

VILLAGE OF SURFSIDE BEACH

NOTICE OF MEETING OF THE CITY COUNCIL

TUESDAY, AUGUST 11TH, 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=VHFGMXRoZmJHNG51cDBlSlJ3MldiUT09>

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, August 11th, 2026, at 6:00 P.M. in the Council Chambers at City Hall for the consideration of the following items:

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

The City Council reserves the right to join the meeting via zoom and participate remotely by videoconference if unable to attend in person pursuant to the Texas Open Meetings Act, Texas Government Code § 551.127.

CALL TO ORDER & DETERMINATION OF A QUORUM

INVOCATION AND PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Mayor, Council, and Department Head Reports
2. City Administrator Update

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 July 21st, 2026, Board of Adjustments Meeting of City Council.
2. Review, discuss, and take possible action to approve the official minutes of July 21st, 2026, budget workshop meeting.

3. Review, discuss, and take possible action to approve the official minutes of July 21st, 2026, Regular City 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 551.071 – Consultation with Attorney: Closed meeting, A government body may not conduct a private consultation with its attorney except (1) when the governmental body seeks the advice of its attorney about: (2) potential litigations. (3) 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 this chapter.

RECONVENE IN OPEN SESSION

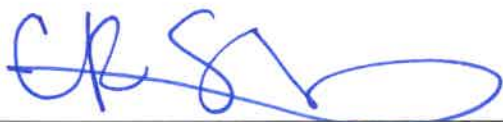
REGULAR AGENDA

1. Discuss, consider, and take possible action to approve a Conditional use Permit application submitted by the owner(s) for the Breeze Beachfront Resort located at 2218 Bluewater Highway in accordance with Section 50-10, to serve alcohol for on-premises consumption. – Hart
2. Discuss, consider, and take possible action to modify Ordinance (No. 2026.08.11) to due to TCEQ stating that the City’s jurisdiction is out of compliance with 30 TAC 285. – Hart
3. Discuss, consider, and take possible action for In-Kind facility use and fee waiver applications for Gulf Coast Brazoria County Chapter of Jack and Jill of America, Inc to use Stahlman Park on September 12, 2026. – Briones
4. Discuss, consider, and take possible action for In-Kind facility use and fee waiver applications for Team Shark at the Moon to use Stahlman Park for September 18th-20th. – Briones
5. Discuss, consider, and take possible action regarding the consideration and appointment of volunteer applicant Christine Simpson to the Tourism Committee. – Calhoun
6. Discuss, consider, and take possible action regarding the considerations and appointment of Brandi Garn to the Historical Committee. – Calhoun
7. Discuss, consider, and take possible action on an Ordinance (No. 2026-07-002) amending the Village of Surfside Beach Code of Ordinances to clarify administrative authority over personnel; establishing that all municipal employees are under the direct supervision and authority of the City Administrator, with the exception of the statutory positions of Municipal Judge, City Secretary, City Attorney, and Chief of Police. – Alderman Jalifi

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 August 5th, 2026, at or before 4:30 P.M., representing three full business days of notice prior to the date of the meeting.



Casandra R. Shawver/City Secretary

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting date. Please contact the City Hall office at (979) 233-1531 for more information if needed.

CONSENT AGENDA

Minutes of Board of Adjustments
Tuesday, July 21st, 2026 – 6:00 PM
Village of Surfside Beach
1304 Monument Drive
Surfside Beach, TX 77541

1) CALL TO ORDER, QUORUM IN ATTENDANCE

Mayor Hines called the meeting to order at **6:00P.M.** Alderman Jalifi, Alderman Green-Pratts and Alderman Power-Llewellyn were present in person, and Alderman Gerber, Alderman Parsch were present by via zoom.

BOARD OF ADJUSTMENTS AGENDA:

2) Discuss and take possible action of the removal of a junk vehicle at 314 Fort Velasco Surfside Beach, Texas 77541.

Josh Hart, Code Enforcement, presented his argument. Council briefly discussed the length of time and reasoning of the vehicle remaining in the same spot. Mentioned that the last registration for the vehicle is 2022. Mr. Hart stated that the owner of the vehicle has still yet to contact him, after Mr. Hart has made several attempts regarding the vehicle. Council discussed whose responsibility it will be to remove the vehicle, pay the removal fee and mentioned different options. Owner of the vehicle was not present.

