



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.jamaicabeachtx.gov

The City Council of the City of Jamaica Beach, Texas, will conduct a **Regular Meeting** scheduled at **6:00 pm on Thursday, July 9, 2026**, in the City Hall Council Chambers located at 16628 San Luis Pass Road.

To participate remotely: Please complete the Remote Citizen Comment Form on the City's website www.jamaicabeachtx.gov listed under the City Council tab or follow this link. <https://www.jamaicabeachtx.gov/city-council/webforms/remote-citizen-comment-form>

1) **CALL TO ORDER AND ROLL CALL OF MEMBERS**

2) **PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS**

3) **INVOCATION** – Pastor Marlo, Church of the Living God

4) **CONFLICTS OF INTEREST**

5) **PUBLIC COMMENT**

Members of the public are invited to give comments. Anyone will be allowed to speak on any subject other than personnel matter or matters under litigation, for a length of time not to exceed three minutes. No Council / Board discussion or action can take place on non-agenda items until such items are placed on an agenda and posted in accordance with law. (GC, 551.042.)

6) **SPECIAL PRESENTATION**

1. Presentation and recap of the June 26, 2026 Boat Regatta
2. Presentation from Brandi with Neumo regarding STR management software

7) **ANNOUNCEMENTS**

8) **REPORTS FROM DIRECTORS, POLICE, AND FIRE**

1. City Administrator Salas – Verbal
2. Chief of Police Seurattan – Attached
3. Fire Chief Baden - None

9) **CONSENT AGENDA AND APPROVAL OF MINUTES**

The following items are considered routine by the City Council and will be enacted by one motion. There will only be a separate discussion on these matters if a council member requests and then the item will be removed from the general order of business and considered in its typical sequence on the agenda.

1. Approval of the minutes from the Regular Council Meeting on 6-11-2026

10) **COMMENTS / REPORTS FROM MEMBERS OF COUNCIL**

11) NEW BUSINESS

1. Discussion and consideration regarding the White Trash Bag Ordinance 2023-07
2. Discussion and rezoning of the Beach Access Plan

12) MAYOR'S REPORT:

13) EXECUTIVE SESSION

The City Council may convene a public meeting and then recess into a closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, §551.071; (2) discussing the purchase, exchange, lease, or value of real property, §551.072; (3) discussing a prospective gift or donation, §551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, §551.076.

1. **Personnel** – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee.

14) ADJOURN:

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 16628 San Luis Pass Road, a place convenient and readily accessible to the public at all times, and said Notice was posted and remained so posted continuously for at least 72 hours before said meeting was convened.



Courtney Gonzales, City Secretary



The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 409-737-1142 or by email at cityadmin@jamaicabeachtx.gov. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at www.jamaicabeachtx.gov.

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF JAMAICA BEACH, TEXAS, AMENDING ORDINANCE 2019-1 PROVIDING FOR SOLID WASTE DISPOSAL SERVICE WITHIN THE CONFINES OF THE CORPORATE LIMITS OF THE CITY OF JAMAICA BEACH, TEXAS, AS AMENDED, PROVIDING THE RATE FOR RESIDENTIAL GARBAGE COLLECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, based on an investigation of the various forms of solid waste disposal systems being used by inhabitants, both permanent and temporary and by visitors to the City of Jamaica Beach, Texas, it was determined that a uniform solid waste disposal service need be implemented within the corporate limits of City of Jamaica Beach, Texas; and,

WHEREAS, the City Council of the City of Jamaica Beach, Texas deems it in the best interest of law enforcement and the citizens to adopt this Ordinance to provide more effective and efficient policies and procedures for the collection of residential garbage, trash, and refuse; and,

WHEREAS, this Ordinance covers topics that include definitions, services offered, garbage and trash regulations, garbage receptacle requirements, times when receptacles may be in a public area, brush regulations, service rates, penalty clause, and an effective date;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JAMAICA BEACH, TEXAS:

SECTION 1. ORDINANCE GOVERNING: All garbage, trash, recycling, and refuse collection within the city shall be controlled by the provisions of this Ordinance.

