



MINUTES
January 6, 2021

Regular Kemah City Council Meeting
Kemah Public Facilities Corporation
VIRTUAL MEETING

Mayor Terri Gale called the Kemah Council Meeting/Kemah Public Facilities Corporation Meeting to order at 7:00pm as a virtual meeting. Present were City Council Members Teresa Vazquez-Evans, Wanda Zimmer, Doug Meisinger, Robin Collins, and Isaac Saldaña. Mayor Terri Gale declared a quorum. Also in attendance were City Attorney Dick Gregg Jr., City Administrator/Police Chief Walter Gant, Finance Director Kendra Murphy, Building Official Cris Roth, and City Secretary Melissa Chilcote. *(The time in italics on each item indicates the approximate start time of the section in the associated audio file.)*

1. 00:00:00 Pledges

Pledges led by: Robin Collins

2. 00:01:17 Prayer

Prayer led by: Terri Gale

3. 00:01:55 Invitation to Address Council

Don Johnson – Harris Galveston Subsidence District Board of Directors

Daniel Conrad – Comply with HB 2840

Item 22 – support development

Item 12

Item 15 - Darren Broadus

Item 16 – Engineer Services

Item 17

Shelia Thorne – Thanks to Council

Item 14 – Audit – WCID Grant money

Item 15 – KCDC Application submitted

Item 17 – Cell Phones for Council need a policy in place

Item 23 – Meritage Agreement

4. 00:18:44 Council Members Comments and Announcements

Council Member Isaac Saldaña

Happy New Year. Glad to be here. Hope 2021 is a better year. COVID case are spiking again and wish everyone stays healthy.

Council Member Robin Collins

Happy New Year. Hope everyone stayed healthy through the holidays. Thanks for attending.

Council Member Doug Meisinger

Happy New Year. I was a little late because I lost power so I'm on my phone.

Council Member Wanda Zimmer



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Good Evening everyone. Hope you had a blessed healthy New Year. Looking forward to working with everyone.

Council Member Teresa Vazquez-Evans

Good Evening. Happy New Year.

Thanks to Beautification Committee for the New Year's Day clean up. Thanks for taking pride in our community.

Thanks staff for cleaning the graffiti on the utility building behind Wal Mart.

5. 00:21:19 **Mayor's Comments**

Happy New Year. Hope everyone had a restful holiday and able to celebrate with your families. Thanks to the Beautification Committee, especially Daniel Conrad and Amie Cave, for being active in the community.

6. 00:22:00 **City Administrator Report**

- Financials
Financials will be out by January 15th.
- Economic Development
- Events and Operations
 - Drop off masks to Stewart Elementary.
 - 2/3rd of our employees a week have been exposed or family members have been.
 - Update on the Hotel Conference Center by end of week.
 - In Person court has been cancelled through March.
 - Marketing RFP Presentations will be next week.
- Technology Department – Bobby Hurman
 - Thanks for all the support from the house fire. I appreciate it.
 - Website prototype – staff bios with accomplishments
 - Marque Sign – been patching it for the last few months. If replaced we would spend \$50,000. Found replacement part for \$400 instead.

7. 00:26:26 **CIP**

- I followed up with Carl from Bay Area Street Striping about getting the streets around the City striped. He was supposed to have estimate for me already but said that the holidays have caused some delays for him. He stated he should have something for me early next week at the latest. Carl has previously done the striping for the City and uses Rubber based chlorinate paint with glass beads embedded for reflection.
- I emailed Jonathan Little of Ritchie's Tree & Tractor Service. His company was awarded the tree trimming contract. He was originally emailed the contract on November 23rd. He informed me that he would have it to me by December 11th but to date we have not received anything. I gave him until 5 PM January 11th to return a signed contract to City Hall or the City would be forced to consider other options.
- I am monitoring [Texas House Bill 738](#) which was introduced December 4, 2020. The



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outcome of this bill will have direct impact all Texas municipalities Building Codes and the ability of municipalities to enforce/enact amendments concerning Residential Construction. With this bill in mind, I propose holding off on the consideration of adopting new building codes for the time being.

- **Short Term Rental Agreements:**

- Received:

- 1100-A S. Kemah Dr.
 - 1307 Kipp Ave

- Received & awaiting Fire Marshal inspection:

- 1443 Bayshore
 - 1447 Bayshore
 - 627 Bel Rd.

- Received but not processed:

- 612 8th Street
 - 711 Cien Rd
 - 1126 Fay Rd

- Not Received:

- 404 Bay Ave
 - 503 Bay Rd (mail returned, no mailbox on site, emailed and called owner)
 - 507 Bay Ave
 - 701 Bay Ave (mail returned, no mailbox on site, emailed and called owner)
 - 807 Bay Ave #A
 - 804 Kipp Ave
 - 730 4th St
 - 705 6th St
 - 82 7th St
 - 617 9th St
 - 120 Grove Rd
 - 1311 Kipp Ave
 - 1126 Fay Rd
 - 1809 Kemah Village Dr.