- **MOTION:** Alderman Green-Prats **motioned** to have the vehicle removed.
- **2nd MOTION:** Alderman Jalifi **seconded** that motion.

- **VOTE:** Passed unanimously 5-0.
- **YES:** Alderman Jalifi, Alderman Parsch, Alderman Gerber, Alderman Green-Prats, Alderman Power-Llewellyn.

3) Discuss and take possible action regarding 1910 Point Lafitte Ct. Surfside Beach, Texas 77541. A Residential structure seeking a variance approval for their home being built 10 feet forward the required 25-foot front setback line along the street frontage. In addition, an attached cantilevered, roofed deck that extends an additional 5 feet beyond the encroaching structure.

Josh Hart presented his argument and presented his recommendation to deny the variance. The owner and other citizens were present and spoke upon their request/desire for approval and reasonings. Council in depth discussed location, reasoning, recommendations, issues, concerns and solutions. Council approved the variance request.

- **MOTION:** Alderman Gerber **motioned** to grant the requested variance.
- **2nd MOTION:** Alderman Power-Llewellyn **seconded** the motion.

- **VOTE:** Passed 4-1
- **YES:** Alderman Gerber, Alderman Parsch, Alderman Power-Llewellyn, Alderman Green-Prats.
- **NO:** Alderman Jalifi.

Mayor ADJOURNED: 6:44P.M.

Marsha Hines, Mayor



Casandra Shawver, City Secretary

Meeting Minutes of the City Council Budget Workshop

Tuesday, July 21st, 2026 – 3:00PM

1304 Monument Dr.

Surfside Beach, Texas 77541

COUNCIL MEETING:

1) CALL TO ORDER, QUORUM IN ATTENDANCE.

Mayor Hines called the meeting to order at 3:01PM.

In Attendance were Alderman Jalifi, Alderman Green-Prats and Alderman Power-Llewellyn. Alderman Gerber and Alderman Parsch was present by via zoom.

2) Budget Workshop regarding the General Funds of the Village of Surfside Beach.

The General fund was discussed in length but not concluded.

3) Adjourn at 5:00PM.

Approved and passed on this 11th day of August 2026.

Marsha Hines, Mayor



Casandra Shawver, City Secretary

Minutes of Regular Meeting of the City Council

Tuesday, July 21st, 2026 – 6:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

1) CALL TO ORDER, QUORUM IN ATTENDANCE

Mayor Hines called the meeting to order at 6:53 p.m. Alderman Jalifi, Alderman Green-Pratts and Alderman Power-Llewellyn were present in person, and Alderman Gerber and Alderman Parsh were present by via zoom.

2) INVOCATION, PLEDGE OF ALLEGIANCE

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

3) MAYOR/COUNCIL/DEPARTMENT HEAD REPORTS

- **Mayor Hines** nothing to report
- **Council reports** Alderman Jalifi expressed a desire and offer to the public for attending budget workshop meetings and Alderman Power-Llewellyn spoke about the recent and upcoming grants for the Village of Surfside Beach.
- **Department heads** presented the reports for the Police, Building & Code, Finance, Human Resources and Tourism.

Police Department Report:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Public Works:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Building Safety/Code Enforcement:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Finance Report:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Human Resources:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Tourism/IT Report:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

Beach Report:

- This report can be found on the Village of Surfside Beach Website Surfsidetx.org

4) CITIZENS TO BE HEARD:

- None

4) 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 the City Council meetings on **June 1st, June 9th and June 19th, 2026**

- **MOTION:** Alderman P. Power-Llewellyn **moved** to approve the consent agenda as presented.
- **2ND MOTION:** Alderman Jalifi **seconded** the motion.
- **VOTE:** Motion passed 3-2
- **YES:** Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Pratts.
- **NO:** Alderman Parsch and Alderman Gerber

REGULAR AGENDA

1) DISCUSS AND TAKE POSSIBLE ACTION TO APPROVE CONSIDER AN ORDINANCE AMENDMENT CHAPTER 16 ENVIRONMENT; ARTICLE V. DUE TO LACKING BOUNDARIES.

