



# From the Desk of the Mayor

April 2018

Carl A. Joiner

*City of Kemah*



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After such a cold and rainy winter, I am sure everyone is glad that spring is here. It is a shame how much freeze damage we have had to our landscaping, but I saw some beautiful azaleas in town that were such a welcome sight. Our neighbors Dorothy Norman and Ken and April Blondeaus's azaleas were fantastic!

February 21<sup>st</sup> was an important City Council meeting. We held our official ground breaking for our new City Hall expansion and renovation, plus the Stewart Elementary Mayor and City Council election winners took their seats for a mock City Council meeting. The students did an excellent job! I am sure this will spark their interest in politics for life.

In March, we had several fun family oriented community events. The Cops and Crawfish event was held on March 10<sup>th</sup>. This is an annual event by the Kemah Citizens Police Academy Alumni Association to raise funds for our police officers. There was a great turn out with crawfish and BBQ sandwiches enjoyed by everyone. I want to thank everyone involved for their time and effort on behalf of our Kemah Police officers.

The annual Easter Eggstravaganza egg hunt was held at Cien Park on March 23<sup>rd</sup>. The children had fun, and it was a nice community event. Our City staff and numerous volunteers donated a lot of time to make this a special family day. I want to thank our City Administrator, Wendy Ellis, and her group of volunteers that made this a special day for a lot of Kemah children.

As of March 31<sup>st</sup>, the City finished the first half of our 2017/ 2018 fiscal year. As you know, we started out the

year wondering if Hurricane Harvey would affect our bottom line with losses from tourism and our affected businesses. I am very happy to report that our sales tax income is up over last year and the Kemah Boardwalk had their best 10 day spring break total ever! This is very good news for our City.

Speaking of Harvey, we learned a lot about our drainage in the distinct 6 neighborhoods in Kemah during that storm. Because of this, we have just finished doing work in the ditches along Park Avenue in Bayview Acres and are now working to alleviate drainage problems east of 146 and Bel Road. This work will be done as part of the Bel Road expansion west of Highway 146. Drainage for Bel Road will run behind Kemah Oaks on the way to Jarboe Bayou which will help alleviate problems in Kemah Oaks. South Kemah drainage should improve with the Anders Lane widening and drainage improvement project that is in the design phase right now. We have decided to apply for FEMA assistance on that project so that has delayed it for a little while. It would be very helpful for our City to have FEMA money on that project. Old Kemah and West Kemah did very well during Harvey. Only a few homes were affected on Bel Road and several in West Kemah that were not raised after Hurricane Ike. Our City was very fortunate, unlike some of our neighbors in Dickinson, League City and Friendswood.

Last April in my newsletter, I announced GBT Realty Company and their plans for the Shoppes of Kemah. I am excited to announce most of the stores are completed and now open. Colene and I had the opportunity to attend the Marshall's grand opening ribbon cutting on

## City Hall Expansion Ground Breaking



## Student Mayor and City Council



## Police Department at Ground Breaking



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March 22<sup>nd</sup>. The store manager told us some people had camped out over night for the store's opening to be some of the first shoppers. The Shoppes of Kemah is expected to generate from \$300,000 to \$500,000 in sales tax revenue each year for our City. This is huge for a City like Kemah that pays cash for all our Capital Improvement Projects, has no debt, and keeps approximately \$4,000,000 in reserves.

I hope some of you have seen the dirt moving at City Hall for our expansion and renovation project. This project has been in the works for several years, so I personally am very excited that the construction has begun. It will provide a much more efficient work environment for our City Staff, Police Department, and Municipal Court. Our Contractor, Durotech, expects that construction should be complete later this year, weather permitting.

I will give you an update on several ongoing CIP projects in the City. The turn lane on FM 518 into Kemah Village is moving forward. This is in the design phase, and we are working to fulfill TXDOT requirements. Hopefully construction can start soon. I want to thank Mr. Dennis Flolo of Tool Flo Mfg. for granting us an access easement for the second access into Kemah Village which is part of the turn lane project. Additionally, a new basketball court in West Kemah at Foster Park will begin construction soon. Finally, the Bel Road extension west of Hwy 146 is due to bid soon.

