning & Zoning if required, any other material which may be of use in determining approval or denial of the application.

Statement of proposed use:

This application is seeking permission to build an RV Park containing 33 spots or less located behind the Perry's Store/ Surfside Food Mart 2. Each spot will be 1,100 SF Minimum (50'X26'). We have had an environmental survey conducted and determined the proposed park will not affect any tidally influenced wetlands, our goal is to avoid all wetlands. The RV Park will have an entrance next to the Surfside Food Mart #2 and will be managed by the store (Golden Investments LLC).

Signature of property owner: _____

A handwritten signature in black ink, appearing to read "Garrett Davison", written over a horizontal line.

Date: 03/21/2024

Conditional Use Permit Fee: \$350.00

CUP Permit Application

1. Identify the city code concerning the request,

Sec. 32-20. - Site requirements.

Sec. 32-21. - City codes.

2. Include the zone the property is in.

The property is zoned Commercial

3. City requirements that may be associated with the request.

Required to follow all environmental regulations of the U.S. Army Corp of Engineers.

4. City and or other restrictions, setbacks, easements on the property.

The property consists of 7.20 Acres of commercial land. All commercial restrictions apply.

5. Provide a survey of the property with the changes, additions, structures, proposed and existing requested and drawn by a licensed surveyor.

Please See Attached

6. Any and all previously recorded deed restrictions.

7. Provide names and addresses of all property owners within 200'

NGUYEN JACKIE KIM
8 TERRA BELLA DR MANVEL, TX 77578

VOSB
1304 Monument drive
Surfside Beach TX 77541

DOW
2301 Brazosport BLVD APA Building
Freeport TX 77541

8. Provide associated documents which may be required such as, delineation determination of wetlands, construction/engineering plans, etc., proof of re-zoning / replat approval by Planning & Zoning if required, any other material which may be of use in determining approval or denial of the application.

Please See Attached Coastal Biologist Letter.

Landscaping plan

The RV Park will be landscaped around the perimeter of the park with attractive, well maintained shrubbery and planted as not to restrict visibility at park entrances and exits, and shall not be less than two feet nor more than six feet in height.

A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



March 4, 2024

Mr. Garrett Davison
101 Pelican Place #7
Surfside, TX 77541

Dear Mr. Davison,

On February 26, 2024, A & M Wetland Consulting Services, LLC performed a site visit on two parcels of property known as Lot 146 and Tract 216A. These parcels are in Surfside, Texas. The conclusion of the site visit is that uplands do exist on the portion of the site where the RV Park is proposed to be constructed. A permit from the U. S. Army Corps of Engineers (USACE) will be required to fill wetlands on the site.

Please remember, only the USACE and the EPA have the right to determine jurisdiction and verify wetland boundaries.

Respectfully,

Two handwritten signatures in blue ink. The signature on the left is 'Andy R. Bouse' and the signature on the right is 'Michael J. Christley, P.E.'.

