



NOTICE OF MEETING

Notice is hereby given that a Regular Meeting of the City Council of the City of Shoreacres, Texas, will be held on **March 9, 2026 at 6:00 p.m.** in the City Council Chambers on the first floor at City Hall, 601 Shore Acres Blvd., Shoreacres, Texas, or remotely via Zoom, at which time the following subjects will be discussed, to wit:

1.0 CALL TO ORDER / ROLL CALL: Members Present and Absent ^{Ybarra}

1.1 Mayor Pro Tem Ramos, Alderman Greeson, Alderman Bell, Alderman Hill, and Alderman Mitchell

We have a Quorum ___ Yes ___ NO

2.0 PLEDGES OF ALLEGIANCE

Texas Pledge:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3.0 SPECIAL PRESENTATIONS

4.0 COUNCIL REPORTS & REQUESTS

4.1 An opportunity for members of council to share community news.

5.0 PUBLIC HEARINGS & PUBLIC COMMENTS

5.1 **Public Comments**

This is an opportunity for the public to address the council. Time is limited to five minutes per speaker. Comments are to be directed to the city council and dialogue with the audience is not permitted. Councilmembers are prohibited by law from participating in discussion or deliberation of items not specifically identified on this agenda.

6.0 ADMINISTRATIVE REPORTS

6.1 **City Manager's Report** ^{Harrison}

6.2 **Monthly Police Department Report.** ^{Harrison}

6.3 **Monthly Public Works Department Report.** ^{Harrison}

6.4 **Emergency Medical Service** ^{Harrison}

7.0 BUSINESS

- 7.1 **Minutes from February 9th meeting.** ^{Ybarra}
- 7.2 **Resolution 2026-03-01 appointing Ed Ybarra as City Secretary.**
- 7.3 **Resolution 2026-03-02 Nomination and Appointment of Members to the Board of Adjustments Commission:**
David Willams, Alan Stokes and Anthony Martin
- 7.4 **ORDINANCE 2026-03-03**, An Ordinance approving and authorizing an agreement between the City of Shoreacres and the Shoreacres Recreation Association, for the lease of real property adjacent to the pier on Miramar drive.
- 7.5 **Resolution 2026-03-04**, Regarding CenterPoint Energy's application for an interim rate adjustment/Gas Reliability Infrastructure Program (GRIP).
- 7.6 **Approval of Expenditure and Authorization of Payment.** Invoice number 2140 in the amount of \$33,730.65 to Innovative Utilities Operations for Lift Pump 2 Replacement/ Guide Rail Repair. Vactor truck mobilized to lift station, cleaning and maintain dewatering operations.
- 7.7 **Second Regular Meeting**

8.0 ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Shoreacres, Texas is a true and correct copy of said Notice and that I posted a copy of said Notice on the bulletin board at City Hall on **March 3, 2026** at or before **6:00 p.m.**, at a place convenient and readily accessible to the general public at all times; to remain so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

DATED THIS **March 3, 2026**



Diane Stokes, Asst. City Secretary

SHOREACRES, TEXAS

The City Council of the City of Shoreacres reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

The City Council Chamber is wheelchair accessible and accessible parking spaces are available.

Requests for accommodation or interpretive services must be made at least two (2) working days prior to the meeting. Please contact the City Office at 281.471.2244 or fax 281.471.8955 for additional information.

I, the undersigned, do hereby certify that this Notice of Meeting was removed from the City Hall bulletin board at **6:00 PM on March 4, 2026.**

BY: _____

A handwritten signature in cursive script that reads "Diane Stokes". The signature is written in black ink and is positioned above a horizontal line that serves as a signature line.

