



MINUTES
April 19, 2017

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

Mayor Carl Joiner called the Kemah Council Meeting/Kemah Public Facilities Corporation/Kemah Public Facility Transportation Corporation Meeting to order at 7:00 pm in the Council Chambers in Kemah City Hall. Present were City Council Members Teresa Vazquez-Evans, Wanda Zimmer, Kyle Burks, Robin Collins, and Matt Wiggins. 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, Communications and HR Director Brenda Miller-Ferguson 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 Sylvia Streater

2. 00:00:23 Moment of Silence

3. 00:01:23 Presentations and Proclamations

A. Sexual Assault Awareness Month
Presented to Audrey Flowers with Bay Area Turning Point

4. 00:04:44 Invitation to Address Council

Sylvia Streater – Thank you for your service and Cops and Crawfish on April 22nd

5. 00:05:17 Council Members Comments and Announcements

Council Member Teresa Vazquez-Evans
Council Member Wanda Zimmer
Council Member Kyle Burks
Council Member Robin Collins
Council Member Matt Wiggins

6. 00:06:05 Mayor's Comments

Cops and Crawfish
Citizens Police Academy

7. 00:06:44 City Administrator Report

A. CIP
Visitor Center Parking Lot
Cien and Meadow
Nautic – Parking Lot expansion
Visitor Center Restrooms was removed and will be offered for auction at a later date
B. Downtown Revitalization Update
Final SWA Meeting will be April 25th



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C. Annual Work Plan

A copy of the Annual Work Plan was provided to each Council Member in a binder

D. Upcoming Events

04/20-04/23 -Elite Red Fish Tournament

04/22 Cops and Crawfish

04/30 Blessing of the Fleet and Maritime Business Expo

E. Day-to-Day Activity

Reintroduce Brenda Miller-Ferguson

F. Financials

Mid Year Financials were discussed

8. 00:29:32 Police Department Report

A. General Overview of Operations

CPA Graduation with 22 Graduates

Officer Lockett going to Crime Prevention Training which will allow him to do Home Crime Prevention Inspections

B. Monthly Statistics

C. Upcoming Events

04/21 Coffee with a Cop at The Sweet Spot

04/29 Drug Take Back Day

9. 00:31:35 Consent Agenda

A. Approval of Minutes

2017-02-15 Council Workshop Minutes

2017-03-02 Council Workshop Minutes

B. Quarterly Investment Report: January – March 2017

C. Variance related to lot size and structural setback on a duplex planned for 223 West 5th Street

D. Appointment of a Design Assistance Committee to Support Planning of the City Hall Expansion

10.) Consideration and Possible Action: Approve City of Kemah Hazard Mitigation Plan

Motion: To add item 10 to the consent agenda

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins



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Vote: Motion carried unanimously by all Council Members present.

Motion: To approve consent agenda items

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Vote: Motion carried unanimously by all Council Members present.

11 00:33:11 Consideration and Possible Action: Authorize the Permanent Closure of Bay Ave between 7th and 8th Streets and Approve Private Installation and Maintenance of Landscaping Within the Associated Right of Way

Motion: Authorize the Permanent Closure of Bay Ave between 7th and 8th Streets and Approve Private Installation and Maintenance of Landscaping Within the Associated Right of Way

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Robin Collins

Vote: Motion carried unanimously by all Council Members voting, Kyle Burks and Matt Wiggins abstaining

12. 00:36:34 EXECUTIVE SESSION: 7:38pm

The Council held a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

- A. Section 551.087 – Deliberate Issues Regarding Economic Development
 - 1. Negotiations for an Economic Development Project Being Considered on Property Adjacent to Wal-Mart on Hwy 518
- B. 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. Gulf Coast Center over funds advanced pursuant to agreement with parking garage

00:00:00 OPEN SESSION:

Mayor Joiner reconvened the regular meeting into open session at 8:57 pm.

13. 00:37:19 Consideration and Possible Action: Economic Development Negotiations for an Economic Development Project Being Considered on the Property Adjacent to Wal-Mart on Hwy 518

Motion: To authorize the Mayor to execute a revised Section 380 Agreement with GBT Realty that incorporates the terms and conditions as discussed in Executive



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Session in a form acceptable to our City Attorney

Made By: Council Member Robin Collins

Seconded By: Council Member Matt Wiggins

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

14. 00:38:15 Consideration and Possible Action: Approve Any Necessary Budget Amendments

No Action

15. 00:39:25 Council Members Closing Comments

None

16. 00:39:44 Mayor's Closing Comments

None

17. 00:39:52 Adjourn

Motion: To Adjourn

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Wanda Zimmer

Vote: **Motion carried** 4-1 with Council Member Matt Wiggins voting NAY

Council was adjourned at 9:00 pm.



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Signature Page:

APPROVED: Core A. Ori DATE: 5/3/17

ATTEST: mCarroll