The Bel Road extension project will be a joint City /Galveston County project. The City applied to have this project be part of the Galveston County Bond Proposal that passed last November. Kemah is due to get \$800,000 assistance from the county on this project. We want to thank Galveston County Judge Mark Henry and all of Commissioners Court members for this assistance. This amount is almost 1/6<sup>th</sup> of our yearly budget.

On March 21<sup>st</sup>, Kemah hosted the dinner and joint meeting of the Galveston County Mayors and

Councilmembers Association and the Harris County Mayors and Councilmembers Association. There were approximately 150 people in attendance. This was a great way to showcase our City. I want to thank our City Staff, Police Department, Fire Department and Landry's for all their hard work to make this a safe and fun evening for our guests. They went way above in their efforts, and everyone was sent home with fond memories of Kemah. Way to go Team Kemah!

## **COMMUNITY OUTREACH**

In February, we enjoyed a fun evening with the neighbors of Bayview Acres for a "Chat with the Mayor" event. I want to thank Super Neighborhood volunteers DeSha Norwood, Doug McMurrey, and Christy Thornton and the Corinthian Yacht Club for making this evening a success! We will be coming to your neighborhood soon. We plan to visit all 6 distinctive neighborhoods in Kemah this year. If you have any concerns or issues, you can always call me or any one of your neighborhood volunteers. They are:

### **OLD KEMAH**

Pepper Coffey (281) 382-1936 [pepcoffey@hotmail.com](mailto:pepcoffey@hotmail.com)

Tomi Kendrick (281) 334-4086 [cck5@comcast.net](mailto:cck5@comcast.net)

Ginny Anderson [donaldhenryanderson@yahoo.com](mailto:donaldhenryanderson@yahoo.com)

### **BAYVIEW ACRES**

DeSha Norwood (281) 339-3352 [deshanorwood@gmail.com](mailto:deshanorwood@gmail.com)

Doug McMurrey (713) 253-8760 [doug@dougmcsmurrey.com](mailto:doug@dougmcsmurrey.com)

Christy Thornton (713) 962-0653 [gcpermits@yahoo.com](mailto:gcpermits@yahoo.com)

### **WEST KEMAH**

Wali Muhammed (409) 599-7234 [imwaliakbar@gmail.com](mailto:imwaliakbar@gmail.com)

Chris Doyle (832) 425-0925 [chrisdoyle@texasteledata.com](mailto:chrisdoyle@texasteledata.com)

### **KEMAH OAKS**

Thea Lockett (713) 825-5824 [theamarie222@aol.com](mailto:theamarie222@aol.com)

Isaac Saldana [isaac4kemah@gmail.com](mailto:isaac4kemah@gmail.com)

Brittany Hooks (832) 276-0415 [britte611@gmail.com](mailto:britte611@gmail.com)

### **KEMAH VILLAGE**

Luann Lathrop (281) 827-9607 [llathrop63@comcast.net](mailto:llathrop63@comcast.net)

Jill Macomber (646) 489-4367 [jillmacomber@comcast.net](mailto:jillmacomber@comcast.net)

Ezra Lyon (409) 539-0489 [ezralyon@rocketmail.com](mailto:ezralyon@rocketmail.com)

## Easter Eggstravaganza





# From the Desk of the Mayor

## **SOUTH KEMAH**

Dan Rybicki (281) 827-4285 [rybickidj@gmail.com](mailto:rybickidj@gmail.com)  
Joann Blackledge (281) 334-5454 [joann549@yahoo.com](mailto:joann549@yahoo.com)  
Joe Wilson (281) 330-0692

## **BUSINESS ALLIANCE**

Shawna Reid (832) 319-4597 [sreid@kemah-tx.com](mailto:sreid@kemah-tx.com)

