



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, May 14, 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** -David Dillman, 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. Mayor Morse presents a Public Works Proclamation to recognize the hard work and excellence they bring Jamaica Beach every single day. National Public Works Week is May 17 - 23, 2026.
2. Chief Matt Seurattan introduces Sergeant Joshua Allred.

7) **ANNOUNCEMENTS**

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

1. City Administrator Salas - Verbal
2. Chief of Police Seurattan - None
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 4-9-2026
2. Approval of the minutes from the Workshop Meeting on 4-21-2026
3. Approval of the minutes from the Special Council Meeting on 5-7-2026

10) COMMENTS/ REPORTS FROM MEMBERS OF COUNCIL

11) OLD BUSINESS

- 1. Discussion, consideration, and possible action to approve the proposed Light Ordinance 2026-03**
- 2. Discussion, consideration, and possible action to approve the proposed PIR Ordinance 2026-04**

12) NEW BUSINESS

- 1. Discussion regarding the proposed Municode Ordinance 2026-05**
- 2. Discussion, consideration, and possible action to appoint new members to the Board of Adjustment**

13) MAYOR'S REPORT:

14) EXECUTIVE SESSION

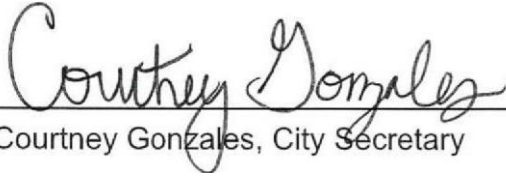
The City Council may convene a public meeting and then recess into a closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, 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.

15) 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@iamaicabeachtx.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.iamaicabeachtx.gov.

CITY OF JAMAICA BEACH, TEXAS

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JAMAICA BEACH, TEXAS, REPEALING ORDINANCE NOS. 2001-2 AND 2004-1 IN THEIR ENTIRETY; RELATING TO OUTDOOR LIGHTING AND NUISANCE ILLUMINATION; PROVIDING FINDINGS; PROVIDING PURPOSE AND INTENT; DEFINITIONS; APPLICABILITY; GENERAL STANDARDS FOR EXTERIOR LIGHTING; STANDARDS FOR FISHING, SAFETY, AND NAVIGATION LIGHTING; STANDARDS FOR DECORATIVE, ACCENT, AND STRING LIGHTING; TIMEOF-USE LIMITATIONS; EXEMPTIONS; ENFORCEMENT, VIOLATIONS, AND PENALTIES; SEVERABILITY; REPEALER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 1. FINDINGS AND ADOPTION

The City Council of the City of Jamaica Beach, Texas, finds that excessive, improperly directed, or continuously operated exterior lighting can create glare, light trespass, and nuisance conditions that interfere with the reasonable use and enjoyment of property, while also recognizing the unique coastal character of the City, including canal-front properties, boating activity, navigation, safety needs, and lawful nighttime fishing. The City Council further finds that existing lighting regulations adopted prior to widespread use of modern high-intensity lighting technologies no longer adequately address current conditions. The findings and recitations contained in this Ordinance are hereby adopted and made a part hereof for all purposes.

SECTION 2. PURPOSE AND INTENT

The City Council of the City of Jamaica Beach finds that improper, excessive, or continuously operated exterior lighting can result in glare, light trespass, loss of residential enjoyment, and neighborhood nuisance conditions. At the same time, the City recognizes the unique character of a coastal community, including canal-front properties, boating, navigation, safety needs, and nighttime fishing activities.

This ordinance is intended to:

1. Reduce nuisance lighting, glare, and light trespass onto adjacent properties and waterways;
2. Preserve public safety, navigation, and lawful nighttime fishing activities;
3. Prevent commercial-style or event-style illumination in residential areas;
4. Establish clear, objective, and enforceable standards for exterior lighting; and
5. Ensure compatibility with other City ordinances, including short-term rental regulations.

