



MINUTES
March 24, 2021

Special Kemah City Council Meeting
Kemah Public Facilities Corporation

VIRTUAL MEETING

Mayor Terri Gale called the Special Kemah Council Meeting/Kemah Public Facilities Corporation Meeting to order at 7:01 pm 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, Building Official/Fire Marshal Brandon Shoaf, Finance Director Kendra Murphy, 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. 00:00:57 Prayer

Prayer led by: Walter Gant

3. 00:01:16 Proclamations

William M. Johnson Proclamation – tabled until next meeting

4. 00:02:25 Invitation to Address Council

Daniel Conrad –

Process Management on execution of contracts – not completed yet

Need process improvements

March Sales Tax numbers will be in soon

Build out Police Department

Support KCPAAA

Kemah Shot Bar –Variance for porch or balcony area to cover parking and drainage way – would like to follow up with City Administrator

Item #17 – no action

Item #15 – add 602 6th Street to list – not meeting code

Item #13 & Item #16 – Support both options if budget allows

Temporary or permanent waste and cigarette disposal receptacles every 30 ft. from 5th to 7th Street

Update Website for public involvement

Shawna Reid –

Item #13 and Item #16 – In Support

Carrie Crump –

Issue this weekend during the Market event

Traffic was bad

Open the road and vendors exposed



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Clipper House refused to move vendors out of the road
No support from anyone – no officer, no returned phone call
We close the streets for every market ourselves
This past Saturday - Public Works showed up at noon
War between two venues
Someone needs to take charge
We need more Police Officers

5. 00:13:28 Council Members Comments and Announcements

Council Member Teresa Vazquez-Evans

Good Evening Everyone. Thanks for being with us. Looking forward to seeing everyone in person. Appreciate everyone in attendance and attending virtually

Public comments – understand your concerns and appreciate your input

Council Member Wanda Zimmer

Welcome

Enjoy the meeting

Thank you for attending

Council Member Doug Meisinger

Good Evening everyone

Nice to see so many squares on the screen tonight

What this past week/weekend taught us – People still want to come to our town

Large numbers creates issues

Roads/parking issues

Indicator that we are going to have a big summer

Positive reflection on the Revenue businesses made and Sales Tax we brought in

Council Member Robin Collins

Glad they were eager to come to town

Address issues from this weekend

Glad to see so many people attending tonight's meeting

Would like to accomplish live meetings going forward

Council Member Isaac Saldaña

Let's get to work. Welcome

6. 00:17:28 Mayor's Comments

Good evening everyone.



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Happy Spring

March 27th - Easter Egg Hunt at 1pm – co-sponsored with Toucan Alley

Thanks to Toucan Alley team

Thanks for hosting the monthly markets

Thanks to our Officers/PD – show of force during the evenings

Happy people decided to come but did not anticipate crowd

Wish we could be in the Council Chambers – will be in there for the next meeting

7. 00:19:10 City Administrator Report

- Financials
 - General Fund - \$1,665,822
 - Restricted Fund - \$94,325
 - HOT Fund - \$524,198
 - KCDC Fund - \$2,602,007
 - CIP Fund - \$1,259,577
 - Kemah Growth Fund - \$545,557
 - Total – 6,691,489
 - March Sales Tax – \$290,256 – trending in right direction
- Economic Development
 - 3rd bid – roof at Community Center
 - Painting on exterior/interior
 - New Fire Marshal started – going over code enforcement/fire violations
 - Brandon Shoaf - Started code enforcement process
 - Fee Schedule consideration
- Events and Operations
 - Palm Tree removal - \$56,000 for 75 trees
 - 2 more quotes
 - Looking into FEMA Reimbursement for tree removal
 - Past Weekend –
 - Traffic was backed up passed Red Bluff
 - 4 officers working
 - Traffic gridlocked
 - Boardwalk had record numbers
 - Hope every weekend is busy
 - Officer at the market
 - Volume of traffic
 - Closing of the roads – Public Works/Officers
 - Cones removed because of Spring Break
 - 4th of July – one direction – we should consider this
 - Market event – possibly move to Sunday instead of Saturday
- Technology Department