Council discussed and compared the increase in taxes and what the Village of Surfside did in the past about mowing ditches.

- **MOTION:** Alderman Power-Llewellyn **moved** to **table the discussion**.
- **2nd MOTION:** Alderman Jalifi **Seconded**.
- **VOTE:** Passed unanimously 5-0
- **YES TO TABLE:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Pratts

2) Discuss and take possible action on Resolution No. 2026-07-001, appointing Finance director Christie Briones as interim City Administrator and setting temporary compensation.

Council briefly discussed Christie Briones appointment recommendation, temporary compensation and agreed to a monthly stipend of **\$1,700**.

- **MOTION:** Alderman Power-Llewellyn **moved** to appoint Christie Briones as interim with a **temporary monthly stipend of \$1,700**
- **2ND MOTION:** Alderman Jalifi **seconded** the motion.
- **VOTE:** Passed unanimously 5-0
- **YES:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Pratts

3) Discuss and take possible action on Resolution No. 2026-007-003 to implement Chief Hester a temporary monthly stipend.

Council briefly discussed and questioned why Chief Hesters monthly stipend offer was less than the monthly stipend offer provided to Christie Briones as interim City Administrator. Roles, responsibilities and a concern of lack of qualifications were briefly mentioned to discuss the monthly stipend difference.

- **MOTION:** Alderman Jalifi **moved** to make a motion officially appointing Chief as interim EMS director with a **\$1,500 temporary monthly stipend**.
- **2ND MOTION:** Alderman Power-Llewellyn **seconded** the motion.

- **VOTE:** Motion Passed 4-1.
- **YES:** Alderman Jalifi, Alderman Power-Llewellyn, Alderman Parsch, Alderman Green-Prats.
- **NO:** Alderman Gerber.

4) Discuss and take possible action to approve an amendment to the Village of Surfside Beach personnel policy manual regarding the possession, carry and storage of firearms and weapons in the municipal workplace and on city property

Council briefly discussed possible liability and concerns on firearms in city vehicles. Also discussed were solutions such as qualifications and “approval” to have a firearm by Chief Hester and the concern of City Hall employees that may transport cash in city owned vehicles with no protection.

- **MOTION:** Alderman Jalifi **moved** to approve the amendment.
- **2ND MOTION:** Alderman Power-Llewellyn **seconded** the motion
- **VOTE:** Motion Passed 4-1.
- **YES:** Alderman Jalifi, Alderman Power-Llewellyn, Alderman Parsch, Alderman Green-Prats.
- **NO:** Alderman Gerber

5) Discuss and take possible action to approve an Resolution 2026-07-002 to the Village of Surfside Beach Fee schedule to exempt non-transport, on-beach jellyfish sting treatments from EMS billing.

Council briefly discussed how in-city limits and out of city limits would be handled, if only in city calls would be considered exempt and considered the possibility of concerns.

- **MOTION:** Alderman Jalifi **moved** to approve the amendment that only in city limits jellyfish sting EMS calls would be exempt from payment.
- **2ND MOTION:** Alderman Power-Llewellyn **seconded** the motion.
- **VOTE:** Passed unanimously 5-0
- **YES:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

11) Discuss and take possible action on Ordinance No. 2026-07-002 amending the Village of Surfside Beach Code of Ordinance to clarify administrative authority over personnel, establishing all municipal employees are under the direct supervision of the City Administrator except for statutory positions of Municipal Judge, City Secretary, City Attorney and Chief of Police.

Council briefly discussed how methods of communication between employees and city council members should be conducted and who would be in the lines of certain communications, who would be responsible for reprimanding, terminating or recommendations made to and by certain employees that fall under different directors.

- **MOTION:** Alderman Parsch **moved** to **table this discussion**.
- **2nd MOTION:** Alderman Power-Llewellyn **seconded** that motion.
- **VOTE:** Passed unanimously 5-0
- **YES TO TABLE:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

6) Discuss and take possible action on Ordinance No. 2026-07-001 amending the Village of Surfside Beach Code of Ordinance to adopt a Code of Ethics and Conduct for elected and appointed municipal officials.