## **POLICE DEPARTMENT NEWS**

**K-9:** The Kemah Police Department is proud to be adding its first ever four-legged recruit. The Kemah City Council approved the department's request to acquire a K-9, as police and military dogs are known. Such acquisitions typically cost about \$20,000 including training and care. However, it will cost the City of Kemah next to nothing thanks to the enterprising officer's efforts. Kemah police officer Justin Staton solicited donations and grants to finance the K-9 program, and he will serve as the K-9 handler. Our dog will serve a dual purpose, patrol and narcotics. We plan to begin patrols around the second week of May after the K-9 and Officer Staton complete a three week training course.

**TRAFFIC FLOW IMPROVEMENTS :** In January, Chief of Police Chris Reed made TxDOT aware of locations where we've had several accidents in the past two years. Chief Reed met with TxDOT officials and provided several suggestions to improve traffic flow. He also met with local business owners and land owners to discuss the proposed solutions. We are pleased to report that TxDOT has issued work orders to improve traffic flow at the following locations:

**FM2094 @ Hwy 146:** Turning south onto Hwy 146, the dedicated lane will have flexible traffic poles protecting the land. The yield sign will be removed.

**FM518 @ Hwy146:** Turning south onto Hwy 146, the dedicated lane will have flexible traffic poles protecting the lane. The yield sign will not be removed because the dedicated lane is not long enough.

**Hwy 146 @ 5<sup>th</sup> Street:** Southbound on Hwy 146, drivers will not be allowed to turn left (east) on 5<sup>th</sup> street. TxDOT will set flexible traffic poles in the median of Hwy 146.

**200 Block of Marina Bay:** The solution would be to prohibit west bound vehicles from turning south into the Taco Cabana and Chili's parking lot. There have been over 80 accidents in the past two years at this location. TxDOT will either curb the opening or make it only accessible for north bound turns.

## **KEMAH CITIZENS POLICE ACADEMY ALUMNI ASSOCIATION**

KCPAAA will raffle a golf cart this year to raise funds to support the Kemah Police Department. Ticket sales will start at the Kemah Crawfish Festival, April 6-8. The drawing for a winner will be at the National Night Out event on Oct 2, 2018 at the Kemah Community Center. Contact a KCPAAA member or email [kemahcpaaa@gmail.com](mailto:kemahcpaaa@gmail.com) for more information.

## **KEMAH KRONIES**

The Kronies held their potluck luncheon on March 27<sup>th</sup> at the Kemah Community Center. It is a fun group of people who enjoy friendship and fellowship. They are always welcoming new members. Call Lee Streater for information (281) 538-1048.

## **NEIGHBOR NEWS**

Happy news to report about Pepper Coffey's new grandbaby, Marc Coffey Zetter.

Councilwoman Wanda Zimmer's daughter is expecting twins!

Jan Butler and daughter recently enjoyed a fun trip to Biloxi for Spring Break.

## Cops and Crawfish





## ***STORMWATER POLLUTION PREVENTION IN THE CITY OF KEMAH***

The City of Kemah maintains and operates a citywide storm sewer system made up of a series of ditches, culverts, and underground pipes which collect stormwater runoff and convey it to Galveston Bay. The City has on file with the State's TCEQ office a Stormwater Management Program permit and plan that includes requirements and benchmarks.

The water that goes down your sink or bathtub is treated to remove physical, chemical, and biological impurities before releasing into natural streams. However, storm water is released untreated into ditches, bayous or streams. It is very important that you help prevent contaminants from flowing into storm drains and never pour any potential contaminants into them. Intentionally pouring pollutants into street gutters and storm drain is both dangerous and illegal.

Stormwater pollution can be split into three general classifications.

1. Litter: cigarette butts, cans, food wrappers, plastic bags or paper
2. Natural Pollution: leaves, yard clippings or animal feces
3. Chemical Pollution: fertilizers, oil, pesticides, detergents etc.