Andy R. Bouse
281-627-2659

Michael J. Christley, P.E.
979-549-7063

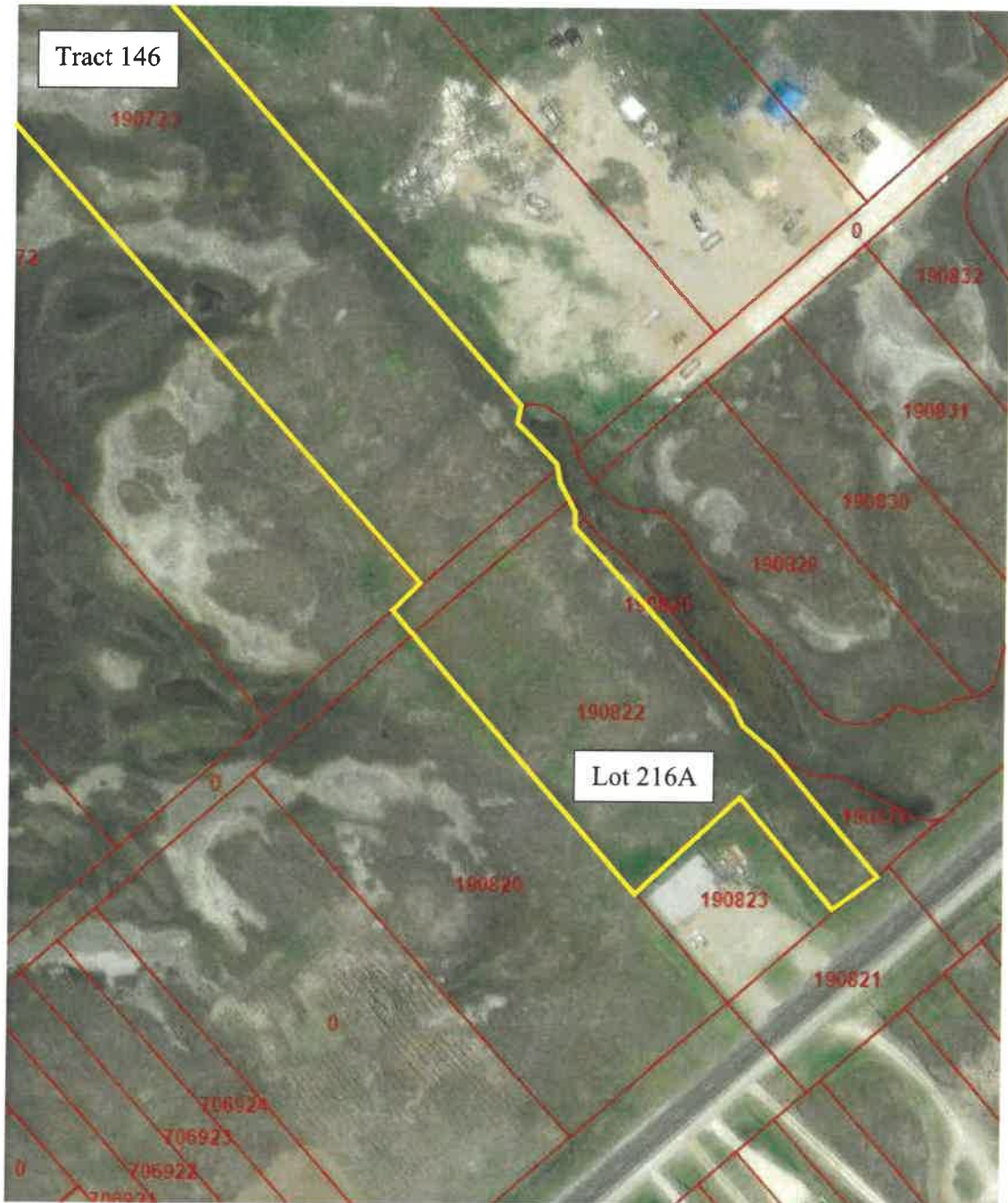
A & M Wetland Consulting Services, LLC

Desk Top Review for Lot 146, Tract 216A, and a 30' undeveloped road easement located in Brazoria County. The site is between Bluewater Highway (CR 257) and Swan Lake.

The legal descriptions are:

Tract 146: B C I C Div 1 Lot 146 (A0009 B T Archer) 5 Acres, ID 190723

Lot 216A: B C I C Div 1 Lot 216A (A0009 B T Archer) (Surfside) 1.72 Acres, ID 190822