****** ZOOM MEETING INFORMATION ******

Meeting ID: 835 2606 0252

Passcode: 900316

Phone number to call in: (346) 248-7799

CAD CALL FOR SERVICE REPORT

Record

Agency	Incident Date	Incident Number	Report Number	Incident Type Description	Location
SAPD	2/1/2026 2:18:38 PM	SAPD2026-000094		ASSIST BY LAW	
SAPD	2/2/2026 11:50:42 AM	SAPD2026-000095		ASSIST CITIZEN	
SAPD	2/2/2026 4:42:53 PM	SAPD2026-000096	SAPD26-00014	MOTOR VEHICLE ACCIDENT	
SAPD	2/3/2026 5:49:02 AM	SAPD2026-000097		DISABLED VEHICLE	
SAPD	2/3/2026 7:24:25 PM	SAPD2026-000098		ASSIST BY LAW	
SAPD	2/4/2026 9:27:47 PM	SAPD2026-000099		WELFARE CONCERN	
SAPD	2/5/2026 1:57:22 PM	SAPD2026-000100		TRAFFIC RELATED	
SAPD	2/5/2026 6:26:29 PM	SAPD2026-000101		ALARM	
SAPD	2/5/2026 7:07:16 PM	SAPD2026-000102		DISTURBANCE	
SAPD	2/6/2026 2:29:25 AM	SAPD2026-000103		CIVIL PROBLEM	
SAPD	2/6/2026 3:04:02 PM	SAPD2026-000104		LOUD NOISE	
SAPD	2/7/2026 6:11:04 PM	SAPD2026-000105		TRAFFIC RELATED	
SAPD	2/9/2026 6:55:17 AM	SAPD2026-000106		ASSIST BY LAW	
SAPD	2/10/2026 8:55:04 AM	SAPD2026-000107	SAPD26-00015	FRAUD	
SAPD	2/11/2026 12:00:27 PM	SAPD2026-000108		MOTOR VEHICLE ACCIDENT	
SAPD	2/11/2026 1:11:02 PM	SAPD2026-000109		FRAUD	
SAPD	2/11/2026 5:36:25 PM	SAPD2026-000110		VIOLATION CITY ORDINANCE	
SAPD	2/11/2026 7:05:32 PM	SAPD2026-000111		SUSPICIOUS	
SAPD	2/13/2026 2:12:27 PM	SAPD2026-000112		ASSIST CITIZEN	
SAPD	2/13/2026 6:40:40 PM	SAPD2026-000113		VIOLATION CITY ORDINANCE	
SAPD	2/14/2026 5:00:19 PM	SAPD2026-000114		MOTOR VEHICLE ACCIDENT	
SAPD	2/15/2026 12:27:33 PM	SAPD2026-000115		ASSIST BY LAW	
SAPD	2/15/2026 1:00:44 PM	SAPD2026-000116		ASSIST BY LAW	
SAPD	2/16/2026 1:32:49 PM	SAPD2026-000117		TRAFFIC STOP	
SAPD	2/17/2026 9:46:10 PM	SAPD2026-000118		VEHICLE IN THE DITCH	
SAPD	2/18/2026 10:50:36 AM	SAPD2026-000119		FOLLOW UP	
SAPD	2/18/2026 11:17:24 AM	SAPD2026-000120		ASSIST CITIZEN	
SAPD	2/18/2026 2:15:49 PM	SAPD2026-000121		FLAGDOWN	
SAPD	2/18/2026 4:38:54 PM	SAPD2026-000122		ASSIST BY LAW	
SAPD	2/18/2026 4:47:45 PM	SAPD2026-000123		CRIMINAL MISCHIEF	
SAPD	2/19/2026 7:08:20 AM	SAPD2026-000124		ASSIST BY LAW	
SAPD	2/19/2026 10:18:15 AM	SAPD2026-000125	SAPD26-00016	FRAUD	
SAPD	2/19/2026 11:18:03 AM	SAPD2026-000126		FOUND PROPERTY	
SAPD	2/19/2026 12:52:06 PM	SAPD2026-000127		TRAFFIC RELATED	
SAPD	2/19/2026 5:22:21 PM	SAPD2026-000128		CIVIL PROBLEM	
SAPD	2/19/2026 5:23:59 PM	SAPD2026-000129		CIVIL PROBLEM	
SAPD	2/19/2026 9:12:45 PM	SAPD2026-000130		WELFARE CONCERN	
SAPD	2/20/2026 4:11:58 PM	SAPD2026-000131		TRESPASS	
SAPD	2/20/2026 10:10:14 PM	SAPD2026-000132		THEFT	
SAPD	2/21/2026 12:52:33 PM	SAPD2026-000133		ASSIST CITIZEN	
SAPD	2/23/2026 7:34:35 AM	SAPD2026-000134		ASSIST CITIZEN	
SAPD	2/23/2026 3:45:25 PM	SAPD2026-000135		FOLLOW UP	

SAPD	2/24/2026 10:31:56 PM	SAPD2026-000136	LOUD NOISE
SAPD	2/25/2026 4:47:58 PM	SAPD2026-000137	DISTURBANCE
SAPD	2/26/2026 9:21:31 AM	SAPD2026-000138	ASSIST BY LAW
SAPD	2/27/2026 3:16:12 PM	SAPD2026-000139	CIVIL PROBLEM
SAPD	2/27/2026 3:34:09 PM	SAPD2026-000140	ASSIST CITIZEN
SAPD	2/27/2026 3:42:39 PM	SAPD2026-000141	FOLLOW UP
SAPD	2/28/2026 9:38:36 AM	SAPD2026-000142	HARASSMENT

Incident Type Description	SAPD
ALARM	1
ASSIST BY LAW	8
ASSIST CITIZEN	6
CIVIL PROBLEM	4
CRIMINAL MISCHIEF	1
DISABLED VEHICLE	1
DISTURBANCE	2
FLAGDOWN	1
FOLLOW UP	3
FOUND PROPERTY	1
FRAUD	3
HARASSMENT	1
LOUD NOISE	2
MOTOR VEHICLE ACCIDENT	3
SUSPICIOUS	1
THEFT	1
TRAFFIC RELATED	3
TRAFFIC STOP	1
TRESPASS	1
VEHICLE IN THE DITCH	1
VIOLATION CITY ORDINANCE	2
WELFARE CONCERN	2
Total:	49

Citations	Count
San Jacinto College	2
HYC	96
Pier	99
House Watches	92
	36



MINUTES OF MEETING

Notice is hereby given that a Regular Meeting of the City Council of the City of Shoreacres, Texas, will be held on **February 9, 2026 at 6:00 p.m.** in the City Council Chambers on the first floor at City Hall, 601 Shore Acres Blvd., Shoreacres, Texas, or remotely via Zoom, at which time the following subjects will be discussed, to wit:

1.0 CALL TO ORDER / ROLL CALL: Members Present and Absent ^{Anderson}

1.1 The meeting was called to order at 6:00 pm and Roll was called with Mayor Pro Tem Ramos, Alderman Greeson, Alderman Bell, Alderman Hill, and Alderman Mitchell all present.