This ordinance is not intended to prohibit reasonable residential, safety, or fishing-related lighting, but to regulate the manner, intensity, and duration of exterior lighting to protect the public welfare.

SECTION 3. DEFINITIONS

For purposes of this ordinance, the following terms shall have the meanings set forth below:

- A. *Active Use* - the actual, ongoing use of lighting for its intended lawful purpose, including the presence of persons actively engaged in fishing, navigation, loading, unloading, or similar activity.
- B. *Decorative or Accent Lighting* - lighting intended primarily for aesthetic, architectural, landscape, or ambiance purposes, including but not limited to string lights, rope lights, façade lighting, and uplighting.
- C. *Fishing Light* - a light used to attract fish or illuminate water during active fishing activities, including green lights and similar submersible or dock-mounted lighting.
- D. *Light Trespass* - light emitted from a fixture that extends beyond the property on which the fixture is located and interferes with the reasonable use or enjoyment of adjacent property.
- E. *Nuisance Illumination* - exterior lighting that, by reason of intensity, duration, placement, or manner of use, creates glare, light trespass, or unreasonable disturbance to neighboring properties.
- F. *Security Lighting* - lighting intended to enhance safety or deter crime, including motion-activated lighting directly.
- G. *Shielded* - constructed or installed so that the light source is not as a glare source from adjacent residential structures. A fixture constructed, positioned, or installed so that the primary light output is directed downward and the lamp or lens is not directly visible from above the horizontal plane of the fixture, when viewed from adjacent properties at similar elevation or above.

SECTION 4. APPLICABILITY

- A. This ordinance applies to all exterior lighting installed, operated, or used within the City of Jamaica Beach, whether on public or private property.
 - B. This ordinance applies regardless of the date of installation where the use or operation of such lighting creates a nuisance condition or otherwise violates this ordinance.
 - C. Compliance with this ordinance is required for all properties subject to City regulations, including but not limited to residential properties, short-term rentals, and commercial uses.
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SECTION 5. GENERAL STANDARDS FOR EXTERIOR LIGHTING

- A. All exterior lighting shall be installed and operated so as to minimize glare, light trespass, and nuisance illumination.
 - B. Exterior light fixtures shall be shielded and directed downward or inward toward the property on which they are located.
 - C. Upward-directed lighting and lighting intended to illuminate adjacent properties, streets, or waterways is prohibited, except as expressly allowed herein or as required for illumination of a displayed U.S. flag, navigation lighting required by applicable federal or state authority, or security lighting mounted on the structure where incidental upward light is a function of fixture placement rather than design intent.
 - D. Exterior lighting shall not be operated in a continuous or excessive manner unrelated to safety, security, navigation, or active use.
 - E. The use of high-intensity lighting, including modern LED or similar lighting technologies, shall comply with all provisions of this ordinance and shall not be operated in a manner that creates glare, light trespass, or nuisance illumination.
 - F. The fact that a lighting fixture or lamp is commonly sold or marketed for residential use shall not exempt such lighting from compliance with this ordinance.
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SECTION 6. FISHING, SAFETY, AND NAVIGATION LIGHTING

- A. Fishing lights are permitted on canal-front, bayfront, and waterfront properties when used for fishing purposes.
- B. Fishing lights shall be subject to the following:
 - 1. Submerged fishing lights (underwater lights) are exempt from shielding and curfew requirements when used during active fishing, as they produce minimal off-property glare or trespass.
 - 2. Deck-mounted, dock-mounted, or above-water fishing lights shall:
 - a. Be shielded or positioned to minimize horizontal and off-property light spill;
 - b. Be directed primarily downward or into the water;
 - c. Not be left on when unattended.

- C. No specific curfew shall apply to fishing lights when used for fishing purposes.
- D. Safety, navigation, and egress lighting necessary for boating, walking surfaces, docks, and accessories are permitted at all times, provided such lighting complies with shielding and nuisance standards.