Brazoria County CAD

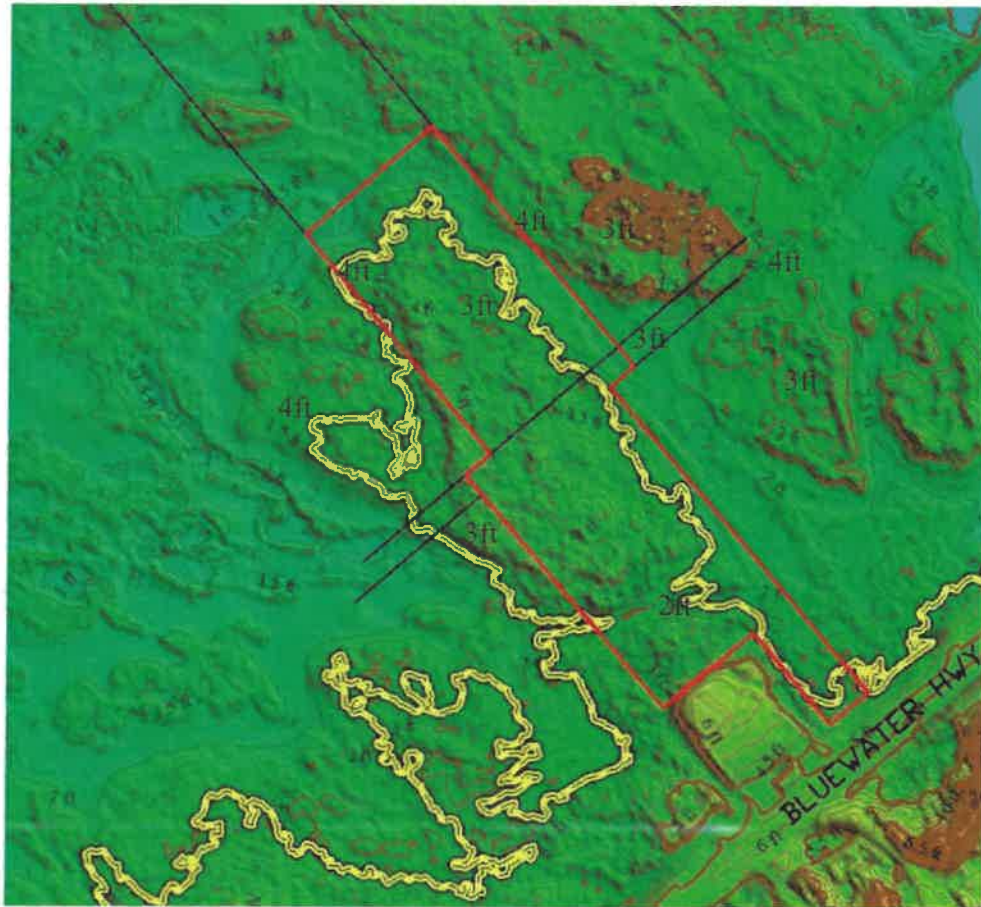
Multiple resources were utilized in this desk top review. Images of these resources are included in this review, along with a brief description of information obtained from the resource.

On the following layouts, the red lines represent the project boundary. Aerial images are placed at a “best guess” using Carlson AutoCAD software. Care should be taken when making final determinations based on these images.



The National Wetland Inventory Map shows most of the site is upland. Potential wetlands are seen on the northern portion of the site and a sliver along the East property line.

All mapped wetlands surrounding the site are “Estuarine and Marine Wetlands. All are “adjacent tidal wetlands that are usually semienclosed by land but have open, partly obstructed, or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land”.



Texas Natural Resources Information System LIDAR indicates a finger of land that is surrounded by a 2 ft elevation contour. On previous sites adjacent to tidal wetlands, land above elevation 2 ft has been proven to be upland, while land below elevation 2 ft is a mix of upland and wetland. There is a lower elevation area just North of the store. It appears to run West to East across the site. This area will need to be investigated.



The USDA Web Soil Survey map shows most of the site is 30 (Galveston-Drumbay sine sands, 0 to 1 percent slopes, occasionally flooded, storm surge). The northern corner of the site is 44 (Veston silty clay loam, 0 to 1 percent slopes, strongly saline, frequently flooded).

The Galveston component of soil type “30” is not hydric, while the Drumbay component is hydric.

Veston is a hydric soil.



Texas Natural Resources Information System 2022 Color Infrared Image. Red is indicative of uplands. Grey is indicative of wetlands. Blue is open water and white is sand. The red area is the potential upland finger on the site.

BRAZORIA COUNTY
TEXAS

BRANCH T. ARCHER LEAGUE
ABSTRACT 9

GHEORGHE GEORGESCU
LOT 100
C.F. NO. 2014-011502
B.C.O.R.

VILLAGE OF SURFSIDE BEACH
LOT 145
(CALLED "LOT 145")
C.F. NO. 2001-046810
B.C.O.R.