- **CIP projects:**

- Anders Road Project

- After speaking with Jimmy he emailed LJA and we are awaiting further clarification on the best way to move forward this project. The outfalls are the logical way forward first for this project but we need further clarification on this matter. We hope to have further clarification and direction from LJA



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by January 20, 2021.

- Golf Cart path Kemah Oaks to Bel Road
 - Thanks to Mr. Glen Gordy we have a plat of the utility easement. I was informed that we would need a signed easement agreement with Mr. Gordy before we could move forward with this project.
 - I spoke with Mr. Gordy today and we are working on finding a resolution to this issue.
- Kemah Nature Preserve Project
 -
- Kemah Oaks Spillway
 - LJA sent us an initial proposal that needed some refinement. I spoke with Mark this morning on this topic and hope to have more information back from them no later than next week.
- Ride Share Lane 6th street to Bradford
 - We have requested pricing on signage for the ride share lane. The signs are to be red and white and will display "Towing Enforced, Parking only For Taxis, Unauthorized vehicles will be towed at owner's expense, Thursday – Sunday, 7 PM – 3 AM"

8. 00:35:43 Police and Emergency Management Report

- Events and Operations
- Stats for the Month
 - 33 Citations
 - 383 Calls for Service
 - 3 DWIs
 - 29 Arrests
 - 2 Major Accidents
 - 29 Minor Accidents
 - 18 Disturbances
 - 5 Assaults
 - 13 Thefts
 - Hired Ricky Pierce
 - Bringing on additional part time
 - Extra enforcement, Kipp, Lawrence, Anders, S. Kemah Dr., and Bay View Acres
 - Mandatory Leadership in April for Sergeants
- Emergency Services
 - A. Mutual Aide
 - B. 1 minutes and 20 second response
 - C. 5 minutes 17 second response
 - D. 2020 – 763 Calls/72 Calls for service



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9. 00:40:00 Communications and Marketing Report

Presentations will be on January 12th and January 14th

10. 00:40:2500

Consent Agenda

A. Approval of Minutes

- 2020-12-21 Special Council Minutes

B. To approve Galveston County Daily News as the Official Newspaper

Motion: To approve the consent agenda

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Vote: **Motion carried** unanimously by all Council Members present.

Motion: to move Item 23 before item #11.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Isaac Saldaña

Amended Motion: to move Item 22 and Item 23 (combined) after Item #11, item 14, item 15, and Item 16.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Isaac Saldaña

Vote: **Motion carried** 4 to 1 with Wanda Zimmer voting Nay.

11. 00:44:33 Consideration and Possible Action: to select a nominee for the Galveston County position on the Harris-Galveston Subsidence District Board of Directors

Motion: To select a nominee for the Galveston County position on the Harris-Galveston Subsidence District Board of Directors

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Amended Motion: to appoint Don Johnson for the Galveston County position on the Harris-Galveston Subsidence District Board of Directors

Made By: Council Member Robin Collins

Seconded By: Council Member Teresa Vazquez-Evans

Vote: **Motion carried** unanimously by all Council Members present.

14. 00:47:49 Consideration and Possible Action: to approve the Engagement Letter for 2019-2020 Fiscal Year End Audit

Motion: To approve the Engagement Letter for 2019-2020 Fiscal Year End Audit as presented.



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Made By: Council Member Wanda Zimmer

Seconded By: Council Member Doug Meisinger

Vote: Motion carried unanimously by all Council Members present.

15. 00:59:06 Consideration and Possible Action: on KCDC Board Member Appointment

Motion: to appoint a KCDC Board Member

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

Council Member Isaac Saldaña nominated Kristi Reiser

Council Member Wanda Zimmer nominated Shelia Thorne

Motion: to seize nominations

Made By: Council Member Wanda Zimmer

Seconded By: Council Member Robin Collins

Roll Call Vote

Council Member Teresa Vazquez-Evans - Kristi Reiser

Council Member Doug Meisinger - Kristi Reiser

Council Member Wanda Zimmer – Shelia Thorne

Council Member Robin Collins - Kristi Reiser

Council Member Isaac Saldaña - Kristi Reiser

Amended Motion: to appoint Kristi Reiser as a KCDC Board Member

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

Vote: Motion carried unanimously by all Council Members present.

16. 01:17:06 Consideration and Possible Action: to approve the Adico LLC. Consulting Engineers contract to provide city engineer services.

Motion: to approve the Adico LLC. Consulting Engineers contract to provide city engineer services.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Isaac Saldaña

Vote: Motion carried unanimously by all Council Members present.

The motion was made to combine item 22 and item 23.