SECTION 7. DECORATIVE, ACCENT, AND STRING LIGHTING

- A. Decorative, accent, architectural, landscape, and string lighting is permitted subject to the following:
 - 1. Such lighting shall be shielded and arranged to avoid light trespass onto adjacent properties;
 - 2. Lighting shall not be used to illuminate large gathering areas in a manner resembling commercial or event-style lighting;
 - 3. Lighting shall not be operated continuously in a manner that creates a nuisance condition.
 - B. Decorative and accent lighting shall be turned off no later than **11:00 p.m.** each day.
 - C. Motion-activated security lighting is exempt from the curfew provided it does not remain continuously illuminated.
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SECTION 8. COMMERCIAL, CIVIC, AND HIGHWAY-ORIENTED LIGHTING

- A. Applicability - This section applies to non-residential properties, including but not limited to commercial uses, highway-oriented businesses, bars and restaurants, shopping or strip centers, places of assembly, religious institutions, and municipal or public facilities, including properties located along FM 3005 or other arterial roadways.
- B. Permitted Lighting - Non-residential properties may utilize exterior lighting, including high-intensity lighting, canopy lighting, security lighting, parking-area lighting, and façade lighting, as reasonably necessary for public safety, security, visibility, and normal operations, including continuous overnight operation where appropriate.
- C. General Standards - All non-residential exterior lighting shall be installed and operated in a manner that balances safety and operational needs with protection of nearby residential properties and shall comply with the following:
 - 1. Lighting shall be directed downward and inward toward the property on which it is located and designed to minimize glare and light trespass.
 - 2. Fixtures located near residential property lines or oriented toward residential areas shall utilize shielding, cutoff fixtures, or comparable measures to reduce direct visibility of light sources from residential dwellings.

3. Exterior lighting shall not be intentionally aimed toward adjacent residential properties, windows, or outdoor living areas.

D. Residential Impact and Mitigation - Where exterior lighting on a non-residential property creates demonstrable glare or light trespass onto adjacent residential property, the City may require reasonable mitigation measures, including shielding, fixture reorientation, replacement with cutoff fixtures, or similar adjustments.

Mitigation measures under this subsection shall:

1. Be limited to addressing directional control, glare, or spill; and
2. Not require the elimination of lighting necessary for public safety, security, or normal business or civic operations.

E. Existing Non-Residential Lighting - Existing lawful exterior lighting on non-residential properties may continue. However, the City may require reasonable mitigation where such lighting creates a continuing nuisance condition affecting adjacent residential properties. Any required mitigation shall be limited to shielding, reorientation, or similar adjustments and shall not require a reduction in overall illumination levels necessary for safety or operations.

SECTION 9. EXEMPTIONS

The following are exempt from the provisions of this ordinance, except where such lighting creates a demonstrable nuisance condition:

1. Temporary holiday lighting, not to exceed forty-five (45) cumulative days per calendar year, in one or more periods;
2. Emergency lighting used by public safety agencies or during emergency repairs;
3. Low-voltage pathway or step lighting installed and operated in a non-intrusive manner.

SECTION 10. ENFORCEMENT, VIOLATIONS, AND PENALTIES

- A. This ordinance may be enforced upon receipt of a complaint or upon observation of a violation by Peace Officer, the City Administrator, or a Code Enforcement Officer.
- B. Upon determination that a violation exists, the City may issue written notice to the owner and occupant, delivered in person or by certified mail, return receipt requested, requiring correction of the violation within a reasonable period, not to exceed thirty (30) days, unless the violation poses an immediate or ongoing nuisance condition. A person receiving a notice of violation may, within fourteen (14) days of receipt, request an

administrative hearing before the City Administrator or their designee; the thirty (30) day cure period is tolled during the pendency of the hearing.