JACKIE BRUCE
LOT 99
SCARBOROUGH

SUBJECT
LOT 146
(5.00 ACRES)

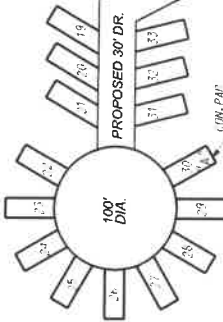
DAVISON GULF COAST, LLC
C.F. NO. 2023-046802
B.C.O.R.

PRINCELOT
LOT 98
JOHN PATTERSON

DOW CHEMICAL COMPANY
LOT 147
VOL. 1094 PG. 147
B.C.O.R.

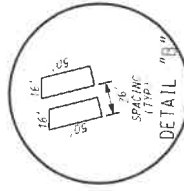
S 43°09'12" E 1090.99'

N 46°50'48" E
200.00'

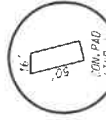


CON. PIP
1" TYP.

N 43°09'12" W 1090.99'



DETAIL "B"



DETAIL "A"

LEGEND

- FOUND: IRON PIPE/ROD
- 1/2" IRON ROD W/ SURVEY CAP "TRC 4808"
- EASEMENT LINE
- BUILDING LINE
- LOT LINE
- PROPERTY LINE

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48035C0010K, DATED DECEMBER 30, 2020.
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY. NOT SHOWN HEREIN.
- THE RV PARK ENCOMPASSES APPROXIMATELY 3.78 ACRES TOTAL.

30' ROAD ESMT. (UNDEVELOPED)

N 43°12'52" W 480.00'

SUBJECT
TRACT 216
(2.20 ACRES)

GOLDEN INVESTMENT, LLC
C.F. NO. 2023-008173
B.C.O.R.

EXISTING
BLDG.

PROPOSED 30' DRIVE

N 43°12'52" W 480.67'

JACKIE NGUYEN
(REPLAT OF TRACT 215)
C.F. NO. 2006-055502
B.C.O.R.

EXHIBIT
OF

LOT 146 & TRACT 216

AND A

30' UNDEVELOPED
ROAD EASEMENT

ALL BEING OUT OF THE
BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION DIV. 1

AS RECORDED IN
VOLUME 2, PAGES 141-142
OF THE

BRAZORIA COUNTY PLAT RECORDS
BRANCH T. ARCHER LEAGUE
ABSTRACT 9
BRAZORIA COUNTY, TEXAS

Doyle & Wachstetter, Inc.
Surveying and Mapping, GPS, GIS
131 COMMERCE STREET, SUITE 100, TEXAS 77531
OFFICE: 979.265.5022 FAX: 979.265.5940
FIRM NO. 10024500
PROJECT NO. 1
DATE: 12/21/2024
DRAWN BY: JG, C.A., P.S. 1/24/2024
CHECKED BY: JG, C.A., P.S. 1/24/2024
SCALE: 1" = 100'

Summary:

Due to the site's proximity to tidal wetlands a site visit will be needed to determine the facts on the ground.

Moving Forward:

We will provide a verbal rendition of our findings, and recommendations for moving forward with wetland delineation and/or permitting options.

Thank you,

Andy R. Bouse & Michael J. Christley, P.E.
281-627-2659 979-549-7063

A&M Wetland Consulting Services, LLC
502 Vivit
Angleton, Tx 77515

Amanda Davenport

From: Zach Parsch
Sent: Tuesday, April 9, 2024 7:56 PM
To: Amanda Davenport
Subject: Re: Agenda Packet

Follow Up Flag: Follow up
Flag Status: Flagged

Getting in early. Item for May agenda, discuss and take action to appoint Toni as Financial Director.

Assuming we can get resume info sent to all in advance.

Thanks,
Zach

On Apr 4, 2024, at 3:10 PM, Amanda Davenport <amanda@surfsidetx.org> wrote:

Please see the attached agenda packet. As always, if there is anything omitted or that needs to be changed or added, please let me know before 6:00 p.m. Saturday.