A citizen and Council briefly discussed a service for compiling ordinances that the Village of Surfside Beach already pays/have paid for and consideration on waiting for that report and/or list to be provided back to us prior to moving forward with discussed ordinance. It was recommended to table.

- **MOTION:** Alderman Parsch **moved to table this discussion.**
- **2ND MOTION:** Alderman Power-Llewellyn **seconded** the motion.
- **VOTE:** Passed unanimously 5-0
- **YES TO TABLE:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

7) Discuss and take possible action on amending ordinance speed on the beach to 15MPH since the signage on the beach reflects 15MPH, as the ordinance currently reflects 20MPH.

Council briefly discussed that our ordinance should be changed to reflect what is posted on the beach.

- **MOTION:** Alderman Power-Llewellyn **moved** to motion approving the ordinance change.
- **2nd MOTION:** Alderman Gerber **seconded** that motion.
- **VOTE:** Passed unanimously 5-0
- **YES:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

8) Discuss and take possible action to appoint Capt. Kelly Marsh as the Emergency Management Coordinator.

Capt. Marsh gave a brief detail into this week upcoming, possible tropical storm.

- **MOTION:** Alderman Power-Llewellyn **moved** to motion approving the appointment
- **2ND MOTION:** Alderman Parsh **seconded** that motion.
- **VOTE:** Passed unanimously 5-0
- **YES:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

9) Discuss and take possible action to designate Mayor Hines to act on behalf of the Village of Surfside Beach in dealing with TGLO, applying/receiving state assistance to clean and maintain the public beach.

Council briefly discussed confirming responsibility for this role.

- **MOTION:** Alderman Power-Llewellyn **moved** to motion to designate Mayor Hines
- **2ND MOTION:** Alderman Gerber **seconded** that motion.
- **VOTE:** Passed unanimously 5-0.
- **YES:** Alderman Parsch, Alderman Gerber, Alderman Jalifi, Alderman Power-Llewellyn, Alderman Green-Prats

Mayor ADJOURNED: 8:37P.M.

Marsha Hines, Mayor



Casandra Shawver, City Secretary

AGENDA



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: GV Property LLC 2218 Bluewater Highway
Surfside Beach, TX 77541

Phone Number and Email: 832-757-5626 Info@SurfsideBreeze.com

Legal Description & property address: 2218 Bluewater Highway
Surfside Beach, TX 77541 B C I C DIV 1 LOT 222-222A (CALLED LOT 1)
(A0009 B T ARCHER) (SURFSIDE) ACRES 5.731

1. Identify the city code concerning the request,
Per the Village of Surfside Beach Code of Ordinances, Sec. 50-10, "any establishment that serves alcohol for on-premises consumption" is listed as a conditional use in the C-1 and C-2 zoning districts. This section also states that conditional uses require City Council approval due to possible concerns involving traffic, parking, safety, or effects on surrounding property.
2. Include the zone the property is in. Light Commercial
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' see attached
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.

Statement of Proposed Use: see attached

Signature of property owner:  Date: 7/15/26

Conditional Use Permit Fee: \$350.00

McFARLANE ROBERT & JUDITH

2334 Bluewater Highway

ROSENTHAL-RITTER DEBRA A

2230 Bluewater Highway

Statement of Proposed Use:

At The Breeze Beachfront Resort, we will operate a full-service restaurant and bar primarily serving our resort guests.

Secondarily, we will welcome the local community by offering breakfast, lunch, and dinner service, along with a family-friendly bar featuring happy hour options.

Our restaurant will feature a welcoming, coastal atmosphere with a focus on quality and freshness. Guests can enjoy made-to-order breakfast items and a coffee bar in the morning, followed by deli-style lunch options. Dinner service will highlight high-end prime meats, fresh seafood, homemade pastas, and fresh salads. With a seating capacity of 66 guests, the space is intentionally intimate, ensuring a personalized dining experience for both resort visitors and community members.

We already have all the necessary licensing in place including Our liquor license from TABC, and food manager license.



