

**Regular Kemah City Council Meeting  
Kemah Public Facilities Corporation  
Kemah Public Facility Transportation Corporation  
July 6, 2016  
Minutes**

**Audio Recording of Council Meeting:**

The file containing the audio recording of the meeting (2016-07-06 Council Audio.mp3) is incorporated by reference in this Minutes document. The full duration of this file is 2 hours and 23 minutes. The audio file is available upon request.

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, 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, Chief Greg Rikard, and City Secretary Carolyn E. Anderson.

**1. Pledges 00:00:23**

Pledges led by Sylvia Streater

**2. Moment of Silence 00:01:12**

**3. Presentations – 00:01:31**

Miss Skylar Bantz, Miss Kemah Teen 2016, and Miss Nancy Gonzalez, Miss Kemah USA 2016, both expressed their thanks to the Kemah City Council and to the community for the support shown to them.

Mayor Carl Joiner presented proclamations, a Key to the City and “*Team Kemah*” buttons to Miss Bantz and Miss Gonzalez.

**4. Invitation to address council 00:13:23**

Sylvia Streater – Expressed her thoughts entitled “One Kemah Conscience” regarding appointments to KCDC Board of Directors

JoAnn Blackledge – Declined to comment

Hubert Ekstrum thanked Council for the second street light and the turn lane

**5. Council Members Comments and Announcements (Items of Community Interest Only) 00:15:47**

Council Member Teresa Vazquez-Evans – Thanks to all the volunteers and staff for the July 4<sup>th</sup> community celebration

Council Member Wanda Zimmer – Great July 4<sup>th</sup> event. Clear Lake Emergency Medical Corps Board of Directors meeting update

Council Member Kyle Burks – Great 4<sup>th</sup> of July event and kudos to the Kemah Police Department for traffic a great job on traffic control

Council Member Robin Collins – Thanks for attendance

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Council Member Matt Wiggins – Great parade

**6. Mayor's Comments** *00:19:20*

Great turnout of the citizens for the community meeting

**7. City Administrator Report** *00:20:07*

- Introduction of Melissa Chilcote as newly-appointed Court Administrator and introduction of Margaret Vargas, newly-hired Court Clerk
- Update on property at 1106 Kipp
- Update on property at 1106 Delores – residents have vacated property
- E-mail to Council regarding upcoming TML Conference in Austin October 5<sup>th</sup> - 7<sup>th</sup> in Austin. Reservations for the block rooms will begin this week through the housing lottery. Let staff know if Council will be attending
- Galveston County Mayors' and Council Members' Association meeting Wednesday, July 13<sup>th</sup>.
- City of Kemah Community Meeting update
- Update of Council Session July 12<sup>th</sup> at City Hall with Ron Cox
- Update on abandoned boat at the Kemah Boat Ramp
- Update on the sign at the Community Center and options to get the sign operational
- June sales tax payment - \$263,222.31 – 25% to KCDC. Fund deposited to general revenue was \$220,832.22. Year to date - \$2,014,401.84 deposited to general fund for sales tax. Last year at this time - collected \$1,960,596.15, a 3% increase year to date. \$42,390.00 deposited to KCDC funds, year to date \$671,467.50.
- Departments are continuing to work on departmental reports to track trends and provide a comparative analysis from last year. To date 78 permits have been issued in the amount of \$1,795,000 work that has been done in the City of Kemah

**8. Police Chief Report – Chief Greg Rikard** *00:31:06*

- Congratulations to Officer Ramonda and wife on the birth of their second child.
- July 4<sup>th</sup> after event planning meeting at the Community Center for input from this year's event to help make the event better for next year.
- Ghost vehicle still working. 17 less accidents from this time last year
- Update on police calls and events
- Police Department Operation Slow-Down - Steps to reduce number of accidents – Gone from 16 accidents down to 5 accidents
- Update on staff

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**9. Consent Agenda**

*00:34:26*

**A. Approval of Minutes**

2016-06-15 Council Minutes

**B. Approval of Bills**

Bills 06/09/2016 – 6/30/2016

Council Member Teresa Vazquez-Evans requested that Items 9A and 9B be removed from the consent agenda and pulled down for discussion.

Motion: Pull down Items A and B from the Consent Agenda for discussion.

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Wanda Zimmer

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

Council Member Vazquez-Evans asked that Item 14 of the 2016-06-15 Regular Council Minutes reflect that she and Wanda Zimmer requested that their names be removed from consideration to be appointed to the KCDC Board of Directors. Mayor Joiner requested that the 2016-06-15 Council Workshop Minutes state: "how many council members should be on KCDC."

Motion: To table the 06/09/2016 – 6/30/2016 bills and to approve the minutes of 2016-06-15 as amended

Made By: Council Member Teresa Vazquez-Evans

Seconded By: Council Member Wanda Zimmer

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

**10. Consideration and Possible Action to enter into a professional contract with Tetra-Tech, Inc. for Disaster Recovery Debris Monitoring**

*00:37:53*

Community Services Director Nick Haby advised Council that this contract is the second component of the contract, which is the contract for debris monitoring after a disaster. He outlined the requirements required by FEMA and the funds could be reimbursed after a natural disaster.

Motion: To approve the Tetra-Tech, Inc. contract for debris monitoring.

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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**11. Consideration and Possible Action on Change Order No. 1 to Bayshore Paving 00:39:52**

The Mayor thanked Mr. Haby and Mr. Thompson for their work on the Bayshore Paving project and the project and coming in ahead of schedule and under budget.