22. 01:24:54 Consideration and Possible Action: to authorize the City Attorney to draft an amendment to the Meritage development agreement for removal of the



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road and park expenditures funded by a TIRZ, and any other proposed amendments

23. 01:24:54 Consideration and Possible Action: Presentation, Discussion and Possible Action on Meritage Development Agreement

Motion: to authorize the City Attorney to draft an amendment to the Meritage development agreement for removal of the road and park expenditures funded by a TIRZ, and any other proposed amendments and Presentation, Discussion and Possible Action on Meritage Development Agreement

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Amended Motion: to strike the language beginning with off-site improvements with the sentence beginning with "the developer agrees to collaborate with the City of Kemah for the development of the roadway" – the whole section including items 1 through 6, to strike Section 7 – Roadway Phases and Development, and item 9 – supplemental documents that stipulates that the City shall work with the developer to establish a TIRZ or some other item.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Vote: Motion carried unanimously by all Council Members present.

12. 02:10:51 Consideration and Possible Action: to review/approve the lease agreement for the visitors center and propose any needed changes prior to signature

Motion: to review/approve the lease agreement for the visitors center and propose any needed changes prior to signature

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

Amended Motion: be more specific that the HVAC be maintained by the City, add language that no alcohol will be sold, the minimum Center Business Hours the City requires the Visitor Center to be open: Monday to Friday 9:00am to 5:00pm and Saturday 9:00am to 1:00pm with anything above and beyond that is okay, Walter will contact the tenant for the intentions on the parking access, Any improvements done structurally inside or outside will be in writing and need Council approval, The outside restrooms at the Visitor Center will be maintained by the City and the inside restroom at the Visitor Center will be maintained by the Tenant, and the City would like to keep the integrity of the historical building.

Made By: Council Member Robin Collins

Seconded By: Council Member Wanda Zimmer

Vote: Motion carried unanimously by all Council Members present



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13. 02:39:39 Consideration and Possible Action: to cancel the contract for the easement for the property at Cien and Kipp

To pass

17. 02:41:55 Consideration and Possible Action: on the City providing City Councilmembers with cell phones to conduct all City business on.

Motion: to provide City Councilmembers with cell phones to conduct all City business on.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

Amended Motion: to provide City Officials with the enablement on their City provided Ipads for calling and text messaging for conducting city business.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

Vote: Motion carried 4 to 1 with Council Member Wanda Zimmer voting Nay.

18. 02:56:34 Consideration and Possible Action: on establishing rules in accordance with Texas HB2840

Motion: to establish rules in accordance with Texas HB 2840

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

Amended Motion: to adopt a resolution and implement wording under Invitation to Address Council on the agendas going forward.

Made By: Council Member Robin Collins

Seconded By: Council Member Isaac Saldaña

Vote: Motion carried unanimously by all Council Members present.

19. 03:00:00 Consideration and Possible Action: to approve the Leader in Me Program with Clear Cleek Education Foundation

Motion: to approve the Leader in Me Program with Clear Cleek Education Foundation

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Teresa Vazquez-Evans

Amended Motion: to table

Made By: Council Member Doug Meisinger

Seconded By: Council Member Robin Collins

Vote: Motion carried unanimously by all Council Members present.



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20. 03:13:48 Consideration and Possible Action: to approve the HOT Funds for Avian Pirates from the 2019-2020 FY.

Motion: to approve the HOT Funds for Avian Pirates from the 2019-2020 FY.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Isaac Saldaña

Vote: Motion carried unanimously by all Council Members present.

21. 03:21:54 Consideration and Possible Action: to amend Ordinance 1174 regarding drainage

Motion: to amend Ordinance 1174 regarding drainage

Made By: Council Member Robin Collins

Seconded By: Council Member Doug Meisinger

Amended Motion: To amend Ordinance 1174 and 1175 to say "No fill will be permitted or allowed on the property until drainage or mitigation provisions in the required engineered plan or installed and inspected by the City Engineer.

Made By: Council Member Robin Collins

Seconded By: Council Member Isaac Saldaña

Vote: Motion carried unanimously by all Council Members present.

24. 03:27:42 Council Members Closing Comments

Council Member Isaac Saldaña

Productive meeting

Appreciate everyone for staying.

Council Member Robin Collins

Goodnight

Council Member Doug Meisinger

Thanks for hanging. Goodnight

Council Member Wanda Zimmer

Goodnight

Council Member Teresa Vazquez-Evans

Thank you so much for everyone that participated in the meeting. Excited about the year ahead of us. Goodnight

25. 03:28:42 Mayor's Closing Comments

Thanks everyone for hanging in there.

26. 03:28:50 Adjourn

Motion: To adjourn

Made By: Council Member Teresa Vazquez-Evans



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Seconded By: Council Member Robin Collins

Vote: **Motion carried** unanimously by all Council Members present.

Council was adjourned at 10:29 pm.



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Signature Page:

APPROVED: 

DATE: 1/20/2021

ATTEST: 