



CITY OF JAMAICA BEACH

16628 San Luis Pass Road
5264 Jamaica Beach
Jamaica Beach, Texas 77554
PH (409) 737-1142 FAX (409) 737-5211
www.ci.jamaicabeach.tx.us



CITY COUNCIL WORKSHOP MEETING MINUTES

AUGUST 8, 2022
6:00 P.M.

ROLL CALL OF ALDERMEN

The following Councilmember's were present:

Mayor Clay Morris
MPT Russell Rupertus
Alderman Sherwood Green - Late
Alderman Gil Madray
Alderwoman Taz Jones
Alderman David Welch

The following staff was present:

Director Brad Heiman
Director Robert Quintero
City Secretary Debbie Nesbitt

CALL TO ORDER AND ROLL CALL OF MEMBERS:

PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

With a quorum of the Council Members present, Mayor Morris called the meeting to order at 6:00 p.m. followed by the pledge of allegiance lead by Alderman Welch to the U.S. and Texas flags.

SPECIAL PRESENTATION:

NONE

NEW BUSINESS:

NONE

ITEMS OF DISCUSSION, NO ACTION WILL BE TAKEN:

1. **Discussion concerning an agreement between the City of Jamaica Beach and John D. Mercer & Associates for professional engineering services for the 2023 and 2024 waterline replacement project phases four and five, not to exceed \$ 118,635.88. Morris**

Alderman Madray made the discussion concerning approving on both phases of the engineering costs now, "should we wait and see the final numbers on the budget first, before approving both phases, may need funds someplace else, and would there be any savings in costs if they should be approved together"?

2. **Beautification / Landscaping; City of Jamaica Beach and JBIC. Rupertus**

MPT Rupertus asked for support from everyone in the community to come together and work together to beautify the city and come up with a plan. "The city is adding a new line item to this year's budget for beautification, work with JBIC and homeowners, to come up with some kind of plan and where to start, we need to come together and make our City / Village beautiful. Don Towner, from JBIC spoke about getting quotes to replace some trees, and installing new lights on them, possibility not replacing as many trees, flowering plants. JBIC is willing to work with everyone to come up with a plan. Please show up to the homeowners' meetings. Director of Operations suggested to take funds from the City, HOT and JBIC to fund the project.

3. Discussion on proposed FY 2022/2023 Annual Budget. Nesbitt

City Secretary discussed the proposed 2022/2023 budget with council and asked them to look over the proposed preliminary budget and come back next meeting with any suggestions, changes, or corrections, explained the budget is extremely tight this year and needs to be passed by the last meeting in September.

4. Discussion on proposed TAX RATE FOR 2022. Nesbitt

City Secretary discussed and explained the new proposed tax rate for 2022. Galveston County presented the new rates for the coming year. The two rates are the No-new-Revenue rate of 0.153629 /100 or Voter-approved rate of 0.165613 / 100. Council will choose and vote the next meeting.

5. Discussion on engineering costs to repair the Wastewater Treatment Plant. Quintero

Director of Operations Quintero reported that he and Alderman Madray met with the city engineers last week to review the wastewater plant, and to determine the repairs needed, the engineers think it may need a new generator, and to replace it, they may have to take out a wall to get it in. The engineers will be sending estimated costs for repairs at a later date. Alderman Madray discussed that the needed repairs would enable both sides to be used.

6. Discussion on repairs to the Bay Side Lift Station # 7, estimated cost \$115,000.00. Quintero

Director of Operations Quintero reported that he and Alderman Madray met with city engineers at the Bay Side Lift Station to look at replacing a few gaskets, after reviewing the lift station, much more work needs to be done, there is a hole in one of the pipes, and it needs to be taken care of as soon as possible, it's a priority. Will be added to the next regular meeting to decide on repairs and cost.

7. Discussion on Short Term Rentals / Agreement with Host Compliance. Rupertus

Alderman Welch asked a question as to why we are focusing on owners of the property, not the renters? May need to enforce the law, and our Ordinances, maybe issue more citations. Alderwoman Jones said, "we don't know how many calls for service or complaints, or citations issued are made on STR owners or renters." Alderwoman Jones would like to see monthly data on STR calls made to the police department and the outcome of each call. Mayor Morris stated they have gone to a zero tolerance, and this will be enforced with everybody, homeowners as well as STR properties. MPT Rupertus reported that we just received the renewal notice with Host Compliance, the third party company hired to collect and monitor STR collections, we as council need to decide whether to renew or cancel by next month, MPT Rupertus reported it's been brought to his attention that Host compliance has not provide the services they promised, having billing issues, programing issues as well as posting payments. City secretary stated she needs to know if council wants to approve the renewal cost to add to the budget. Alderman Madray wanted to go back to the enforcement issues, on STR rentals, he is getting calls from residents, and he cannot answer their questions concerning calls on STR rentals and with no return calls to the complaints, he cannot really determine if we have a problem or not without a data report on all calls.

ADJOURN:

Mayor Morris asked for a motion to Adjourn. Alderman Welch made the motion, seconded by Alderman Green. Meeting adjourned at 7:42 pm.