Motion: To approve Change Order No. 1 to Bayshore Paving

Made By: Council Member Robin Collins

Seconded By: Council Member Wanda Zimmer

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

**12. Consideration and Possible Action on removing a preliminary submittal requirement for a re-plat of part of Lots 15 & 16, Block 3 of West Kemah Subdivision (410 Miller Ave.) 00:41:28**

Mr. Haby updated Council regarding the progress of the re-plat process to date. He stated that Council could recommend one reading of the re-plat request instead of the normal two readings.

Motion: To approve the re-plat of part of Lots 15 and 16, Block 3 of West Kemah Subdivision (410 Miller Ave.) in one reading

Made By: Council Member Robin Collins

Seconded By: Council Member Wanda Zimmer

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

**13. Consideration and Possible Action to City of Kemah Electricity Contract Options 00:43:04**

Mr. Haby advised Council that the previous four-year agreement for electricity will expire on July 20<sup>th</sup>. He explained the options available to procure a new contract, one being a traditional electricity broker who shops the market or a co-op like TCAP. Representatives from both types of service entities are available to speak to Council.

Ms. Margaret Somereve, Administrative Director for TCAP, outlined TCAP's service area and the process of combining the kilowatt electrical loads together. She explained the process for a cost of 3.8 for the 2018-2022 time period, with .04 cents to August 2017, at which time the City would become part of the group. She advised that the accounts are monitored closely. Mr. Haby and Ms. Somereve then addressed the questions of Council. Mr. Haby advised Council that the City would execute a resolution to become a member of the TCAP co-op.

Mr. Isbell with Ameri-Power was asked to approach the podium and outline the services and costs available to the City. Mr. Isbell stated the on-line capabilities, the charges and the services and the estimated savings over the current contract.

At this time Council Member Robin Collins recused herself from the vote on the electrical

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service.

Motion: Pass a resolution to enter into a membership contract with TCAP to secure the City's energy contract and for the Mayor to sign the resolution

Made By: Council Member Kyle Burks

Seconded By: Council Member Wanda Zimmer

Vote: **Motion carried** 4 – 1 with Council Member Robin Collins stating that she would ask to recuse herself from the vote

**14. Consideration and Possible Action to Establish a New Process and Procedure for Selecting HOT/KCDC Funded Project Sponsorship and Naming a Committee to Make Recommendations to Council** 01:05:27

City Administrator Wendy Ellis advised Council that Shawna Reid was the Chair of the committee and that her name would need to be added back to the list of committee members. She stated that Bill Minak and Bobby Bradshaw, who served on the committee last year, have requested that their names be removed from consideration to serve on the committee. Ms. Ellis advised that all of the dates will need to be revised for receiving the applications and placing the item for consideration by Council.

A discussion followed regarding recommendations for appointing representatives from B&Bs, the hotel industry and the food service industry to the advisory committee. Recommendations were made for the process and procedure to establish a timeframe for people to submit their applications for funding. A discussion followed regarding the requirements for naming the committee and the recommended requirements for requesting funding. City Administrator Wendy Ellis stated that she will extend the invitation to serve on the committee to the Holiday Inn, Passport Inn and Clipper House.

Motion: To approve the process and procedures with the wording, as amended, in the application form and to approve committee membership with the recommended additions.

Made By: Council Member Kyle Burks

Seconded By: Council Member Robin Collins

Further Discussion: Council Member Matt Wiggins requested that applicant sales tax returns be added to the application at the bottom of page 118 as required additional documents.

Motion (Amended) Council Member Kyle Burks accepted the amended motion to include sales tax information at the bottom of page 118

Seconded By: Council Member Robin Collins accepted the amended motion and seconded the motion as amended

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

**15. Consideration and Possible Action on request for Hotel/Motel funding for the 2016 Gulf Coast Film & Video Festival in the amount of \$1,800.00** *01:24:00*

Mayor Joiner asked that this item be tabled until the applicants could be present for the discussion at a future meeting

Motion: To table Item 15

Made By: Council Member Matt Wiggins

Seconded By: Council Member Robin Collins

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

**16. Executive Session**

*01:24:53*

**The Council will now hold 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 551.071 – 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. Possible litigation with Gulf Coast Center over funds advanced pursuant to agreement with parking garage
- B. Section 551.087 – Deliberations regarding economic Development Negotiations
  - 2. Update regarding Economic Development Project

**Open Session**

**17. Consideration and Possible Action on items discussed in Executive Session** *01:26:03*

None

**18. Council Members Closing Comments**

*01:26:05*

Matt Wiggins

Robin Collins

Kyle Burks

Wanda Zimmer

Teresa Vazquez-Evans

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**19. Mayor's Closing Comments** *01:26:07*

None

**20. Adjourn** *01:26:08*

Motion: To adjourn

Made By: Council Member Wanda Zimmer

Seconded By: Council Member Teresa Vazquez-Evans

Vote: Ayes: Council Members Teresa Vazquez-Evans, Wanda Zimmer,  
Kyle Burks, and Robin Collins

Nay: Council Member Matt Wiggins

Motion carried 4 – 1

Council was adjourned at 9:23 p.m.

**Signature Page:**

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APPROVED: Carle G. Jori

DATE: 7/25/16

ATTEST: Carlynn Anderson