2.0 PLEDGES OF ALLEGIANCE

Texas Pledge:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3.0 SPECIAL PRESENTATIONS

3.1 None

4.0 COUNCIL REPORTS & REQUESTS

4.1 An opportunity for members of council to share community news.

Mayor Pro Tem Ramos called on each member to share any community news they may have. Alderman Greeson mentioned he met this week with the Harris County Flood Control staff to seek help on the drainage issues along Seagrove. Alderman Bell had nothing. Alderman Hill expressed gratitude and thanks to the city staffers for working so hard. Alderman Mitchell had nothing.

5.0 PUBLIC HEARINGS & PUBLIC COMMENTS

5.1 **Public Comments**

5.2 Nathan Bennett, 3422 Bayou Forest

Mary Becker, 202 Fairfield

Tammy Hye-Knudsen, 1006 Shoreacres Blvd.

Morgan Miller, 1006 Shoreacres Blvd.

Barry Plante, 3522 Miramar

Ed Ybarra, 145 Shadylawn

This is an opportunity for the public to address the council. Time is limited to five minutes per speaker. Comments are to be directed to the city council and dialogue with the audience is not permitted. Council members are prohibited by law from participating in discussion or deliberation of items not specifically identified on this agenda.

6.0 ADMINISTRATIVE REPORTS

6.1 **City Manager's Report** ^{Harrison}

- a. Cash Position – February 2026, City Manager Harrison provided brief explanation of financials.

6.2 **Monthly Police Department Report.** ^{Harrison}

- a. City Manager Harrison discussed status of evening patrols and his communications with La Porte Police department and Constable Phil Sandlin.

6.3 **Monthly Public Works Department Report.** ^{Harrison}

- a. City Manager Harrison discussed issues with waste water pump and how the new pump burned up after only 3 weeks of being installed. Surge protectors cost approximately \$2000 each for future consideration. Pump# 3 is also off, no warranty for electrical surges. Bamboo trees were cut by contractor to access water leak in alley way between 601 Oakdale and Shadylawn St..

6.4 **Emergency Medical Service**

- a. City of La Porte EMS Report- NONE

7.0 BUSINESS

7.1 **Approval of Minutes**

- a. Minutes from February 9, 2026. Alderman Greeson made a motion to approve. Seconded by Alderman Hill. There being no questions and/or discussion, the motion passed unanimously.

7.2 **Approval of expenditure and Authorization of Payment.**

- a. Invoice number 8032 in the amount of \$13,794.00 to Innovative Utilities Operations for replacement of Lift Station #2 pump. Be it known that the Shoreacres City Council was made aware of the pump failure at the

regular council meeting, January 12, 2026, by City Manager Troy Harrison. Alderman Greeson made a motion to approve. Seconded by Alderman Hill. City Manager Harrison discussed the need for surge protectors on future pumps. There being no questions and/or discussion, the motion passed unanimously.

7.3 SRA Pier Lease

- a. Discussion with possible action to authorize the city manager to sign a ten-year lease with the SRA Pier Association for leasing the Pier Parking lot. Alderman Hill motioned to table item until additional information is provided to city council. Seconded by Alderman Greeson. The motion to table passed unanimously.

7.4 General Retention Agreement

- a. Discussion of General Retention Agreement for legal services as requested or assigned by the City with authorization for Mayor Pro-Tem Ramos to execute. Alderman Greeson made a motion to discuss. Seconded by Alderman Hill. City Manager Harrison explained why the retention agreement is needed and there is no cost to secure. Alderman Greeson made a motion to approve. Seconded by Alderman Hill. There being no questions and/or discussion, the motion passed unanimously.

7.5 Sale of City Property – Ordinance 2026-02-01

- a. Approve the resale of tax foreclosure property described as west 35 feet of lot 8 and the east 30 feet of lot 9 in block 33 of Shoreacres, a subdivision in Harris County, Texas more particularly described according to the map or plat thereof, recorded in volume 7, page 10 of the map records of Harris County, Texas. (account # 058-061-033-0008)

East 65 feet of lot 8 in block 33 of Shoreacres, a subdivision in Harris County, Texas more particularly described according to the map or plat thereof, recorded in volume 7, page 10 of the map records of Harris County, Texas. (account # 058-061-033-0014)

Alderman Greeson made a motion to discuss, seconded by Alderman Hill. City Manager Harrison explained the property had been foreclosed by LPISD, placed for sale at auction and there were no buyers. City can sell property. Alderman Greeson made a motion to approve. Seconded by Alderman Hill. There being no questions and/or discussion, the motion passed unanimously.