SECTION 2. DEFINITIONS: As used in this Ordinance, the following terms shall have the meanings respectively ascribed to them in this section:

- A. *Brush*: Brush shall mean tree limbs and other cuttings from branches of trees and shrubs.
- B. *Commercial*: Any premises that are used for income producing purposes, including apartments larger than 4-plexes, except boarding houses or rooming houses, which shall be considered to be a group of residential units. All premises that contain greater than four units of residential habitation under one (1) common roof shall be considered "commercial" for the purposes of this chapter. A 4-plex that is part of an associated series of buildings shall be considered "commercial" for the purposes of this chapter if the premises are controlled by a homeowner's or condominium association and that association pays one water bill for all residents of the condominiums.
- C. *Customer*: Customer shall mean the occupant of a residential, commercial, or industrial structure located within the City of Jamaica Beach, whether the owner, renter, or lessee thereof.
- D. *Edible*: Edible to either humans or animals.
- E. *Garbage*: Garbage shall mean every refuse accumulation of animal, fruit or vegetable matter attending the preparation, use, cooking, and dealing in or storage of meat, fish, fowl, fruits, vegetables, or grains and may also include wastepaper and other miscellaneous household rubbish.
- F. *Manufacturing plant*: A business which produces products from raw materials by mechanization through division of labor.

- G. *Private Collector*: A licensed individual or company that collects garbage, trash, and brush from a residential or commercial customer.
- H. *Processing plant*: Any establishment which by various processes transforms meat, fish, or poultry from its natural state into a substance which is edible with no or a minor amount of preparation such as cooking.
- I. *Receptacles*: Containers that are appropriate for the placement of garbage and trash
- J. *Recyclable materials*: Useful materials that are extracted at the source prior to being discarded into the garbage, trash, or other waste stream to be eventually reused, reprocessed, or reconditioned into a new use or function.
- K. *Refuse*: Garbage or trash or any combination thereof.
- L. *Residential*: An improved lot, tract, parcel of land or type of property, containing a single family or multifamily structure; a non-commercial property.
- M. *Trash*: Paper of all kinds, rags, old clothing, paper and cardboard containers, old rubber, small pieces of wood, boxes, barrels, crates, weeds, grass, twigs (but not brush), leaves and other similar type materials the collection of which is not prescribed by this Ordinance

SECTION 3. SERVICE OFFERED: From and after the effective date this act, garbage, trash, and brush service shall be offered and extended to owners and/or inhabitants of all improved lots, tract or parcels of land located within the corporate limits of the City of Jamaica Beach, Texas.

SECTION 4. GARBAGE AND TRASH; LOCATION AND NATURE OF RECEPTACLES; TIME OF PICK-UP:

- A. All materials shall be placed in a plastic bag and then in a plastic or metal water type container with close fitting lids that repel animals and pick-up shall not have a capacity in excess of 64 gallons and must not exceed 50 pounds. All white trash bags shall be placed in receptacles with tight fitting lids so that no white trash bag is visible. Alternatively, black plastic bags customarily used for disposal or household refuse, with sufficient thickness to prevent destruction by animals, shall be permissible. A maximum of four trash containers will be allowed on each collection day.
- B. Any person responsible for making a payment of fees for collection of fees under this Ordinance shall also be responsible for maintaining the receptacles in a clean and sanitary manner.
- C. Receptacles and containers shall be placed for collection in one of the following locations, wherever possible
 1. Adjacent to the curb of the street in front of the property being serviced.
 2. In areas where no street curbing exists and surface drainage is conducted through open road-side ditches, point of collections shall be on the shoulder of the street between the edge of the pavement and the drainage ditch, if there is sufficient space; if not, containers shall be placed on private property as close to the ditch as possible. No container shall ever be placed for collection in such a location as to interfere with the normal flow of traffic or surface drainage along and through drainage ditches.
- D. All refuse containers shall be set out for collection prior to 8:00 A.M. on the regular day of collection.

