



**MINUTES  
JANUARY 4, 2017**

**Regular Kemah City Council Meeting  
Kemah Public Facilities Corporation  
Kemah Public Facility Transportation Corporation**

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Mayor Carl Joiner called the Kemah Council Meeting/Kemah Public Facilities Corporation/Kemah Public Facility Transportation Corporation Meeting to order at 7:00 p.m. in the Council Chambers in Kemah City Hall. Present were City Council Members Teresa Vazquez-Evans, Wanda Zimmer, Robin Collins, and Matt Wiggins. Council Member Kyle Burks was not present. Mayor Carl Joiner declared a quorum. Also in attendance were City Attorney Dick Gregg Jr., City Administrator Wendy Ellis, Community Services Director Nick Haby, Finance Director Ana Arévalo, Interim Civilian Chief Chris Reed, and City Secretary Carolyn E. Anderson. *(The time in italics on each item indicates the approximate start time of that section in the associated audio file.)*

**1. 00:00:30 Pledges**

Pledges led by Sylvia Streater

**2. 00:01:05 Moment of Silence**

**3. 00:01:30 Presentations and Proclamations**

None.

**4. 00:01:30 Invitation to Address Council**

Sylvia Streater – Thank you and Happy New Year.

**5. 00:01:57 Council Members Comments and Announcements**

Council Member Matt Wiggins

Council Member Robin Collins – Happy New Year and Thank You

Council Member Wanda Zimmer – Happy New Year – Awesome year

Council Member Teresa Vazquez-Evans – Happy New Year

**6. 00:03:14 Mayor's Comments**

Good to be back; excited about the year ahead

**7. 00:03:55 City Administrator Report**

A. CIP

Architect working on City Hall expansion

RFP for Construction Manager at Risk – expect to award later this month

Kipp Waterline – Pre-construction meeting – start soon

Park improvements – ordered equipment, including tables for Texas Ave parks

Meadow/Cien paving – working with CenterPoint over gas lines

Anders – Kickoff Meeting for the design on Monday

Restrooms and Visitors Center – design available in one week

B. Downtown Revitalization Update – SWA reviewing input received at Dec 14

Community meeting; Joint Workshop will be the next step

C. Annual Work Plan – Draft of all of projects identified in council retreat and public



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meetings and big picture implementation process and timeline incorporated into plan; internal implementation projects, processes, and timelines being compiled into an Operations Plan to be incorporated into the 5 year strategic plan; Next meeting will be a work session with Ron Cox to incorporate plans, review of 5 year plan; decide whether to bring someone in to do more in-depth 5 year plan

- D. Upcoming Events:
  - Krewe du Lac – 1/6 – 2/28
  - Yachty Gras Boat Parade 1/10
  - Kemah Triathlon 3/4 – 3/5
  - One Pot Cook off for City staff
- E. Day-to-Day Activity
  - RFP for the electronic sign at Community Center – no response was received so the deadline was extended to January 11<sup>th</sup>

**8. 00:17:18 Police Department Report**

- A. General Overview of Operations – CPA class starting 1/24/2017; Thanks to KCPAAA for Christmas Party; Media on Kemah Police Go Project and news report in Austin; Coffee with a Cop starts Jan 6 from 7:30 am at Whataburger
- B. Monthly Statistics – down in calls/accidents/arrests (50)
- C. Upcoming Events At next Council, will report results of survey and analysis as well as the status of the job hunt

**9. 00:19:55 Consent Agenda**

- A. Approval of Minutes
  - 2016-08-03 Minutes
  - 2016-09-07 Workshop Minutes
  - 2016-09-12 Special Meeting Minutes
  - 2016-10-19 Minutes

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Motion: To approve consent agenda items  
 Made By: Council Member Matt Wiggins  
 Seconded By: Council Member Robin Collins  
 Vote: **Motion carried** unanimously by all Council Members present.