7.6 Second Regular Meeting - None

8.0 ADJOURNMENT

8.1 Alderman Greeson made a motion to adjourn. Seconded by Alderman Hill. There being no questions and/or discussion, the meeting adjourned at 7:13 PM.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Shoreacres, Texas is a true and correct copy of said Notice and that I posted a copy of said Notice on the bulletin board at City Hall on **February 3, 2025** at or before **6:00 p.m.**, at a place convenient and readily accessible to the general public at all times; to remain so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

DATED THIS **February 3, 2026**

Bernie Anderson

Bernie Anderson, City
Secretary



SHOREACRES, TEXAS

The City Council of the City of Shoreacres reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

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Requests for accommodation or interpretive services must be made at least two (2) working days prior to the meeting. Please contact the City Office at 281.471.2244 or fax 281.471.8955 for additional information.

I, the undersigned, do hereby certify that this Notice of Meeting was removed from the City Hall bulletin board at **6:00 PM on February 10, 2026**

Bernie Anderson

BY: _____

**** ZOOM MEETING INFORMATION ****

Meeting ID: 899 2826 0167
Passcode: 301617

Phone number to call in: (346) 248-7799

City of Shoreacres



601 Shore Acres Boulevard, Shoreacres, Texas 77571-7262
281.471.2244 • www.shoreacrestx.us

RESOLUTION NO. 2026-03-01

A RESOLUTION APPOINTING A CITY SECRETARY; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council of the City of Shoreacres, Texas (the “City”), desires to appoint a City Secretary; and

WHEREAS Section 22.071 of the Texas Local Government Code creates the office of City Secretary; and

WHEREAS the City Secretary’s duties and powers are outlined in Section 22.073 of the Texas Local Government Code; and

WHEREAS the City Secretary appointee meets the requirements of that section and has agreed to discharge the duties of the City Secretary faithfully.

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

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The City Council hereby appoints:

City Secretary: Ed Ybarra

as Municipal Officer under Section 22.071 of the Texas Local Government Code.

Section 3. This Resolution shall take effect immediately upon passage.

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 resolution and the subject matter 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.

PASSED AND APPROVED, this 9th day of March, 2026.

Felicia Ramos, Mayor Pro Tem

ATTEST:



Ed Ybarra, City Secretary

	AYE	NAY	Not Voting
Mayor Pro Tem Felicia Ramos			
Aldersperson Paul Greeson			
Aldersperson Wes Bell			
Aldersperson Johnny Hill			
Aldersperson Chuck Mitchell			

City of Shoreacres



601 Shore Acres Boulevard, Shoreacres, Texas 77571-7262
281.471.2244 • www.shoreacrestx.us

SWORN STATEMENT

I, Ed Ybarra, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

SWORN TO THIS 3th DAY of MARCH 2026 by



Ed Ybarra

OFFICIAL OATH

"I, Ed Ybarra, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of City Secretary of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God"

WITNESSED BEFORE ME THIS 9th DAY of MARCH

City of Shoreacres



601 Shore Acres Boulevard, Shoreacres, Texas 77571-7262
281.471.2244 • www.shoreacrestx.us

RESOLUTION 2026 – 03 – 02

A RESOLUTION RELATING TO APPOINTMENTS TO THE BOARD OF ADJUSTMENTS ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SHOREACRES, PROVIDING FOR THE CONFIRMATION OF APPOINTEES AND AUTHORIZING THE MAYOR TO EXECUTE THIS RESOLUTION AND AUTHORIZING THE CITY SECRETARY TO AUTHENTICATE MAYOR'S SIGNATURE TO THIS RESOLUTION.

A regular meeting of the City Council of the City of Shoreacres was held at City Hall 601 Shoreacres Blvd., Shoreacres, Texas, on the 9th of March 2026, at 6:00 p.m.; a majority of Council Members being present and constituting a quorum, the following resolution was adopted;

WHEREAS, with the advice and consent of the City Council, Mayor Pro Tem Felicia Ramos appointed the following named persons as a member to the Board of Adjustments provided for in the Zoning Ordinance of the City of Shoreacres:

- DAVID WILLIAMS
- ALAN STOKES
- ANTHONY MARTIN

WHEREAS, in accordance with the dictates of said Zoning Ordinance, specifically Chapter 50, Planning, Article II, Planning and Zoning Commission and Board of Adjustments Commission of the Shoreacres City Code of Ordinances, the City Council of the City of Shoreacres deems it to be in the best interest and general welfare of the City of Shoreacres that said appointments be confirmed.

NOW, THEREFORE, BE IT RESOLVED, that said appointments be confirmed and are hereby confirmed, and that said appointees take office upon taking oath of office as required by law.

PASSED BY THE GOVERNING BODY of the City of Shoreacres, Texas, at a regular meeting of the City Council of Shoreacres, Texas, on the 9th day of March 2026.