SECTION 5. RECYCLING, REGULATIONS:

- A. Recycling containers may be picked up at City Hall
- B. The following items are eligible for recycling:
 - 1. Newspapers - tie with string or place in brown paper bag under recycling bin. Do not include magazines, waxed paper, etc
 - 2. Aluminum Cans - cans should be empty and rinsed clean.
 - 3. Plastic Bottles - should be a #1 or #2 plastic, such as, soda bottles and milk jugs; caps should be removed, and bottles should be rinsed.
 - 4. Tin/Bi-Metal Containers - containers such as vegetable and soup cans should be rinsed clean; lids should be removed and placed inside, with the opening "pinched closed."
 - 5. Glass – should be empty and rinsed clean.
- C. All recycling containers shall be set out for collection by 7:00 A.M. on the city's designated collection day of the week (contact City Hall for day)
- D. Recycling material must be visible in the recycling container or placed in a clear bag and placed in the recycling container.

SECTION 6. BRUSH; REGULATIONS:

- A. Brush shall be collected from curb sides only.
- B. Brush deposited at the collection site shall be neatly bundled in bundles under 5 feet in length and ties. Any such bundle shall never exceed 50 pounds in weight. No bundle of brush shall ever be deposited for collection in any place which may cause interference with the normal flow of traffic or surface drainage along and through drainage ditch.
- C. Brush shall be set out for collection prior to 8:00 A.M. on the city's designated collection day of the week (contact City Hall for day).

SECTION 7. RATES; GARBAGE AND RECYCLING:

- A. Every customer receiving water service from the City of Jamaica Beach shall be charged a garbage, trash and brush fee unless it can be shown that garbage, brush, and trash are being removed by a permitted private collector.
- B. The rate for garbage collection shall be \$15.00, plus sales tax, per customer per month.
- C. Recycling collection shall be free to residential garbage collection customers.

SECTION 8. COMMERCIAL PROPERTY: Commercial properties must contract with a private collector. If a business wishes to use city services, arrangements need to be made with the City Secretary. If the city is able to provide such a service, fees will be negotiated based on quantity. See Ordinance 2011-1 for policies and procedures pertaining to commercial properties.

SECTION 9. FAILURE TO COMPLY WITH ORDINANCE: Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction is punishable by a fine of no less than \$100 and no more than \$500, plus court costs. No collection service shall be provided when the provisions of this Ordinance are violated. Such collection service shall be suspended until such violations have ceased and abated.

SECTION 10. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 11. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

SECTION 12. This Ordinance shall be and become effective on the 1st day of November 2023.

Approved and adopted this 14th day of September 2023.



Sharon Bower, Mayor

ATTEST: 

Robert Quintero, City Secretary





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5264 Jamaica Beach

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CITY COUNCIL MEETING MINUTES

June 11, 2026

6:00 P.M.

1) CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Pro Tem Renick called the meeting to order at 6:00 P.M.

The following Council Members were present:

Mayor Pro Tem Aaron Renick

Alderwoman Diana Charron

Alderwoman Marci Hoffman

Alderwoman Melissa Joseph

Alderman Brandon McDermott

The following Council Members were absent:

Mayor Mary Morse

The following staff were present:

City Administrator – Gilbert Salas

City Secretary – Courtney Gonzales

Chief of Police – Matthew Seurattan

Finance Director – Ester Abrego

2) PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

3) INVOCATION – Gilbert Salas – City Administrator

4) CONFLICTS OF INTEREST - None

5) PUBLIC COMMENT

Members of the public are invited to give comments. Anyone will be allowed to speak on any subject other than personnel matter or matters under litigation, for a length of time not to exceed three minutes. No Council / Board discussion or action can take place on non-agenda items until such items are placed on an agenda and posted in accordance with law. (GC, 551.042.)