Respectfully,

*Amanda Davenport, TRMC
City Secretary
Village of Surfside Beach
979-233-1531 ext 103
<image001.png>*

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Village Copier <copier@surfsidetx.org>
Sent: Thursday, April 4, 2024 3:02 PM
To: Amanda Davenport <amanda@surfsidetx.org>
Subject: Message from KM_C360i

<SKM_C360i24040414010.pdf>

Amanda Davenport

From: Zach Parsch
Sent: Thursday, April 11, 2024 1:20 PM
To: Amanda Davenport
Subject: Agenda item May

Discuss and take possible action to rebuild Crabbing Pier with functional design changes.

I will provide these changes in another email prior to mtg.

Thanks,
Zach

Amanda Davenport

From: Zach Parsch <zparsch@gmail.com>
Sent: Tuesday, April 30, 2024 11:52 AM
To: Amanda Davenport
Subject: Crab pier illustrative drawing

Amanda,

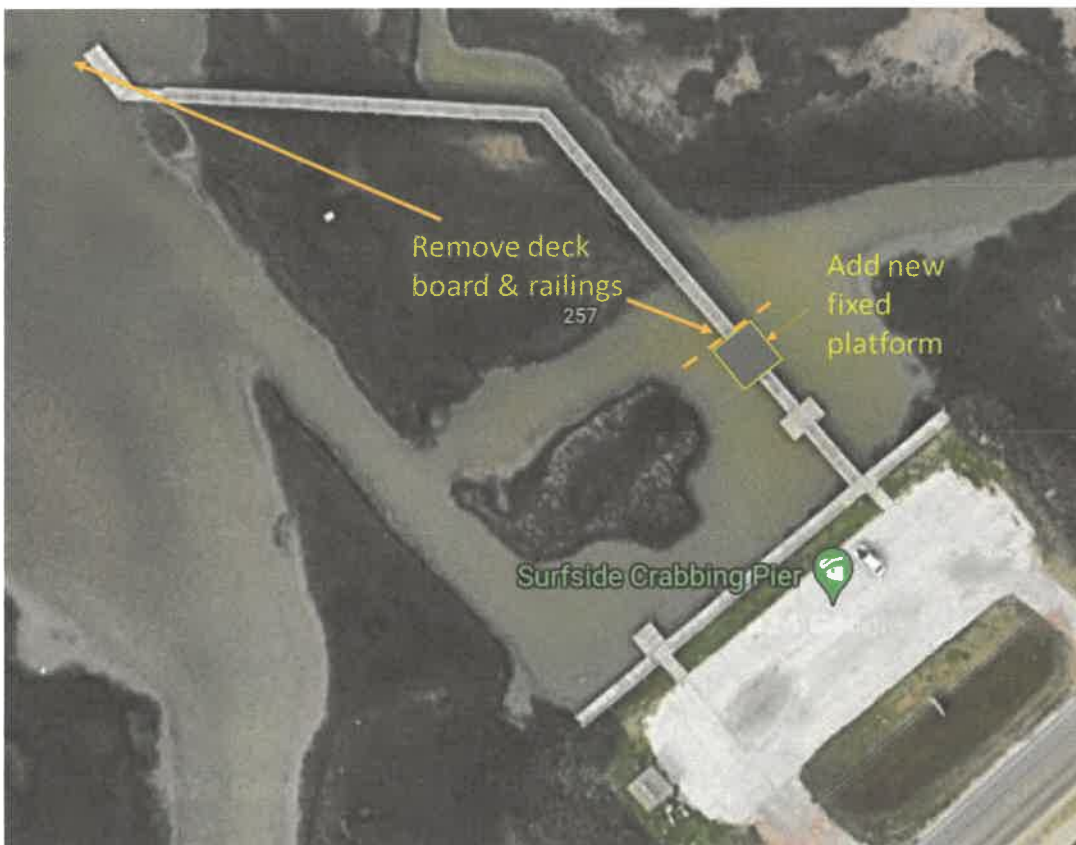
This is the illustration drawing to accompany my agenda item.

My proposed solution has been reviewed w/ Josh.

1. Add another larger platform in addition to the initial platform. No railings should be required.
2. Remove the deck and railing materials beyond the new additional platform and let the pilings stay put.

