



MINUTES June 16, 2021

Regular Kemah City Council Meeting Kemah Public Facilities Corporation

Mayor Carl Joiner called the Kemah Council Meeting/Kemah Public Facilities Corporation Meeting to order at 7:00 pm in the Council Chambers in Kemah City Hall. Present were City Council Members Teresa Vazquez-Evans, Robert P. Kelly, Doug Meisinger, Robin Collins, and Isaac Saldaña. Mayor Carl Joiner declared a quorum. Also in attendance were City Attorney Dick Gregg Jr., City Administrator/Police Chief Walter Gant, Building Official/Fire Marshal Brandon Shoaf, Accounting and HR Manager Chandra Jobb, 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. 00:01:16 Moment of Silence

3. 00:01:20 Presentations

- 2020 Telecommunicator of the Year
 - April Patriarco
 - Justin Staton presented the award to April Patriarco
- Kemah Citizen's Police Academy Alumni Association
 - Kemah Police Department
 - KCPAAA presented the Officers that are out on Worker's Comp with a check.

4. 00:05:00 Invitation to Address Council

1. Steve Murray – PIRs/Visitor Center/Lewis and Brisbois/speed bumps on 7th and Bradford
2. Sylvia Streater – Visitor Center
3. Shelia Thorne – KCDC Application
4. Susanne Macias – Item 16 and Item 17
5. Keith Cruse – Food Truck
6. Richard Beleutz – Food Truck
7. Lainey Beleutz – Food Truck
8. Ryan Hermosa – Parking Item
9. Jessica Holcomb – Parking item
10. Paul Robinson – Texas Outlaw Challenge
11. Kasi Hanson – Toughest 10K
12. Amie Cave – Parking and KCDC
13. Adam Newell – City Parking Lot
14. Mike Stackable –STR
15. Paul Williams – Item 21



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16. Archie Patterson – Parking Lot
17. Gary Day – STR
18. Deanna Lopez – Parking Lot
19. Daniel Conrad – Budget/Hire Police/Code Enforcement/Staff/Equipment, Courage to speak the Truth, \$672/per year in Kemah in taxes, Bravery

5. 00:44:11 Council Members Comments and Announcements

Council Member Teresa Vazquez-Evans

Robin – I am sorry

No one ever realizes what that feels like until it happens to you

Unacceptable behavior

Glad we are dealing with this as a group

Kemah facing issues/circling drain for awhile

Expenses and challenges haven't changed

Thank you for all of your comments/feedback/emails

We can flourish together as a City

Despite the dynamics – we have to move forward

Council Member Robert P. Kelly

Recognize Robin's situation – I'm sorry that happened to you

This should not have occurred

Not surprised – Meeting with Mayor – repeatedly interrupted

Told to sit down in my chair – very choice language for our Mayor

Spoke to like a servant – No one should be treated as less than

Kemah is a laughing stock of Galveston County

Council Member Doug Meisinger

Robin – utmost respect for you

Glad you used the word appalled

I wasn't surprised

Retaliation a disagreement

We should have more respect for each other

We all deserve better

We are not all supposed to agree

Hopefully this is done without retaliation one day

Thank you Robin and I know how bold that move was

Paid Parking – Listen to the Finance Director

Council Member Robin Collins

I would like to address my opening comments to the citizens of Kemah with regards to



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Carl Joiner. Carl has a long and very consistent history of going after anyone who he perceives as not FULLY in agreement or alignment with him on ALL issues. Last week I became a target of his YET AGAIN. I am not sure what his motives were, nor do I care. Carl delved into my personal life last week with regards to past due taxes. Not only did he do this for political gain but he also chose to utilize our Chief of Police in his witch hunt against me. So, to be clear, last week Carl handed Chief Gant a message that said I was delinquent on MY taxes and told him to investigate me.

First of all, you should be appalled that ANY representative of our city would do this under ANY circumstances. Secondly, it is a misuse of the time and duties of our Chief of Police. Thirdly, it is blatantly using city staff for attempted personal gain. Additionally, it is putting our Chief of Police in a very uncomfortable position that shows the lack of leadership skills that Carl possesses. And last, but certainly not least, it is yet again an important insight into the TOTAL lack of character and lack of integrity on behalf of Carl Joiner. His actions betray his own "Team Kemah" platform. I can assure you that Team CARL is all that matters to Carl.

I have seen that first hand over and over again in the politics and actions of Carl. Let me recite SOME of Carl's campaign rhetoric that didn't even last 2 council sessions. His words paint a pretty picture but his actions tell the real story.

"Carl is committed to working with City Council, business leaders and citizens of Kemah to lead our community in a positive path forward." In a May 27th video that Carl posted on Kemah Connection he espouses that "I think you will find that Council will be working very well with me as we move forward and kinda forget the past and move forward on where is Kemah going to go together."