6) SPECIAL PRESENTATION

7) ANNOUNCEMENTS

8) REPORTS FROM DIRECTORS, POLICE, AND FIRE

1. City Administrator Salas – Verbal

We have a vacancy in the Public Works department, and we are currently reviewing applications to fill that position. We also will need to add on another audit person very quickly here. We are timing that so they can start when we begin scanning. The Wastewater Treatment Plant is scheduled to begin July 6th. The new utility billing software is ramping up. We should get a proposal from them tomorrow. The annual cost should mirror what we are paying. This newer version has forward-facing abilities. Implementation time is a lot quicker than most others as well. Residents may have to create a new account. I met with a lot of financial software vendors to try and improve our work flows and solutions. Right now it is way too time consuming for Ester. June 20th is our WGIPOA Hurricane Preparedness meeting. I'm still in the process of applying with TDEM to change the project from Ike to the generator. We did close out the claim from Beryl. We received \$68,000 for reimbursement. We are having budget meetings frequently and really diving in for next fiscal year. We have a final meeting with STR software soon. Then we can make that final decision. We are looking to pull the trigger on asset management software very soon. All of the software solutions we are looking at would make everyday work for us easier. I do not have the total calls for May yet to City Hall. Protiviti has been working closely with Ester to improve the systems for the city's financial processes. They are reviewing everything we have regarding financials. We should start scanning documents very soon. We have made huge strides with STR registration & communication to the STR managers. We are following the ordinance & everything is going well. We are going to start issuing out citations for operating without a license. Public Works is looking at numbers for water projects. Mosquito spraying has been at least once a week in the early morning hours. We are looking forward to getting the pickleball courts built as soon as possible. The new walking trail has been completed. That is just phase one. We will talk about plans for the park moving forward with design ideas and such. We have the cardboard regatta on the 27th. Anyone interested please sign up with Darcie at City Hall. Costumes are encouraged. We will have Movie in The Park on August 1st & Bingo September 12th. We are working with the GLO to improve the quality of our sand.

2. Chief of Police Seurattan – Verbal

I only have one thing. We are going against Kemah PD for this blood drive. So I need everyone to sign up. It is on July 1st from 8am to 1:45pm. The sign-up is on the Facebook page. You click on the link & choose your time.

3. Finance Director Ester Abrego – Attached & Verbal

Esther reviewed the quarterly budget, highlighting significant expenditures, current budget performance, and anticipated expenses for upcoming projects and operational needs.

4. Fire Chief Baden - None

9) CONSENT AGENDA AND APPROVAL OF MINUTES

The following items are considered routine by the City Council and will be enacted by one motion. There will only be a separate discussion on these matters if a council member requests and then the item will be removed from the general order of business and considered in its typical sequence on the agenda.

1. Approval of the minutes from the Regular Council Meeting on 5-14-2026

Mayor Pro Tem Renick made a motion to approve the minutes from Regular Council Meeting on 5-14-2026

Motion to approve made by Alderman McDermott and seconded by Alderwoman Charron

VOTE

4 AYES

1 ABSENT

0 NAYS

MOTION PASSED

10) COMMENTS / REPORTS FROM MEMBERS OF COUNCIL

Alderman McDermott – Thank you Mayor Pro Tem. I just wanted to mention the Mayor's health & she is home. She is doing better and appreciative of the city. We are happy that she is home. Unfortunately, the Memorial Day celebration had to be cancelled at the last minute due to weather. The pool looks good. I like the paint. The lifeguards are great. I was going to mention the cardboard boat race but they did a great job with that. We need to move forward with getting playground covers in the park. It is entirely too hot outside right now.

Alderwoman Joseph – I just wanted to bring awareness to the noise ordinance & see how we are doing with that. I know some people are confused by it. I really appreciate the police presence in our city. I really wish people would slow down on Buccaneer. I want to thank everybody who participated in the garage sale last weekend. The weather fortunately held out. So that is good. The proceeds of the extra items went to the Resource and Crisis Center of Galveston County. Thank you for everyone who helped with that. It's important to give a second chance to these things and support women and children that are in need of resources. I heard it was really successful.