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Permits Payment Confirmation (Ref #: 51458905)

PLC: Village Of Surfside Beach
A0024A 1304 Monument Dr
Freeport, Texas 77541
For: Permits

Date: 07/16/2026 10:09 EDT

TRANSACTION INFORMATION

Type Of Permit: Other
Other Permit: Conditional Use Application ♦ 2218
Bluewater Highway

Transaction Reference #: 51458905
Transaction Date/Time: 07/15/2026 19:01 EDT

BILLING INFORMATION

Name: Amy J Luksza
Address: 24 W Camelback Rd
City, State Zip: Phoenix, Az 85013
Phone #: (832)757-5626
Card #: xxxx-xxxx-xxxx-2600

PAYMENT INFORMATION

Approval #:	79807J
Payment Amount:	\$350.00
Service Fee:	\$14.00
Total Amount:	\$364.00

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

1304 Monument Drive
Surfside Beach, TX 77541
Ph: 979-233-1531 | Fax: 979-373-0699



Date: 7/16/26
14791

Received From: 2218 Blue Water Highway

Amount: 350.⁰⁰ ☐ Cash ☒ C/C ☐ Check/MO # 51458905

Memo: Conditional use

Apply to: **GF** ☐ Muni. Court ☐ Trash Bags ☐ RV Permit ☐ Food Permit ☒ Village or Building Permit
SF ☐ Water Tap ☐ Sewer Tap ☐ Septic Fee ☐ Water Batch
BF ☐ Beach Permit ☐ Retail Beach Permit ☐ Mobi Chair Deposit ☐ Sandfence
HF ☐ Stahlman ☐ Postcard/Sticker ☐ Reg Fee ☐ Hotel/Motel Tax

Signature: Adelzadas

TEXAS ALCOHOLIC BEVERAGE COMMISSION

MB-200171939

Expires: 9/29/2027

MIXED BEVERAGE PERMIT (MB)



THE BREEZE BEACHFRONT RESORT

2218 BLUE WATER HWY

SURFSIDE BEACH, TX, US, 77541

GV PROPERTY LLC



EXECUTIVE DIRECTOR

A handwritten signature in black ink, appearing to be "Tim Miller", written over the title "EXECUTIVE DIRECTOR".

THIS PERMIT IS NOT TRANSFERABLE. MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON. THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITTEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

RESOLUTION No. 20260801

**A RESOLUTION OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, GRANTING A
CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR
ON-PREMISES CONSUMPTION AT THE BREEZE BEACHFRONT RESORT
PROPERTY LOCATED AT 2218 BLUEWATER HWY, SURFSIDE BEACH TEXAS
77541.**

WHEREAS, the owner/applicant, Amy J. Luksza, submitted an application for a Conditional Use Permit ("CUP") for the operation of an establishment serving alcoholic beverages for on-premises consumption on property legally described and attached hereto and incorporated herein by reference;

WHEREAS, the subject property is located at 2218 Bluewater Highway, Surfside Beach, Texas, and is zoned C-1/C-2;

WHEREAS, Chapter 50 (Zoning) of the Code of Ordinances of the Village of Surfside Beach requires a Conditional Use Permit for establishments serving alcoholic beverages for on-premises consumption within the applicable zoning district;

WHEREAS, notice of the required public hearing was provided in accordance with applicable law and the Code of Ordinances;

WHEREAS, the City Council conducted a public hearing on August 11th, 2026, considering the application, the recommendation of the Planning and Zoning Commission, public comments, and all evidence presented; and

WHEREAS, the City Council finds that this Conditional Use Permit is **approved**, subject to the verification of The Breeze Beachfront Resort TABC liquor license to be currently active and held.

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

This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on first and final reading this 11th day of August 2026.

VILLAGE OF SURFSIDE BEACH, TEXAS

Marsha Hines, Mayor

Cassandra Shawver, City Secretary

Title 30	ENVIRONMENTAL QUALITY
Part 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Chapter 285	ON-SITE SEWAGE FACILITIES
Subchapter B	LOCAL ADMINISTRATION OF THE OSSF PROGRAM
Rule §285.10	Delegation to Authorized Agents
Previous Rule	View Rule
Next Rule	View Rule
Chapter Review Date	04/01/2024

(a) Responsibility of the authorized agent. An authorized agent is responsible for the proper implementation of this chapter in its area of jurisdiction.

(1) An authorized agent shall administer its on-site sewage facility (OSSF) program according to the OSSF order, ordinance, or resolution approved by the executive director.