CITY OF SHOREACRES, TEXAS



Felicia Ramos, Mayor Pro Tem

ATTEST

Ed Ybarra, City Secretary

	AYE	NAY	Not Voting
Mayor Pro Tem Felicia Ramos			
Alderman Paul Greeson			
Alderman Wes Bell			
Alderman Johnny Hill			
Alderman Chuck Mitchell			

City of Shoreacres



601 Shore Acres Boulevard, Shoreacres, Texas 77571-7262
281.471.2244 • www.shoreacrestx.us

RESOLUTION 2026-03-03

AN ORDINANCE APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF SHOREACRES AND THE SHOREACRES RECREATION ASSOCIATION, FOR THE LEASE OF REAL PROPERTY ADJACENT TO THE PIER ON MIRAMAR DRIVE; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHOREACRES:

Section 1. The City Council hereby approves and authorizes the contract, agreement, or other undertaking described in the title of this ordinance, a copy of which is on file in the office of the City Secretary. The Mayor is hereby authorized to execute all related documents on behalf of the City of Shoreacres to confirm acceptance by the City of Shoreacres. The City Secretary is hereby authorized to attest to all such signatures and to affix the seal of the City to all such documents.

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 effective from and after its passage and approval, and it is so ordered.

PASSED AND APPROVED, this 9th day of March 2026.

Felicia Ramos, Mayor Pro Tem
City of Shoreacres

ATTEST:

Ed Ybarra, City Secretary

	AYE	NAY	Not Voting
Mayor Pro Tem Felicia Ramos			
Alderson Paul Greeson			
Alderson Wes Bell			
Alderson Johnny Hill			
Alderson Chuck Mitchell			

SHOREACRES PIER LEASE AGREEMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

This lease agreement is entered into on the 9th day of March, 2026 by and between the City of Shoreacres, Texas (Lessor) and Shoreacres Recreation Association, Inc. (Lessee), a private non-profit Texas corporation. Lessor shall lease to Lessee that portion of the park lying between Miramar Drive and the waters of Galveston Bay in the City of Shoreacres, Texas, being 0.3549 acres of land being out of Shoreacres Addition as recorded in Volume 7, Page 10 H.C.M.R. situated in the William P. Hams Survey, Harris County, Texas, as described and set out in the description Attachment A hereto upon the following terms, condition and agreements hereinafter contained:

1. The term of this lease is for a period of twelve (12) years, beginning on the date hereof and ending on the same day of March 2038.
2. As rent for the use and occupancy of the leased premises, Lessee hereby agrees, bind and obligates itself to pay unto the Lessor the sum of One Hundred Dollars (\$100.00) annually, beginning on the 9th day of March 2026 and like annual installments on or before the 9th day of March of each succeeding calendar year thereafter until the expiration of twelve (12) years.
3. Lessee shall use the leased premises for the construction, maintenance and operation of a pier extending from the leased premises into Galveston Bay, together with all appurtenances and activities in connection therewith, including but not limited to, the parking of motor vehicles.
4. Lessee shall have the right to erect any buildings and structures on the leased premises as may be necessary to the conduct of its business, provided that such buildings and structures must have the prior approval of the Lessor.
5. No exclusive rights are granted to Lessee to use the park between Miramar Drive and Galveston Bay and the Lessor reserves the right to make leases of portions of said park to other parties.
6. Lessee shall not assign this lease nor sublet the leased premises, or any part thereof.
7. The Lessee shall maintain the pier and any other structures placed on the leased premises, in a good state of repair and in a safe condition. In the event Lessee shall abandon the leased premises and/or the pier or shall not maintain the pier and/or other structures in a good state of repair and safe condition, Lessor shall give written notice of such default to Lessee and in the event Lessee does not, within ninety (90) days after receipt of such notice, commence the necessary work and repairs to restore the leased premises and/or the pier or other structures to a safe condition, then this Lease Agreement shall terminate and both parties released therefrom.

8. Lessee shall negotiate, finalize and sign (and furnish a copy to the Lessor), continuously keep in place at all times during the lease from Lessor and then shall comply with all such lease terms and regulations of the Texas General Land Office (Texas GLO) and shall maintain the pier in a good and workmanlike manner in accordance with the minimum standards of the Texas GLO during the term of the lease from Lessor and thereafter to the extent the lease with the Texas GLO requires any hazard to navigation removal obligations of the Lessee after expiration of the Texas GLO lease. Lessee agrees to indemnify and hold Lessor harmless from all liability under any lease Lessee has or shall have with the Texas GLO including any post lease hazard to navigation removal liability.

9. Lessee shall maintain and keep in force throughout the term of the lease liability insurance in an amount totaling \$1,000,000.00, with the Lessor named as an additional insured under such policy. Lessee shall furnish a copy of the policy to Lessor within seven (7) days after procuring the policy.

10. Lessee acknowledges and agrees that Lessor shall have a blanket easement for unrestricted access and use of the land area for utilities, communications and drainage to include pipes, conduits, culverts, and other conveyances. Additionally, Lessee acknowledges and agrees that Lessor shall have the right to use the land area from time- to-time for special events, parking, or other uses as may be necessary to Lessor.

In testimony whereof the City of Shoreacres, Texas has caused these presents to be executed, in duplicate originals, by its Mayor and attested by its City Secretary and Shoreacres Recreation Association, Inc., as caused these presents to be executed by its President and attested by its Secretary, this the 9th day of March 2026.

LESSOR:

LESSEE:

Felicia Ramos, Mayor Pro Tem
City of Shoreacres, Texas

Jim Schul, SRA President
Shoreacres Recreation Association, Inc.