Personally, I think the only person that benefits if we forget the past is Carl. PLEASE **pay attention to the past** and recall that Carl Joiner chose to delve into the personal life of Council Person Teresa Vazquez Evans and went so far as to contact her employer because he had a disagreement with her on Kemah city issues. Carl admittedly got involved in the processing of personal documents pertaining to land that Councilman Matt Wiggins owned in Mississippi. He admitted to Brian Harris and I that he put the paperwork in front of Matt's council seat after initially denying any knowledge or involvement in the matter.

I think you should be aware of the countless open records requests that Carl has made on City Councilman Doug Meisinger....a former friend and campaign manager of Carl's. The longer Carl remains in Kemah the longer his list of former friends and supporters becomes. When Carl was Mayor previously he sang the song LOUDLY of Team Kemah and unity with Council Members while in reality at the very time he was trying to gain criminal charges on 3 council members for a walking quorum. He did not succeed but he tried!

Carl ran his campaign based on bringing back "caring, kindness, decency, honesty and professionalism." His recent actions, and his actions of the past do not represent any of those words but his actions do represent Carl Joiner and they represent him very well. Carl's actions are despicable.

And for the record, just to clarify things, the taxes that were past due were taxes of my 27 year old son who is a first time homeowner. And also for the record my son had paid



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the taxes in February but he had short paid them by a small amount because his payment did not cover the penalties. So, his tax money payment was held in escrow because it was not the full amount including the penalties. The taxes are current Congratulations Carl.....another lowly first that only applies to you! Did you ever consider to simply pick the phone up and call me direct?

Carl further states in his May 27th video, "I really want to make sure you all know what is going on in Kemah." Well, I really want you all to know what is going on in Kemah too. And who your Mayor REALLY is as opposed to who he projects himself to be.

Unlike Carl, I do not have a need for anyone to erase my history of service to this city. At the end of this term I think it will be 13 years of service for me. If you do things correctly and treat people properly, the past doesn't haunt you. But, good or bad.....the past is an incredible insight into who you are.....especially when you are still repeating the same mistakes of the past, **while preaching UNITY and TEAM KEMAH**. I think Carl will probably want you to forget tonight also.

I hope you do not forget tonight.

Thank you for allowing me to serve as your Council person. I serve the CITIZENS OF KEMAH and I will continue to do that to the best of my ability regardless of the unprofessional tactics of Carl Joiner.

Council Member Isaac Saldaña

I don't like politics

A lot of respect for all of Council

We should not be subject to any of this because we are volunteers

We want to get a lot of things done and the right way

Sorry Robin

6. 01:00:18 Mayor's Comments

Tough with 5 people against me

Won't try and correct these comments – misleading

Proud to be Mayor

Last 4 weeks we have accomplished a lot

Act like the respect me but they don't

Wall of Honor in each department

My office says Mayor and continue to be Mayor

Meet in Walter's office

Respect me and stop playing with my position

My supporters see what I'm up against

Item 21 – addressed at me but Robin and Teresa were on Council

We will get through this and accomplish some things as a group together

Mayor asked to move up Consent Agenda, item 12, item 16, item 17, item 18



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7. 01:06:00 City Administrator Report

- Financials
 - May 2021 Sales Tax \$476, 068
 - June 2021 Sales Tax \$373,334
 - Total balance - \$7,192,186
 - 9% up to 2019
 - \$155,459.13 gain revenue/expenditures
- Economic Development
 - KCDC – restructure and bring in Commercial entities in – strategic and budget workshop with business retention
- Events and Operations
 - 4th of July Parade – good time
 - a. 9:30am –Kids Parade
 - b. 10:00am - Parade
 - Traffic Plan for the holiday
 - Community Center – AC unit needs to be replaced – 3 to 4 week wait

8. 01:09:50 CIP

Golf Cart Connector underway – one month completion
Detention Pond Overflow has started
Anders – LJA is working on proposal
Thanks to Glen Gordy

9. 01:11:20 Police and Emergency Management Report

- Events and Operations
 - 1. Utilized our Loud Noise Ordinance – 3 citations
 - a. 11 calls for the month of June
 - b. Officer Gordon went out with copies of Ordinance and gave numerous warnings
- Emergency Services

10. 01:16:10 EMS Report

May 2021 stats
76 Calls in Kemah
4 Calls in Clear Lake Shores
12 Mutual Aides in Bacliff and San Leon
Received 7 mutual aides from Clear Lake Shores
5minutes 30seconds - shoot times
Drink a lot of water and take breaks



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11. 01:17:23 Consent Agenda

- A. Approval of Minutes
 - 2020-08-05 Council Workshop Minutes
 - 2021-06-02 Council Workshop Minutes
 - 2021-06-02 Council Minutes
- B. Approve Ordinance amending the Short Term Rental Ordinance #1178 (Second Reading)
- C. Approve the Toughest 10K race permit
- D. Reappointment of Municipal Court Judges
- E. Approve the TX BBG Consulting Inc. Contract for the City of Kemah Plan Review and Inspection Services
- F. Approve the Final Plat for Corinthian Cove – Phase 2
- G. Approve the Prelim Plat for Musgrove Estates to Bayview Acres

Motion: To approve consent agenda items 11A, 11B, 11D, and 11E and remove items 11C, 11F, and 11G.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

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

Motion: To approve the Toughest 10K permit.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robert P. Kelly

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

Motion: To Approve the Final Plat for Corinthian Cove – Phase 2

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Doug Meisinger

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

Motion: To Approve the Prelim Plat for Musgrove Estates to Bayview Acres

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Doug Meisinger

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

12. 01:27:04 Consideration and Possible Action: on KCDC Board Member Appointment

Motion: To appoint Amie Cave as the KCDC Board Member.