(2) An authorized agent shall enforce this chapter and Texas Health and Safety Code (THSC), Chapter 366.

(b) Requirements and procedures.

(1) Upon request from a local governmental entity, the executive director shall forward a description of the delegation process and provide a copy of the executive director's model order, ordinance, or resolution.

(2) If the OSSF program is delegated to a municipality, the jurisdiction of the authorized agent will be limited to the municipality's incorporated area.

(3) To receive delegation as an authorized agent, a local governmental entity shall draft an order, ordinance, or resolution that meets the requirements of this chapter and THSC, §366.032. The local governmental entity shall use the model order, ordinance, or resolution as a guide for developing its order, ordinance, or resolution.

(4) If the local governmental entity proposes more stringent standards than those in this chapter, the local governmental entity shall submit the proposed order, ordinance, or resolution to the executive director for review and comment before publishing notice.

(A) Each more stringent requirement shall be justified based on greater public health and safety protection. The written justification shall be submitted to the executive director with the draft order, ordinance, or resolution.

(B) The executive director shall review the draft order, ordinance, or resolution and provide written comments to the local governmental entity within 30 days of receipt.

(C) If the local governmental entity's draft order, ordinance, or resolution meets the requirements of this chapter, the executive director will notify the local governmental entity in writing to continue the process outlined in this subsection.

(D) If the local governmental entity's draft order, ordinance, or resolution does not meet the requirements of this chapter, the executive director will not continue the review process until all requirements have been met. The executive director will notify the local governmental entity in writing of all deficiencies.

Ordinance No. 2026.08.11

AN ORDINANCE AMENDING CHAPTER 48, ARTICLE IV, OF THE CODE OF ORDINANCES OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, TO MODIFY THE JURISDICTION OF THE VILLAGE REGARDING ON-SITE SEWAGE FACILITIES, ALSO KNOWN AS SEPTIC TANKS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; CREATING A PENALTY; 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 48, Article IV, of the Code of Ordinances of the Village of Surfside Beach, Texas, is hereby amended to read as follows:

Section 48-204. – Area of jurisdiction.

The rules in section 48-206 shall apply to all the area within the incorporated limits of the Village(.) and the extraterritorial jurisdiction of the village

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 11TH DAY OF August, 2026.

MARSHA HINES, MAYOR
VILLAGE OF SURFSIDE BEACH, TEXAS

ATTEST: _____
CASANDRA SHAWVER
CITY SECRETARY

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: Gulf Coast Brazoria County Chapter of Jack and Jill of America, Inc

Tax ID (EIN) Number: 33-125788

Contact Person & Title: Deena Victor, Gulf Coast Brazoria County Chapter Program Director

Phone Number: 214-354-0826

Email: gcbcjjprogramdirector@gmail.com

Organization Address: 3422 Business Center Dr., Suite 106#15, Pearland, TX 77584

SECTION 2: EVENT DETAILS

Event Name: Jack & Jill Day

Date(s) of Event: September 12, 2026

Event Start Time (includes setup time): 0800

Event End Time (includes teardown time): 5:00pm

Estimated Attendance: 100-125 person

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:

Jack and Jill day is a day of service and community, where the Gulf Coast Brazoria County Chapter families will give
back to our service area with a beach clean-up on Surfside beach and a focus on the positive impact of always giving
back to your community, and how clean beaches protect marine ecosystems and essential for ensuring public health.

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

With the focus on service and beach clean-up this would increase the safety for beach goers, protect marine life by
helping to decrease plastic and other types of waste, and continue to ensure beach clean-up efforts are supported by
beach goers and community members.

Is this event open to the general public? [] Yes [x] No

If no, please explain who is permitted to attend:

Current members and families of Gulf Coast Brazoria County Chapter of Jack and Jill of America, Inc

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

If yes, how will those funds be used?