Alderwoman Hoffman – The Fire Department received a rural insurance to cover costs so that's great. They are planning for their 4th of July Dance. The banner is up over the street. If you are interested in volunteering, they may need some for the event. Reach out to Lauren if you are interested.

Alderwomen Charron – There seems to be an alarming numbers regarding trespassers. STR owners please inform your visitors. We had two visitors wander into a resident's yard. Please tell your visitors to stay on the property they are renting besides the park or pool. Maybe we can put up No Trespassing signs. Please attend the Hurricane Preparedness meeting on June 20th. We need to double check the mass notification software & make sure everyone is getting what they are signed up for. I only got an email but usually would get a text and phone calls as well. It is crucial for people sign up for this. We need people enrolled since it is hurricane season.

11) OLD BUSINESS

1. Discussion, consideration, and possible action to approve the proposed Light Ordinance 2026-03

Mayor Pro Tem Renick made a motion to discuss

Motion made by Alderman McDermott and seconded by Alderwoman Hoffman

The Council discussed revising Section 6 to improve clarity, as well as making formatting improvements throughout the document. The Council finalized the ordinance and confirmed the desired language and provisions.

Mayor Pro Tem Renick made a motion to approve with revisions

Motion made by Alderwoman Joseph and seconded by Alderwoman Hoffman

VOTE

4 AYES

1 ABSENT

0 NAYS

MOTION PASSED

2. Discussion, consideration, and possible action to approve the proposed Municode Ordinance 2026-05

Mayor Pro Tem Renick made a motion to discuss

Motion made by Alderwoman Joseph and seconded by Alderman McDermott

Mayor Pro Tem Renick made a motion to approve

Motion made by Alderman McDermott and seconded by Alderwoman Hoffman

VOTE

4 AYES

1 ABSENT

0 NAYS

MOTION PASSED

12) NEW BUSINESS

1. FY2027 Water Pollution Control and Abatement Contract between the City of Jamaica Beach and the Galveston County Health District.

Mayor Pro Tem Renick made a motion to approve

Motion made by Alderman McDermott and seconded by Alderwoman Joseph

VOTE
4 AYES
1 ABSENT
0 NAYS
MOTION PASSED

2. Discussion, consideration and possible action to appoint alternates to the Board of Adjustment

Mayor Pro Tem Renick made a motion to appoint Harold Trahan and Peter Westerkamp as alternates to Board of Adjustment

Motion made by Alderwoman Charron and seconded by Alderwoman Hoffman

Mayor Pro Tem Renick made a motion to approve the appointment of Harold Trahan to the City of Jamaica Beach Board of Adjustments as an alternate

Motion made by Alderman McDermott and seconded by Alderwoman Joseph

Mayor Pro Tem Renick made a motion to approve the appointment of Peter Westerkamp to the City of Jamaica Beach Board of Adjustments as an alternate

Motion made by Alderwoman Charron and seconded by Alderwoman Hoffman

13) MAYOR'S REPORT

The Mayor is doing very well and thank you all for the prayers. Also my wife Gina is 10 years cancer free and has a less than 1% chance of getting it again.

14) EXECUTIVE SESSION

Mayor Pro Tem Renick made a motion to adjourn into executive session

Motion made by Alderwoman Hoffman and seconded by Alderwoman Joseph

Adjourned at 7:45pm

The City Council may convene a public meeting and then recess into a closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, §551.071; (2) discussing the purchase, exchange, lease, or value of real property, §551.072; (3) discussing a prospective gift or donation, §551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, §551.076.

- 1. Personnel** – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee.

Council reconvened from executive session at 9:09 pm

14) ADJOURN:

*Mayor Pro Tem Renick made a motion to adjourn
Motion made by Alderwoman Charron and seconded by Alderwoman Joseph*

Meeting adjourned at 9:09 pm

**VOTE
4 AYES
1 ABSENT
0 NAYS
MOTION PASSED**