Thanks,

Zach





GOVERNMENT CAPITAL
CORPORATION

RESOLUTION

**A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING
"HEAVY EQUIPMENT".**

WHEREAS, Village of Surfside Beach (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing "Heavy Equipment". The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY CITY OF SURFSIDE BEACH:

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing "Heavy Equipment".

Section 2. That the Finance Contract by and between the Village of Surfside Beach and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the Finance Director or the Finance Director's designee, as the authorized signer of the Finance Contract by and between the Village of Surfside Beach and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. The Issuer will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member _____,
seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is
effective this _____, 2024.

Issuer: City of Surfside Beach

Witness Signature

NAME: _____
Mayor

NAME: _____
City Secretary



Financing Proposal

Prepared For



The Village of Surfside Beach

March 26, 2024

Submitted By

Government Capital Corporation

345 Miron Drive
Southlake, Texas 76092

Cody Thomas

Municipal Finance Specialist
817-722-0208



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Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the primary purpose of providing tax-exempt financing solutions for state and local government entities including cities, schools, counties, and special districts. Since our inception, GCC and its affiliates have provided financing solutions exceeding \$6 billion for many different types of projects. These financings have provided funding for a wide variety of municipal needs including vehicles, technology, facilities, and heavy-duty equipment. Although we serve clients in all 50 states, one of our primary areas of focus is assisting Texas cities with acquiring essential personal property and equipment. Our team possesses extensive experience assisting local Texas governments in creating, evaluating and implementing financing structures of every type authorized by state borrowing authorities. Since our inception, we've been honored to provide financing solutions for over 560 Texas cities, representing over 45 percent of the cities in the state. In many cases, we have helped our clients adapt to and comply with regulatory changes as well as enable them to execute financings more rapidly, efficiently, and economically.

Representative Experience

City of Mathis - Government Capital's longest client relationship is with the City of Mathis, Texas. From the firm's very first funding in January of 1993 to the present day, GCC has provided the City of Mathis with millions of dollars in financing. Projects have included public works, public safety, capital equipment, energy efficiency, and technology improvements as well as various economic development projects.

City of San Saba - For over 20 years, Government Capital has assisted the City of San Saba with providing tailored financing solutions for more than 55 projects. With GCC's support, the city has financed a wide variety of vehicles, equipment, infrastructure improvements, and real estate acquisitions. The city's Economic Development Corporation has also partnered with Government Capital to fund playground and water park projects.

City of Van Horn - Since 2002, GCC has partnered with the City of Van Horn to create various financing solutions that fit the needs of the city. Projects have included numerous vehicle and equipment acquisitions as well as utility improvement projects.

City of Corrigan - Government Capital's relationship with the City of Corrigan began in 2006 and has included funding a variety of acquisitions for police vehicles, technology, and public safety equipment. Most recently, the city financed a water meter replacement project to install radio-read meters to recapture water loss.

City of Hillsboro - Since 2010, the City of Hillsboro and Government Capital have completed numerous projects and acquisitions together. These projects have included public safety vehicle acquisitions, HVAC upgrades, capital equipment procurement, and utility meter updates. Most recently, the city financed hardware and software technology upgrades for the police department.

City of Post - Government Capital has partnered with the City of Post since 2020 to fund projects from heavy equipment acquisitions to water meter replacements. Additionally, GCC has provided multiple refinancings designed to reduce interest costs, allowing the city to reallocate critical funds.

City of La Feria - Since 2005, Government Capital has provided financing solutions to the City of La Feria. Funded projects have included acquiring public safety vehicles and public works equipment. Most recently, GCC funded a city-wide utility meter replacement project.