- C. A violation of this ordinance constitutes a civil offense and may be enforced through citation, civil penalties, injunctive relief, or other remedies authorized by law. Civil penalties shall not exceed \$1,000.00 per day per violation, as authorized by Section 54.017 of the Texas Local Government Code. Written notice of the specific ordinance provision(s) violated must be delivered to the property owner and occupant prior to the accrual of civil penalties. Citations issued for violations of this ordinance, as Class C Misdemeanors, shall be for a sum not to exceed \$500.00 per violation, or the maximum amount authorized by state law.
 - D. Failure to correct the violation within the specified time may result in citation or other enforcement action.
 - E. Each day a violation continues after notice constitutes a separate offense.
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SECTION 11. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, such invalidity shall not affect the remaining portions of this ordinance.

SECTION 12. REPEALER

Ordinance No. 2001-2 and Ordinance No. 2004-1, and all amendments thereto, are hereby repealed and replaced in their entirety. All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 13. EFFECTIVE DATE

This ordinance shall take effect upon passage, approval, and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Jamaica Beach, Texas, on the _day of _____, 2026.

CITY OF JAMAICA BEACH, TEXAS

ORDINANCE NO. 2026-04

AN ORDINANCE ESTABLISHING A PUBLIC INFORMATION POLICY TO MANAGE EXCESSIVE, REPETITIVE, OR BURDENSOME REQUESTS FOR PUBLIC INFORMATION AND DESIGNATING A PUBLIC INFORMATION COORDINATOR PURSUANT TO THE TEXAS PUBLIC INFORMATION ACT

WHEREAS, the Texas Public Information Act (Texas Government Code, Chapter 552) grants members of the public the right to access public records;

WHEREAS, the City of Jamaica Beach, Texas supports transparency and is committed to fulfilling lawful public information requests in a timely and efficient manner;

WHEREAS, excessive, repetitive, or burdensome requests for public information have interfered with city operations and staff's ability to perform essential duties;

WHEREAS, Texas Government Code S 552.275 allows governmental bodies to establish time limits and cost-recovery mechanisms for public information requests from a single requestor;

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

SECTION 1. PURPOSE AND POLICY

The purpose of this ordinance is to establish reasonable procedures to manage public information requests, promote efficient use of city resources, and deter the abuse of the Texas Public Information Act.

SECTION 2. DESIGNATION OF PUBLIC INFORMATION COORDINATOR

The City Secretary, or their designee, is hereby designated as the Public Information Coordinator (PIC) for the City of Jamaica Beach. All requests for public information must be submitted directly to the PIC through one of the following official channels:

- Email: citysecretary@jamaicabeachtx.gov
- Physical Mail: City Hall, 16628 San Luis Pass Rd, Jamaica Beach, TX 77554
- Hand-delivery during regular business hours

SECTION 3. WRITTEN REQUESTS ONLY

Only written requests that reasonably identify the records sought and are submitted to the official address or email shall be processed under the Texas Public Information Act.

SECTION 4. COST RECOVERY FOR EXCESSIVE USE OF CITY RESOURCES Pursuant to Texas Government Code S 552.275:

A. Time Limit Threshold

The City establishes a cumulative time limit of 36 hours of personnel time spent in a fiscal year in responding to public information requests from a single requestor.

B. Notice of Excessive Use

Upon reaching or reasonably anticipating that a requestor will exceed the 36-hour threshold:

1. The City shall provide written notice to the requestor,
2. Include an estimate of anticipated charges for personnel time, overhead, and materials.

C. Prepayment Requirement

The City may require prepayment of estimated charges before processing the request if the threshold has been exceeded or if charges exceed \$40 as allowed by law.

D. Suspension of Further Requests

If a requestor fails to pay applicable charges, the City may refuse to process additional requests until payment is made in full.

SECTION 5. REQUESTS FOR RECORDS ALREADY MADE PUBLIC

If requested information is already available on the City's website or by other easily accessible means, the City may respond by referring the requestor to that publicly available location, in accordance with Texas Gov't Code S 552.221 (b).

SECTION 6. SEVERABILITY

If any provision of this ordinance is held to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED this ____ day of _____, 2026, by the City Council of the City of Jamaica Beach, Texas.