SECTION 4: FINANCIAL & LOGISTICAL IMPACT

Standard Rental Fee for Requested Facility: \$ 1456.00 (Staff will assist with this figure)

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

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

We are requesting additional 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:

Deena V. Stok 10 Jul 2026

Printed Name:

Deena V. Stok

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: Team shark at the moon

Tax ID (EIN) Number: 83-3508500

Contact Person & Title: Nicholas Fuller Director/CEO

Phone Number: 832 764 9128

Email: nick@sharkatthemoon.org

Organization Address: 8130 Hardy Elm St

SECTION 2: EVENT DETAILS

Event Name: Take a Bite Out of Cancer Fishing Tournament Heros' Edition

Date(s) of Event: Sept 18-20

Event Start Time (includes setup time): 6pm Friday setup, 6am Sat checkin

Event End Time (includes teardown time): Awards ceremony 2pm Sunday, 2 hrs teardown & cleanup

Estimated Attendance: 100 people

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:

A fishing tournament that raises money for families impacted by cancer. This event specifically will help a veteran.

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

It's a multi day event that brings participants from all over Texas and even nearby states. They will spend money on lodging, fuel and other supplies during the event's duration.

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?

Donated to a family impacted by cancer

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:

N. Fuller

Printed Name:

Nicholas Fuller

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:



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 7 July 2026

NAME: Christine Simpson PHONE: (719) 271-8105

ADDRESS: 115 W Palm St CITY: Surfside STATE: TX ZIP: _____

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: Airline Pilot

ADDITIONAL EXPERIENCE: HOA board exp./military/business owner

EDUCATION: Masters degrees

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

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: 4/21/2026
NAME: Kaylene Davison PHONE: (979) 248-1136
ADDRESS: 2631 Bluewater 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: Casandra R. Shawver

DEPARTMENT: City Secretary

MEETING DATE REQUESTED: August 11th, 2026

PRESENTER: Alderman Oscar Jalifi

AGENDA CAPTION:

Discuss, consider, and take possible action on an Ordinance amending the Village of Surfside Beach Code of Ordinances to clarify administrative authority over personnel; establishing that all municipal employees are under the direct supervision and authority of the City Administrator, with the exception of the statutory positions of Municipal Judge, City Secretary, City Attorney, and Chief of Police.

EXECUTIVE SUMMARY:

This agenda item has been placed forward at the request of Alderman Jalifi to review and amend the organizational structure, reporting hierarchy, and personnel management framework of the Village of Surfside Beach.

Currently, municipal staff reporting lines across various departments contain structural ambiguities regarding final administrative oversight. To establish a modernized, efficient, and legally distinct organizational chart, this proposed code amendment seeks to consolidate the day-to-day personnel and supervisory authority of the municipality under the office of the City Administrator. To maintain proper statutory separation of powers and comply with localized legal structures, specific core municipal roles are explicitly exempted from this administrative chain of command.

FINANCIAL IMPACT:

The ordinance modifies reporting hierarchies and administrative oversight; it does not create new positions, alter current salary schedules, or mandate immediate changes to employee compensation.

Centralizing personnel management under a single administrative professional ensures consistent application of the city's personnel policy, disciplinary procedures, and labor laws. This directly reduces the city's financial exposure to costly employment lawsuits, wrongful termination claims, and human resources litigation.

Streamlining the chain of command minimizes administrative redundancies and conflicting departmental directives. By utilizing Lean principles, consolidating oversight allows for better resource allocation, cross-training opportunities, and a more efficient use of taxpayer-funded staff hours.

With all general departments reporting through a single administrator, future annual budget preparations will be more cohesive, ensuring that departmental requests are balanced systematically against the city's overall fiscal capacity before being presented to the City Council.

Has Finance Department Reviewed?	☐ Yes ☐ No ☒ NA
Is this item Currently Budgeted?	☐ Yes ☐ No ☒ NA
Total Estimated Cost:	NA
Funding Source:	NA
Account Number:	NA
If unbudgeted, how will this be funded?	NA

OPERATIONAL IMPACT:

Establishes a single, clear point of operational contact for general city staff, eliminating conflicting directives across departments.

Aligns the Village with standard Type A General Law council-manager best practices, allowing council to focus on high-level policy while the Administrator manages day-to-day execution.

Explicitly naming the exemptions protects the structural integrity of the municipal court and council-appointed officers.