Partial Listing of Texas City Clients



City of Brady



City of Stephenville



City of Troup



City of Anson



City of Dilley



City of Early



City of Eastland



City of Katy



City of Ralls



City of Poteet



City of Dublin



City of Whitney



Town of Anthony



City of Panhandle



City of Roma



City of Liberty Hill



City of East Tawakoni



Town of Pecos City



City of Dalhart



City of Hidalgo



City of Mineral Wells



City of Chandler



City of Lamesa



City of Canyon



GOVERNMENT CAPITAL
CORPORATION

March 26, 2024

Ms. Toni Truly
Village of Surfside Beach
(979) 233-1531
finance@surfsidetx.org

Dear Ms. Truly,

Thank you for the opportunity to present the proposed financing of a mini excavator for the Village of Surfside Beach. I am submitting for your review the following proposed structure:

ISSUER:	The Village of Surfside Beach, TX		
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005		
EQUIPMENT COST:	\$ 32,987.50		
MONTHLY TERM:	36 Payments	48 Payments	60 Payments
INTEREST RATE:	7.957%	7.977%	7.997%
PAYMENT AMOUNT:	\$ 1,033.05	\$ 804.97	\$ 668.82
PAYMENTS BEGINNING:	30 Days from signing, monthly thereafter		
QUARTERLY TERM:	12 Payments	16 Payments	20 Payments
INTEREST RATE:	7.957%	7.977%	7.997%
PAYMENT AMOUNT:	\$ 3,117.23	\$ 2,428.43	\$ 2,017.26
PAYMENTS BEGINNING:	90 Days from signing, quarterly thereafter		
ANNUAL TERM:	3 Payments	4 Payments	5 Payments
INTEREST RATE:	7.957%	7.977%	7.997%
PAYMENT AMOUNT:	\$ 12,790.33	\$ 9,954.51	\$ 8,108.20
PAYMENTS BEGINNING:	One year from signing, annually thereafter		

Financing for these projects would be simple, fast, and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above proposal is subject to audit analysis, assumes bank qualification, and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to fourteen (14) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies, or conditions, please do not hesitate to call.

With Best Regards,

Cody Thomas

Cody Thomas
Municipal Finance Specialist
Direct: 817-722-0208

The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation. The terms of the proposed financing are being provided solely in response to your specific inquiry and for your professional consideration.

Amanda Davenport

From: Jon Gerber
Sent: Thursday, April 4, 2024 7:51 AM
To: Amanda Davenport
Subject: Agenda for April

Discuss interagency cooperation of the emergency services of Surfside Beach Texas and surrounding municipalities, and how these relationships save lives and create opportunities.
Sent from my iPhone

Amanda Davenport

From: Jon Gerber
Sent: Thursday, April 4, 2024 7:55 AM
To: Amanda Davenport
Subject: Agenda April

To discuss and take possible action on a modification to Sec 8 of the Surfside Beach Ordinance to allow residents a maximum of 6 egg laying hens with a coop 50 ft from any residential structure.
Specifically modifying :

Sec. 8-22. - Domestic farm and wild animals prohibited; variances.

(a)

It is unlawful for any person to possess or keep, within the municipal limits of the village, any domestic farm animal, including, but not limited to, horses, cattle, or swine.

Sent from my iPhone

Amanda Davenport

From: Jon Gerber
Sent: Thursday, May 2, 2024 11:55 AM
To: Amanda Davenport
Subject: Agenda

Discuss and take possible action consider current applicants and to fill vacancies on the commissions and committees.

Sent from my iPhone



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 9-12-2023
NAME: Donna Rickard PHONE: [REDACTED]
ADDRESS: [REDACTED] 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

PERSONAL INFORMATION:

OCCUPATION: Surfside Marina - Operations Mgr

ADDITIONAL EXPERIENCE: _____

EDUCATION: High School

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

Project Graduation, Surfside Marina Crayfish Boil

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



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 9-12-23
NAME: MARLA FERCAUSON PHONE: [REDACTED]
ADDRESS: [REDACTED] 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

PERSONAL INFORMATION:

OCCUPATION: _____

ADDITIONAL EXPERIENCE: Business Owner- Events, Food

EDUCATION: Some college

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

Community Organizer

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



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 9/12/23
NAME: Lori Plunkett PHONE: (936) 233-1531
ADDRESS: 1000 N. Highway 101 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

PERSONAL INFORMATION:

