



**A G E N D A**

**JULY 5, 2017 7:00 P.M.**

**CITY OF KEMAH - CITY COUNCIL  
AND KEMAH PUBLIC FACILITIES CORPORATION AND  
KEMAH PUBLIC FACILITY TRANSPORTATION  
CORPORATION**

**Council Chambers, Kemah City Hall,  
1401 State Hwy 146, Kemah, Texas**

**Carl Joiner – Mayor**

Teresa Vazquez-Evans	Wanda Zimmer	Kyle Burks	Robin Collins	Matt Wiggins
Council Position 1	Council Position 2	Council Position 3	Council Position 4	Council Position 5

*In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the front exterior wall of the City Hall Building, except in case of emergency meetings or emergency items posted in accordance with law.*

*Texas Criminal and Traffic Law Handbook Penal Code Sec. 38.13 Hindering Proceedings by Disorderly Conduct. A person commits an offense if he intentionally hinders an official proceeding by noise or violent or tumultuous behavior or disturbance. Penal Code Section 42.05 Disrupting Meeting or Procession. A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.*

*The City Council reserves the right to meet in closed session on any of the below items should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.*

**1.) Pledges**

**2.) Moment of Silence**

**3.) Invitation to Address Council**

*(State law prohibits the Mayor and members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of speaking privileges and expulsion from Council Chambers. Your comments are limited to two (2) minutes.)*

**4.) Council Members Comments and Announcements  
(Items of Community Interest Only)**

**5.) Mayor’s Comments**

**6.) City Administrator Report:**  
A. CIP

- B. Downtown Revitalization Update
- C. Annual Work Plan
- D. Upcoming Events
- E. Day-to-Day Activity
- F. Financials

**7.) Police Department Report**

- A. General Overview of Operations
- B. Monthly Statistics
- C. Upcoming Events

**8.) Consent Agenda**

*The following items are considered routine by the City Council and will be enacted by one motion. There will not be a separate discussion on these items unless a Council member requests it, in which event the item will be removed from the consent agenda and discussed after the consent agenda.*

**A. Approval of Minutes**

- 1. 2017-06-21 Council Workshop Minutes
- 2. 2017-06-21 Council Minutes

**B. Amending Chapter 18 of the City of Kemah Code related to Deed Restricted Subdivisions (2nd Reading)**

**EXECUTIVE SESSION**

**10.) 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. Gulf Coast Center over funds advanced pursuant to agreement with parking garage
- B. Section 551.087 – Deliberations regarding Economic Development Negotiations
  - 1. Hotel Conference Center
- C. If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive session of the City Council should be held or is required in relation to pending litigation or to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the City Council at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Section 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to Section 551.071 for the purpose of a private consultation with the City Attorney on any and all subjects or matters authorized by law.

**OPEN SESSION**

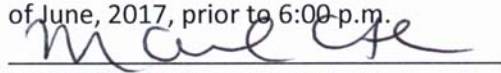
**11.) Consideration and Possible Action: Gulf Coast Center over funds advanced pursuant to agreement with parking garage**

- 12.) **Consideration and Possible Action: on development of a Hotel Conference Center**
- 13.) **Consideration and Possible Action: Consideration and Possible Action: regarding items required for the city to make itself eligible under recently passed legislation (HB 2445) for certain additional sales and use tax and hotel occupancy tax revenues in a designated area surrounding a city convention center for a ten year period of time, including but not limited to the following items:**
- a. **Preparation and advertising for responses of interested parties to a request for qualifications (RFQ) of an entity to act as developer/operator of a hotel/convention facility that qualifies under the applicable legislation including, authorization to prepare and distribute a RFQ for such services, a proposal and contract for how the project would be implemented by that entity and under what conditions the project would be implemented by the responding entity.**
  - b. **Procedure for selecting the entity found best qualified to perform the developer/operator services for the city owned center.**
  - c. **Any other actions required to cause the city to become eligible for all statutory benefits provided in the recently passed legislation (HB 2445) now approved and enforceable as a matter of law.**
  - d. **Selection of Allen Boone Humphries Robinson LLP as legal consultants on this project to work in conjunction with the city attorney on this project and approval of any letter of engagement.**
- 14.) **Consideration and Possible Action: Approve Any Necessary Budget Amendments**
- 15.) **Council Members' Closing Comments**
- 16.) **Mayor's Closing Comments**
- 17.) **Adjourn**

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### CERTIFICATION

This is to certify that a copy of the Notice of the Regular City Council meeting for **WEDNESDAY, July 5, 2017**, was posted on the bulletin board at City Hall, 1401 Highway 146, Kemah, Texas, on this the 30th day of June, 2017, prior to 6:00 p.m.

  
Melissa Chilcote, City Secretary

6/30/2017  
Date

I certify this notice was removed by me from the Kemah City Hall bulletin board on the \_\_\_ day of \_\_\_\_\_, 2017.