Made By: Council Member Robin Collins

Motion failed for a lack of a second



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Amended Motion: To Table

Made By: Council Member Isaac Saldaña

Motion failed for a lack of a second

Amended Motion: To Table

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

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

- 13. 02:03:30 Consideration and Possible Action: to authorize the transfer from 540-5415 PT PD Personnel to fund the purchase of 2 PD vehicles and the addition of 1 full time Police officer position.**
-

Motion: to authorize the transfer from 540-5415 PT PD Personnel to fund the purchase of 2 PD vehicles and the addition of 1 full time Police officer position.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

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

- 14. 02:05:55 Consideration and Possible Action: to restore the Wall of Honor in the City Hall Lobby.**
-

Motion: to restore the Wall of Honor in the City Hall Lobby.

Made By: Council Member Robert P. Kelly

Seconded By: Council Member Doug Meisinger

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

- 15. 02:10:15 Consideration and Possible Action: To authorize the Mayor to execute the Clear Channel Billboard Contract**
-

Motion: To authorize the Mayor to execute the Clear Channel Billboard Contract

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

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

- 16. 02:11:02 Consideration and Possible Action: To approve charging for parking in the City Parking Lot**
-

Motion: To Table for more information on validation and infrastructure costs

Made By: Council Member Robin Collins

Seconded By: Council Member Doug Meisinger

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



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17. 02:41:36 Consideration and Possible Action: To amend the Visitor Center Agreement to allow for subleasing.

Motion: To have Staff draft a letter to the tenant to demand what Council asked for in the contract with a specific timeline to come into compliance to be brought back at the next meeting.

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robert P. Kelly

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

18. 02:53:20 Consideration and Possible Action: To void the contract with the Visitor Center

No Action

19. 02:53:43 Consideration and Possible Action: To repurpose the Mayor's office for shared office space by Mayor and Council for city business, meetings, and other related items.

Motion: To repurpose the Mayor's office for shared office space by Mayor and Council for city business, meetings, and other related items.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robert P. Kelly

Vote: **Motion carried** 3 to 2 with Council Member Robin Collins and Council Member Isaac Saldaña voting Nay.

20. 03:05:37 Consideration and Possible Action: To approve expenditures up to \$500 for the expenses of the 4th of July Parade and Community Social.

Motion: To approve expenditures up to \$500 for the expenses of the 4th of July Parade and Community Social.

Made By: Council Member Isaac Saldaña

Seconded By: Council Member Robin Collins

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

21. 03:07:43 Consideration and Possible Action: regarding authorizing the City Administrator to sign an agreement with the law firm of Lewis and Brisbois for the terms and conditions of proposed specialized legal services if, as and when such services are requested by the city and, specifically requesting such services for an analysis of the facts and conditions and possible claims by the City pertaining to a now completed construction contract for the renovation of city hall, the visitors' center and the city parking lot to determine whether or not



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there are defects, breaches and/or remedies for the City to pursue. Furthermore, designating Council Member Doug Meisinger as the city council liaison (to assist the law firm and the City Administrator) regarding these renovation matters.

Motion: To authorize the City Administrator to sign an agreement with the law firm of Lewis and Brisbois for the terms and conditions of proposed specialized legal services if, as and when such services are requested by the city and, specifically requesting such services for an analysis of the facts and conditions and possible claims by the City pertaining to a now completed construction contract for the renovation of city hall, the visitors' center and the city parking lot to determine whether or not there are defects, breaches and/or remedies for the City to pursue. Furthermore, designating Council Member Doug Meisinger as the city council liaison (to assist the law firm and the City Administrator) regarding these renovation matters.

Made By: Council Member Doug Meisinger

Seconded By: Council Member Isaac Saldaña

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

22. 03:13:15 Council Members Closing Comments

Council Member Teresa Vazquez-Evans

Thank you everyone.

Budget meetings set for 6pm on June 23rd, June 28th, June 30th, and July 6th.

Council Member Robert P. Kelly

Thanks for coming

Council Member Doug Meisinger

Goodnight

Council Member Robin Collins

None

Council Member Isaac Saldaña

Thanks for coming – appreciate you hanging out

Get in touch for KCDC questions

23. 03:16:20 Mayor's Closing Comments

I am sorry this has gone on so long

Set our agenda's to be done by 9pm

24. 03:16:46 Adjourn

Motion: To Adjourn

Made By: Council Member Robin Collins

Seconded By: Council Member Doug Meisinger

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



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Council was adjourned at 10:23pm.



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Signature Page:

APPROVED: 
Mayor Pro Tem

DATE: 7-7-21

ATTEST: 