LEGAL / POLICY REVIEW:

Has the City Attorney Reviewed?	☐ Yes ☐ No ☐ NA
Ordinance Required?	☐ Yes ☐ No ☐ NA
Resolution Required?	☐ Yes ☐ No ☐ NA
Is there an Agreement/Contract involved?	☐ Yes ☐ No ☐ NA

OPTIONS:

Approve the Ordinance as Presented: Adopt the ordinance amending the Code of Ordinances to consolidate administrative personnel oversight under the City Administrator, maintaining the specified statutory exemptions.

Deny the Ordinance: Maintain the status quo regarding current municipal reporting structures and departmental hierarchies.

Table or Amend: Direct staff and the City Attorney to modify the list of exempt positions or adjust the language and bring the ordinance back to a future meeting for consideration.

STAFF RECOMMENDATION:

Staff recommends that the City Council review the proposed organizational boundaries. Prior to final adoption, the City Attorney should verify that the language perfectly syncs with existing municipal civil service rules, police department policy manuals, and Texas General Law Type A statutory provisions.

RECOMMENDED MOTION:

I move to approve Ordinance No. 2026-07-002 amending the Code of Ordinances to place all municipal personnel under the administrative authority of the City Administrator, with the exception of the Municipal Judge, City Secretary, City Attorney, and Chief of Police.

REQUIRED ATTACHMENTS:

CONFIDENTIAL

ORDINANCE NO. 2026-07-002

AN ORDINANCE OF THE CITY COUNCIL OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, AMENDING THE CODE OF ORDINANCES TO CLARIFY AND CONSOLIDATE MUNICIPAL ORGANIZATIONAL HIERARCHY AND PERSONNEL MANAGEMENT STATUTES; ESTABLISHING THAT ALL MUNICIPAL DEPARTMENTS AND EMPLOYEES FALL UNDER THE DIRECT ADMINISTRATIVE AND SUPERVISORY AUTHORITY OF THE CITY ADMINISTRATOR; EXEMPTING CERTAIN STATUTORY AND COUNCIL-APPOINTED POSITIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Surfside Beach, Texas, is a Type A General Law municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council desires to maximize organizational efficiency, reduce administrative waste, and ensure a clear, modernized chain of command across all municipal operations; and

WHEREAS, centralizing operational and personnel oversight under the professional management of the City Administrator ensures consistent application of city policies, civil service rules, and state labor laws, thereby reducing legal and financial liability; and

WHEREAS, the City Council finds it necessary to explicitly outline the reporting structure of the Village while preserving the statutory independence of judicial, legal, and council-appointed officers;

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

SECTION 1. FINDINGS OF FACT.

The recitals and findings set forth above are true and correct and are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. AMENDMENT TO THE CODE OF ORDINANCES.

The Code of Ordinances of the Village of Surfside Beach is hereby amended to establish, clarify, and codify the Administrative Hierarchy and Personnel Supervisory Authority as follows:

A. Centralization of Personnel Authority. Except as explicitly provided in subsection (B) of this section, the City Administrator shall have direct supervisory authority, administrative management, and personnel oversight over all municipal departments, department heads, full-time and part-time employees, and volunteer municipal staff. This authority includes,

but is not limited to, the assignment of day-to-day duties, operational direction, performance evaluations, and enforcement of the city's Personnel Policy Manual.

B. Statutory and Council-Appointed Exemptions. To preserve proper separation of powers and comply with Texas statutory provisions, the following core municipal positions are explicitly exempted from the direct personnel, management, and administrative authority of the City Administrator:

1. **Municipal Judge:** Shall maintain judicial independence and report directly to the City Council as prescribed by law.
2. **City Secretary:** An officer appointed by and serving at the pleasure of the governing body, reporting directly to the City Council.
3. **City Attorney:** Counsel appointed by and serving at the pleasure of the governing body, reporting directly to the City Council.
4. **Chief of Police:** Shall retain independent command of law enforcement administration, operations, and police personnel as specified by state statute, reporting directly to the City Council.

SECTION 3. REPEALER.

All ordinances, resolutions, or parts of ordinances or resolutions in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, section, or provision.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and adoption by the City Council in accordance with Texas law.

PASSED, APPROVED, AND ADOPTED this 14 day of July 2026.

APPROVED: _____

Marsha Hines, Mayor, Village of Surfside Beach

ATTEST: _____

Casandra R. Shawver, City Secretary