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**10. 00:20:14 Consideration and Possible Action: City of Kemah Co-Hosting the September 13, 2017 Mayor and Council meeting with Harris County Counterparts**

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Motion: To approve City of Kemah Co-Hosting the September 13, 2017 Mayor and Council Members meeting with Galveston County/Harris County Counterparts  
 Made By: Council Member Matt Wiggins  
 Seconded By: Council Member Teresa Vazquez-Evans



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

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**11. 00:21:00 Consideration and Possible Action: Appointment to the Subsidence District**

Don Johnson was present and spoke on work being done in water development, water conservation, and surface water/ground water and addressed questions of Council

**Motion:** To approve Don Johnson as our appointment to the Subsidence District

**Made By:** Council Member Matt Wiggins

**Seconded By:** Council Member Robin Collins

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

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**12. 00:35:15 Consideration and Possible Action: Ordinance of the City of Kemah Amending and Establishing Revisions to the City of Kemah's Fee Schedule for Various Services, Inspections and Licenses (First Reading)**

Nick Haby reviewed the changes made at Council's request from the previous meeting. Current version documents all fees including fees that are set by separate ordinances. Most discussion centered on the fees that are set by separate ordinance's. Nick was asked to prepare more detailed documentation of the changes, showing old vs new values for fees.

**Motion:** To approve the first reading of the Ordinance of the City of Kemah Amending and Establishing Revisions to the City of Kemah's Fee Schedule for Various Services, Inspections and Licenses, requiring that the additional documentation will be provided by the second reading.

**Made By:** Council Member Matt Wiggins

**Seconded By:** Council Member Robin Collins

**Vote:** **Motion carried** 3-2 with Council Members Matt Wiggins and Robin Collins voting YES, Council Members Teresa Vazquez-Evans and Wanda Zimmer voting NO and Mayor Carl Joiner breaking the tie by voting YES.

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**13. 01:09:51 Consideration and Possible Action: Reschedule the January 18, 2017 Council Meeting**

Due to a conflict that would require cancelling or postponing the meeting

**Motion:** To cancel the January 18, 2017 meeting

**Made By:** Council Member Matt Wiggins

**Seconded By:** Council Member Teresa Vazquez-Evans

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

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**14. 01:11:45 EXECUTIVE SESSION: Adjourned to Executive Session at 8:12 pm**

The Council held a closed executive meeting pursuant to the provisions of Chapter 551



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of the Texas Government code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

- A. Section 551.071 – Consultation with Attorney regarding pending or contemplated litigation or a matter in which the duty of the City Attorney requires to be discussed in closed meeting:
  - 1. Violations at properties that require enforcement and that constitute a nuisance
  - 2. Possible litigation with Gulf Coast Center over funds advanced pursuant to agreement with parking garage
- B. Section 551.072 - Real Estate
  - 1. Update on Economic Development Projects
- C. Section 551.087 – Deliberations regarding Economic Development Negotiations

01:12:40

**OPEN SESSION:**

Mayor Joiner reconvened the regular meeting into open session at 9:17 p.m.

**15. 01:12:45 Discussion and Possible Action: Items Discussed in Executive Session**

No Action

**16. 01:13:00 Discussion and Possible Action: Authorize Staff to Begin Design and/or Construction Activities on Bel Road Extension**

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Motion: Authorize staff to begin construction and/or design: "The speed and accomplishments, if any, of the completion of the objective of the construction of Bel Road shall be subject to the terms and conditions of a yet to be negotiated and approved economic development agreement with Glen Gordy for his assignees with regard to the development of his abutting property.

Made By: Council Member Wanda Zimmer

Seconded By: Council Member Matt Wiggins

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

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**17. 01:13:42 Discussion and Possible Action: Gulf Coast Center**

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Motion: Authorize the Mayor to send a demand letter to the Gulf Coast Center

Made By: Council Member Matt Wiggins

Seconded By: Council Member Wanda Zimmer

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

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**18. 01:14:13 Council Members Closing Comments**

None



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**19. 01:14:13 Mayor's Closing Comments**

None

**20. 01:14:17 Adjourn**

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Motion: To adjourn

Made By: Council Member Wanda Zimmer

Seconded By: Council Member Robin Collins

Vote: **Motion carried** 3-1 with Council Member Matt Wiggins voting NAY.

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Council was adjourned at 9:19 p.m.



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**Signature Page:**

APPROVED: Case A. Jiri

DATE: 4/6/17

ATTEST: M Carleton