ATTEST:

Ed Ybarra, City Secretary

SRA Secretary



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

July 9, 2019

Shoreacres Recreation Association
c/o Mr. Charles F. Haist V.P.
123 Meadowlawn St.
Shoreacres, TX 77571-7336

RE: **FULLY EXECUTED EASEMENT**
Coastal Public Lands Easement No. **CLP0223**
Galveston Bay, Chambers County, Texas

Dear Grantee:

Enclosed is the **Coastal Easement** fully executed by the Commissioner of the General Land Office. We have retained a duplicate of the original contract for our files.

The easement number **CLP0223** must be displayed on your structure in block letters and numerals no less than 4 inches high. You may use decals or paint of a color that contrasts with that of the structure. The easement number must be affixed to the structure in a location that can be readily seen from the nearest access channel or bay.

Additionally, you can not authorize, assign, sublease the rights to this lease or use any structure for commercial purposes without prior written approval by the Commissioner of the General Land Office.

If we can be of further assistance, please call me at (281) 471-0391, ext. # 102.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pantelin Spetsionis".

Pantelin Spetsionis
Administrative Assistant

**ATTACHMENT A: CONTROL PAGE
COASTAL EASEMENT NO. CE940223**

GRANTEE'S NAME

Shoreacres Recreation Association, Inc.

PREMISES

A portion of State Tract Number 214, Galveston Bay, Chambers County, Texas (the "Premises"). The Premises are further described and depicted on Attachment B attached hereto and incorporated herein by reference.

USE(S) OF PREMISES

Authorized Use(s) of the Premises: A community project consisting of 7' x 35', 5' x 294', 5' x 295', and 5' x 67' walkways, a 30 square foot irregular shaped walkway, 2' x 38' finger pier, 12' x 90' platform, 10' x 24' T-head, and 5' x 20' fish cleaning area comprising an encumbrance of 5,051 square feet; and 20' x 20' concrete boat ramp comprising an encumbrance of 400 square feet, for a total project encumbrance of 5,451 square feet of coastal public land.

ADJACENT PROPERTY

Shoreacres Subdivision, W. P. Harris Subdivision located at the intersection of Shoreacres Blvd and Mijana Dr., La Porte, Texas, as recorded in the real property records of Harris County, Texas.

SPECIAL CONDITIONS

1. Within 60 days of the execution of this Agreement, the Grantee shall file a memorandum of this Agreement for record in the office of the County Clerk in any county in which all or any part of the Premises are located, and file stamped copies thereof must be filed in the GLO. The memorandum must be signed and acknowledged by the Grantee before it is filed in the county records. Similar to Chapter 9 of the Tex. Bus. & Com. Code, such a filing provides a security interest in favor of the Grantor, which is perfected automatically without the filing of a financing statement. In the event the Grantee fails to timely file the memorandum, the Grantor may execute a memorandum setting forth the terms and provisions of the Agreement and record the same at the Grantee's cost and expense.
2. Grantee must notify the General Land Office, in writing, at least thirty (30) days prior to modification, rebuilding, major repair, or removal of any structure authorized in this instrument.
3. Grantee is expressly prohibited from renting, occupying or utilizing the existing slips and associated state owned land for any commercial purpose without prior written consent of the State, which may be granted or denied by the State in its sole discretion. Failure to obtain such consent may subject grantee to penalties for unauthorized use, the easement to termination and/or require Grantee to remove all structures located on state-owned land.

COST OF DAMAGE

One Thousand and No/100 Dollars (\$1,000.00) per event.

EFFECTIVE AND TERMINATION DATES

This Agreement is for a total period of one hundred thirty-two (132) months, effective on March 1, 2018, and terminating on February 28, 2028.

PAYMENT(S) AND/OR FEE(S)

As consideration for the granting of this Agreement, Grantee agrees to pay Grantor as consideration ("Rent"), the total sum of Eight Thousand One Hundred Seventy-Seven And 0/100 Dollars (\$8,177.00). This Rent is payable on or before the first day of each "Agreement Year" (as such phrase is defined herein), in annual installments of Eight Hundred Seventeen And 70/100 Dollars (\$817.70). For the purposes of this Agreement, the phrase "Agreement Year" means the period from March 1 of one year through February 28 of the following year, with the first Agreement Year commencing on March 1, 2018.