OCCUPATION: Speech/Language Pathologist

ADDITIONAL EXPERIENCE: _____

EDUCATION: M.S. in SLP, and M.S. in Special Education

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

(4 yrs) Thanks giving Baskets, Angel Tree Chair (4 yrs),
Little Miracles (4 yrs), OCE tchr, Seafarer's Center
Gala Chair (4 yrs), Seafarer's Center Exec Board (3 yrs),
and SOBA

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



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 8 JAN 24
NAME: James French PHONE: (909) 233-1531
ADDRESS: 1000 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

PERSONAL INFORMATION:

OCCUPATION: Retired

ADDITIONAL EXPERIENCE: Contracting / Budget / logistics / landscaping

EDUCATION: BS Psychology / Advanced Military College

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

Kites / SOBA / Landscaping

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

Amanda Davenport

From: Jon Gerber
Sent: Thursday, May 2, 2024 11:48 AM
To: Amanda Davenport
Subject: Re: agenda

Discuss and take possible action regarding Human Resources policy

#1 Consider reinstating previous contract for rapid 10 panel drug testing to be done by Proactive/All American Screening. for 35\$ each

#2 Consider convening an advisory panel to make recommendations regarding HR practices ,and potential changes to the employee handbook and employment related policies.
(specifically with a focus on drug testing policies)

Suggested composition:

One member from the HR Department
Two Aldermen
The Mayor
Two citizens who reside in Surfside
One police officer

Suggested term:
Six months

Sent from my iPhone

On Apr 30, 2024, at 9:30 AM, Amanda Davenport <amanda@surfsidetx.org> wrote:

I need your agenda items please.

*Amanda Davenport, TRMC
City Secretary
Village of Surfside Beach
979-233-1531 ext 103
<image001.png>*

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

Ordinance 2024.05.14

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, OF THE CODE OF ORDINANCES OF THE VILLAGE OF SURFSIDE BEACH, TEXAS; AMENDING SPECIAL AND EMERGENCY MEETINGS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the Village of Surfside Beach, Texas, has determined that adoption of this Ordinance is necessary to the health, safety, and general welfare of the inhabitants of said City and the members of the general public; and

WHEREAS, the City Council finds that this Ordinance was adopted at a meeting which was open to the public and preceded by proper notice, as required by Chapter 551 of the Texas Local Government Code (the Open Meetings Act).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE VILLAGE OF SURFSIDE BEACH, TEXAS:

FIRST, the findings and recitations set out in the Preamble to this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made part hereof for all purposes.

SECOND, That Chapter 2, Article 2, Section 2-90 of the Code of Ordinances of the Village of Surfside Beach, Texas, is amended to read as follows:

Sec. 2-90. – Special and emergency meetings.

An emergency meeting is one held in case of emergency or urgent public necessity where only two hours notice thereof is required by the Texas Open Meetings Act, codified as V.T.C.A., Government Code § 551.045. A special meeting is any meeting other than an emergency meeting or a regular meeting. An emergency or special meeting may be called by the mayor or any three of the councilmembers. The person calling such meeting shall be responsible for complying with the notice provisions of the Texas Open Meetings Act, V.T.C.A., Government Code ch. 551, and the time at which such meetings shall begin shall be the time specified in such notice.

THIRD, This Ordinance shall be and is hereby declared to be cumulative of all other Ordinances of the Village of Surfside Beach and this Ordinance shall not operate to repeal or affect any of such other Ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinance or Ordinances are hereby repealed.

FOURTH, If any section, subsection, sentence, clause, or phrase, of this Ordinances is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

FIFTH, All of the regulations provided in this Ordinance are hereby declared to be governmental and for the health, safety, and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this Ordinance, acting for the Village of Surfside Beach in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

SIXTH, Any violation of this Ordinance can be enjoined by a suit filed in the name of the Village of Surfside Beach in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this Ordinance or in the Code of the Village of Surfside Beach.

SEVENTH, This Ordinance shall take effect and be in force immediately upon its passage and publication of its descriptive caption twice in the Brazosport Facts.

READ, PASSED, AND ADOPTED THIS _____ DAY OF _____, 20____.

GREGG BISSO, MAYOR
VILLAGE OF SURFSIDE BEACH, TEXAS

ATTEST: _____
AMANDA DAVENPORT
CITY SECRETARY