### **Tips for Preventing Stormwater Pollution**

1. Never dump anything down storm drains or into ditches and report anyone who does.
2. Select native or adapted plants that require less water, fertilizer, and pesticides.
3. Apply lawn chemicals according to the label. Do not over apply chemicals and never apply before a rain event.
4. Keep grass clippings and other yard waste out of street gutters and storm drains. Drains blocked by excessive debris could cause flooding. Compost or mulch instead.
5. Do not dispose of used cooking oil by dumping it outside or in a storm drain.
6. Take your car to a commercial car wash facility. Washing cars on driveways or streets will result in the cleaning products flowing directly into storm drains.
7. Pick up your pet's waste. Pet waste can carry harmful bacteria and parasites.
8. Don't litter. Put trash in its place.

# From the Desk of the Mayor

We are sad to report the passing of several Kemah friends and neighbors: Gary Bert Young II, Ellen Stott, Bill Drummer, Cecile Mallett, Dave Watson, and former resident Captain Kellie S. Byerly.

## **NEW NEIGHBORS**

Marcus Minton, Patrice Foster, Bradley Yarbrough, Veronica Cornell and Patricia Williams are new Kemah residents. Please give them a Kemah welcome!

## **KEMAH PLAZA**

A group of Kemah citizens is organizing to raise funds for Kemah Plaza which will be located between the old and new arms of the City Hall. For more information or to help, please contact Keith Mercado at (713) 205-2395 or [KemahCoach@aol.com](mailto:KemahCoach@aol.com).

## **ECONOMIC DEVELOPMENT REPORT**

Over the last few months, we have started to see the impact of our recent economic development efforts. In February, Tookie's and Bradford and Main opened their doors adding to our already robust dining options and bringing loyal customers from their other locations. In addition, in March we had several stores at the Shoppes of Kemah open their doors. Marshall's, Rack Room Shoes and Petco are already open. Ross will be opening this summer and Ulta is expected to open their doors soon. We are proud to welcome these new retailers to Team Kemah.

As you know, in the last legislative session, Kemah secured a spot on HB 2445 which would allow us to take advantage of a state sales tax rebate program to fund a hotel and conference center development. Several months ago, Council issued a request for proposal for developers interested in pursuing the project. Applications were reviewed and we have been in negotiations for several months. The partnership

## Kemah Plaza



opportunity is strong, but we are currently seeking clarification on several points from the state before contracts can be executed. We are hopeful we will be able to finalize negotiations and make an announcement in the next few months. The impact this project will have on Kemah is immeasurable, and we are working diligently to bring it to fruition.

Finally, another exciting ED project recently undertaken by KCDC was a retail trade area analysis and leakage study. The report provides information on where customers in Kemah are coming from, what they're buying here and elsewhere, and identifies opportunities for bringing new retailers to town. These materials will be used to launch a targeted marketing campaign to broaden the shopping and dining options available locally. This will be an on-going and long-term project, but we are confident that results will come. Thank you for always being a positive ambassador for Kemah. You do more for economic development than you will ever know, and your support is appreciated.

## **TEAM KEMAH**



Your "Team Kemah" includes the City Staff, Wendy Ellis, Brenda Miller-Ferguson, Melissa Chilcote, Nick Haby, Jimmy Thompson, Ana Arevalo, Shelly Crider, Carlene Neeley, Margaret Vargas, Public Works, Kemah Police Department, Kemah Fire Department, WCID #12, Kemah Community Development Corporation, Kemah City Council, and me as Mayor. We are here to serve you!

Let's continue to work together to keep Kemah a great place to live, work and play!

*Feel free to email me with  
questions and/or concerns:  
[mayorjoiner@kemah-tx.com](mailto:mayorjoiner@kemah-tx.com)*



*Thanks again for the opportunity to  
serve as your Mayor!*

*Carl A. Joiner*  
Carl A. Joiner  
Mayor, City of Kemah



## KEMAH CITY HALL



**1401 Hwy 146**  
**Kemah, TX 77565-3002**