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2019 – hard drive failure – body cam video computer
1 Month ago – dash cam computer hard drive failure
New file server - Proactive Repair – 48TB
Severe capacity issue
Access Control implementation
Website – mock up done already
Design concept Meeting - Next Week - building out the design concept –
Live image mock up
A lot of progress done
Council Chamber Audio equipment – acoustics would not support both
Good/Better/Best options - \$39,668 dollars – no data capture – waiting on a
quote
Residential grade equipment in Council Chambers now – it does the job but
not as well as Commercial grade equipment

8. 00:37:38 CIP

Golf Cart Path/Kemah Oaks Spillway – going out for bids starting next week
Award contract at 2nd Council Meeting in April – should be below budget
Revised plan of Anders – working on design proposal – sometime in April

9. 00:39:26 Police and Emergency Management Report

- Events and Operations
Feb 2021
Calls for Service – 411
DWI – 0
Arrests – 25
Finishing background on 2nd position - Council approved
2 Officers out – injured - 2 weeks – should be back
Explain Spring Break plan at next meeting
Total 25 to 30 Deputies working on those Fridays/Saturdays
Van from County was only expenditure
Galveston County/DPS/TABC Officers down there
Took control and kept everyone safe
Support from Mayor and Council
- Emergency Services



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10. 00:43:20 Communications and Marketing Report

Will have something at the next meeting

11. 00:43:32 Consent Agenda

- A. Approve Prelim Plat for Musgrove Estates to Bayview Acres**
- B. Approve Prelim Plat for Reserve G Kemah Marketplace**
- C. Approve Parking Variance for Reserve G Kemah Marketplace**
- D. Approve variance on width of fence for Galveston Bay Foundation from 3/4" (current ordinance requirement) to 5/8"**

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.

00:43:58 Motion: To move item #15 above item #12.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

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

15. 00:44:53 Consideration and Possible Action: To begin the process of condemning the structure at 610 Kipp.

Motion: To discuss the process of condemning the structure at 610 Kipp.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

Amended Motion: To authorize staff to take action on the administrative warrant and also for the revisions to the ordinance to continue process.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Robin Collins

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

14. 01:06:04 Consideration and Possible Action: To begin the process of condemning abandoned structures.

Motion: To authorize staff to take action on the administrative warrant and also for the revisions to the ordinance to continue process.

Made By: Council Member Robin Collins

Seconded By: Council Member Doug Meisinger



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

12. 01:10:31 Consideration and Possible Action: to approve Resolution 2021-XX – updated Fee Schedule

Motion: To approve Resolution 2021-XX – updated Fee Schedule

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

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

13. 01:21:45 Consideration and Possible Action: to approve HOT Funds for T Bone Tom’s Pardi Gras week long event.

Motion: To approve HOT Funds for T Bone Tom’s Pardi Gras week long event.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Robin Collins

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

16. 01:36:23 Consideration and Possible Action: To approve HOT funding for events

Motion: To discuss HOT funding for events

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

Motion: To approve the HOT Funds for Elite Redfish Series Event.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Robin Collins

Vote: **Motion carried** 3 to 2 with Council Member Isaac Saldaña and Council Member Doug Meisinger voting nay.

17. 02:08:20 Consideration and Possible Action: on Meritage Development Agreement

Motion: To discuss the Meritage Development Agreement.

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Doug Meisinger

Motion: To hire outside legal Counsel and an outside consultant to perform a cost benefit analysis.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Isaac Saldaña

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



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18. 02:52:03 Council Members Closing Comments

Council Member Teresa Vazquez-Evans

Thank you everyone who is still with us. Appreciate your participation.

Council Member Wanda Zimmer

None

Council Member Doug Meisinger

Thank you everyone. Decent progress on a few items. Good night.

Council Member Robin Collins

None

Council Member Isaac Saldaña

Thank you everyone for hanging in there with us.

19. 02:52:50 Mayor's Closing Comments

Thank you everyone. Have a good night.

20. 02:52:55 Adjourn

Motion: To adjourn

Made By: Council Member Robin Collins

Seconded By: Council Member Isaac Saldaña

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

Council was adjourned at 9:54pm.



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Signature Page:

APPROVED: 

DATE: 4/7/2021

ATTEST: 