ADDRESS(ES) FOR NOTIFICATION

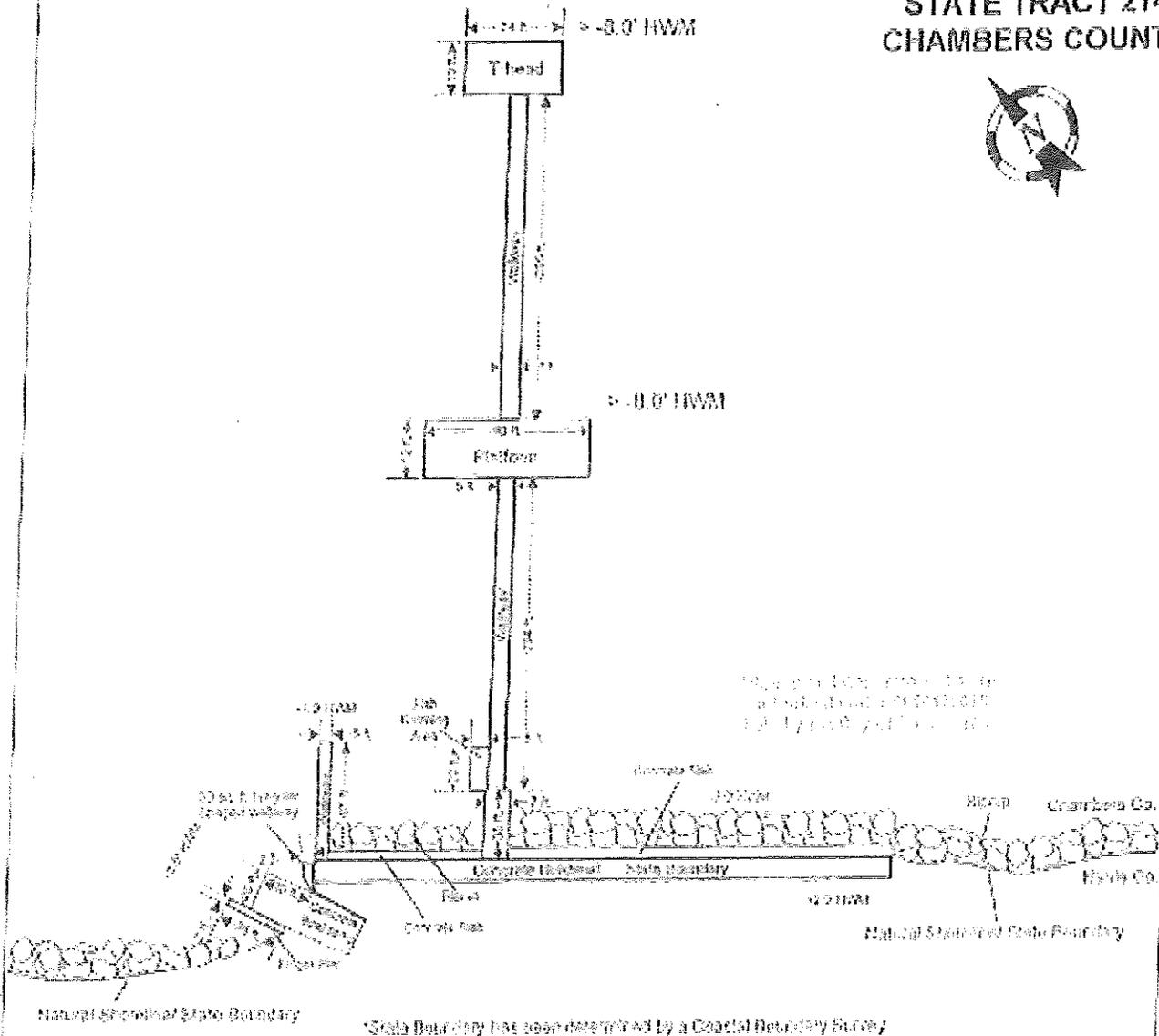
Grantor's Contact Information

Name: Texas General Land Office
Title: Director of Coastal Field Operations
Address: 1700 N. Congress Avenue
Address: Austin, TX 78701-1495

Grantee's Contact Information

Name: Shoreacres Recreation Association, Inc.
Address: 306 Oakdale St
Address: La Porte, TX 77571-7349

GALVESTON BAY STATE TRACT 214 CHAMBERS COUNTY



LEGAL DESCRIPTION:

Shoresacres Subdivision, W. P. Harris Subdivision located at the intersection of Shoresacres Blvd. and Miramar Dr., La Porte, Texas

TITLE: CE940223 - Shoresacres Recreation Association, Inc.

DATE OF INSPECTION: 07/16/2010

COMPANY: TEXAS GENERAL LAND OFFICE

PREPARED BY: D. Ramirez

DRAWING SCALE: Not To Scale

ATTACHMENT B



OFFICE OF DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

RECEIVED

CLERK OF COURTS

Re: Cash Register Receipt(s)

Dear Sir or Madam,

For your records, enclosed herein you will find Cash Register Receipt(s) for instruments filed in the Real Property Records of Harris County, Texas and will be shown as part of our database approximately 5 to 10 days after the date of filing. You may access our database at www.cclerk.hctx.net.

The instrument(s) will be mailed under separate cover to the address indicated on the document(s).

If we can be of further assistance to you, please do not hesitate to call us at any time.

Sincerely,

(Mrs.) DIANE TRAUTMAN

Victoria Fay Chambers
Victoria Fay Chambers
Director, Real Property

Model # RP1000000
DIANE TRAUTMAN
COUNTY CLERK
HARRIS COUNTY
201 CAROLINE ST
HOUSTON, TX
77002-1801

City of Houston - 2015-2016
Recorder - 1/15/2016
Real Property 33265

Total 130.00
Amount Enclosed 50.00
Change 80.00
Refunds 0.00

Amount of Tax 100.00

Total Payments 130.00

Client Name
MAGISTRAL BY SALES

Order # 10000



Texas General Land Office
Surface Leasing
Statement of Account
February 2025

PO Box 12873
 Austin, TX 78711-2873
 (800) 998-4456 ext. 5

Commissioner Dawn Buckingham, M.D.

Customer Id: C000005670

SHOREACRES RECREATION ASSOCIATION, INC.
 3522 Miramar Drive
 La Porte, TX 77571-7342

Invoice Summary

New Charges

Details may continue to subsequent page(s)

Invoice Number	Invoice Date	Due Date	Lease Number	Description	Amount
25D01142	2/1/2025	3/1/2025	CE940223	GALVESTON BAY CHAMBERS COUNTY	\$817.70
				TOTAL NEW CHARGES:	\$817.70

Status - Days Past Due

Current	1-30 days	31-60 days	61-90 days	Over 90 days	Total
\$817.70	\$0.00	\$0.00	\$0.00	\$0.00	\$817.70

For questions regarding invoices, please contact Accounts Receivable at the information provided below.
 Email: accountsreceivable@texas.gov

** Detach and return with payment to ensure proper processing **

Invoice Number	Lease Number	Amount Due
25D01142	CE940223	\$817.70
Customer Id: C000005670		Total Due: \$817.70

To pay your bill, please visit www.texas.gov or call 1-800-998-4456.
 Please make all checks payable to the Texas General Land Office.
 Payments are applied to oldest outstanding invoices first. We do not accept cash payments.
 Late charges, penalties, and interest will be assessed on all late payments.

To Pay By: **Internet**, **Check**, **Card**, **Mail**, **Phone**, **Drop Box**

City of Shoreacres



601 Shore Acres Boulevard, Shoreacres, Texas 77571-7262
281.471.2244 • www.shoreacrestx.us

RESOLUTION NO. 2026-03-04

A RESOLUTION BY THE CITY OF SHOREACRES, TEXAS, (“CITY”) REGARDING THE INTERIM RATE ADJUSTMENT APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP, d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS, TEXAS COAST DIVISION, FOR THE 12 MONTH PERIOD ENDING DECEMBER 31, 2025.

WHEREAS, on or about February 17, 2026, CenterPoint Energy Resources Corp, d/b/a/ CenterPoint Energy Ent ex and CenterPoint Energy Texas Gas, Texas Coast Division (“CenterPoint”) filed an application for an interim rate adjustment/Gas Reliability Infrastructure Program (“GRIP”), which if approved, results in an increase in the monthly customer charges as follows:

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	\$22.36 per customer per month	\$2.47 per customer per month	\$24.83 per customer per month	\$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	\$35.12 per customer per month	\$4.18 per customer per month	\$39.30 per customer per month	\$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	\$450.89 per customer per month	\$55.23 per customer per month	\$506.12 per customer per month	\$55.23 per customer per month

and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by CenterPoint is complex; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in CenterPoint’s rate application are correctly done; and

WHEREAS, the effective date proposed by CenterPoint is April 18, 2026, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 2, 2026.

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

Section 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. The City suspends the requested effective date by CenterPoint for forty- five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code to allow the City to review the data and calculations that provide the basis for CenterPoint’s proposed increase in rates.

Section 3. The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Texas Coast Utilities Coalition (“TCUC”) of cities.

Section 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with CenterPoint’s application to increase rates.

Section 5. To the extent allowed by law, CenterPoint is ordered to pay the City’s reasonable rate case expenses incurred in response to CenterPoint’s rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

Section 6. A copy of this Resolution shall be transmitted to TCUC’s Special Counsel, Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 3 02799, Austin, Texas 78703 or via email to aheiTera@herreralawpllc.com.

Section 7. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this 9th day of March 2026.

FELICIA RAMOS, MAYOR PRO TEM

ATTEST:

ED YBARRA, CITY SECRETARY

	AYE	NAY	Not Voting
Mayor Pro Tem Felicia Ramos			
Aldersperson Paul Greeson			
Aldersperson Wes Bell			
Aldersperson Johnny Hill			
Aldersperson Chuck Mitchell			

Innovative Operations, LLC
 15403 Devin Ln.
 Crosby, TX 77532
 dsutton@iuowater.com



INNOVATIVE UTILITY OPERATIONS

ADDRESS
 Troy Harrison
 City of Shoreacres
 601 Shoreacres Blvd.
 Shoreacres, TX 77571, USA

SHIP TO
 Mr. Troy Harrison
 City of Shoreacres
 601 Shoreacres Blvd.
 Shoreacres, TX 77571 USA

Estimate 2140

DATE 02/23/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Crane Service	Job Description: Lift Pump 2 Replacement / Guide Rail Repair Scope: • Make confined space entry • Remove existing guide rails • Repair upper guide rail bracket for Lift Pump # 2 • Reinstall existing guide rails • Purchase and install new Flygt NP3102 5 HP submersible pump • Wire pump • Test operation	1	26,230.65	26,230.65T
	Vactor Service	Vactor truck mobilized to lift station. Plugged influent line and performed cleaning to prepare wet well for safe human entry. Pumped system down and maintained dewatering operations throughout duration of project until completion.	1	7,500.00	7,500.00T

SUBTOTAL 33,730.65

TAX 0.00

TOTAL \$33,730.65

Accepted By

Accepted Date