Mayor, Mary Morse

City Secretary, Mary Morse

ORDINANCE NO, 2026-05

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF JAMAICA BEACH, TEXAS; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE CITY COUNCIL:

Section 1. The Code entitled "Code of Jamaica Beach, Texas," published by Municipal Code Corporation, consisting of titles 1 through 15, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before July 18, 2024, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished according to code Sec. 10.99 . Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment

of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisances,

Injunctive relief and revocation of licenses or permits.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention of the city to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after July 18, 2024, that amend or refer to ordinances that have been codified in the Code, shall be construed as if they amend or refer to like provisions of the Code.

Section 7. This ordinance shall become effective

Passed and adopted by the _____ this _____ day of _____ 2026.

Mayor

ATTEST:

City Secretary

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the city council, held on the _____ day of _____, 2025.

City Secretary

**CITY OF JAMAICA BEACH, TEXAS
RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JAMAICA BEACH, TEXAS,
APPOINTING MEMBERS TO THE BOARD OF ADJUSTMENT; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, the City of Jamaica Beach, Texas has established a Board of Adjustment in accordance with Chapter 211 of the Texas Local Government Code and the City's Code of Ordinances; and

WHEREAS, the City Council is authorized to appoint members to the Board of Adjustment; and

WHEREAS, vacancies currently exist or terms have expired on the Board of Adjustment, and the City Council desires to appoint qualified individuals to serve;

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

Section 1. Appointments.

The following individuals are hereby appointed to serve on the City of Jamaica Beach Board of Adjustment:

- Ben Espey
- George Campbell
- Steve Walker
- Ben White
- David Tornero

Section 2. Terms of Office.

Said appointees shall serve terms in accordance with the City's Code of Ordinances, or until their successors are duly appointed and qualified.

Section 3. Effective Date.

This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Jamaica Beach, Texas, on this _day of _____, 2026

Approve:

Mayor Mary Morse

Attest:

Courtney Gonzales City
Secretary



CITY OF JAMAICA BEACH

16628 San Luis Pass Road

5264 Jamaica Beach

Jamaica Beach, Texas 77554

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CITY COUNCIL MEETING MINUTES

**April 9, 2026 6:00
P.M.**

- 1) CALL TO ORDER AND ROLL CALL OF MEMBERS**
Mayor Morse called the meeting to order at 6:00P.M.

The following Council Members were present:

Mayor Mary Morse

Mayor Pro Tem Aaron Renick

Alderwoman Diana Charron

Alderwoman Marci Hoffman

Alderwoman Melissa Joseph

Alderman Brandon McDermott

The following staff were present:

City Administrator – Gilbert Salas

Chief of Police – Matthew Seurattan

Finance Director – Ester Abrego

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.)

Debra Tabbert – 16916 Beachcomber

Mayor & counsel, all of you are aware that I am a plaintiff in a civil lawsuit. I'm not here tonight to argue that case. That will be decided in a court of law. I'm here because something far more serious is happening in this community. Which is retaliation and intimidation. On March 26th, the night of our hearing I spent the night with fellow plaintiff Marisol at her home on Curlew instead of driving back to my home in North Texas that night. That night, my vehicle was deliberately vandalized. I left for Dallas the following day. My husband and I returned to Jamaica Beach on April 1st. My vehicle was again vandalized on the night of the 3rd, another tire puncture. Let me be clear, this is not random. This is targeted. I filed police reports for both incidents. I also identified individuals who openly opposed us at the March 26 hearing and who expressed indifference toward our legal action. People are entitled to this. What they're not entitled to is to engage in intimidation or criminal acts because they don't like us exercising our legal rights. This should alarm every member of this council and every resident of this city. Today's it me. Tomorrow it could be anyone who speaks up and challenges the city's decision. If this behavior is tolerated or worse, ignored, you're sending a message that retaliation is an acceptable response to a lawful disagreement. We do not settle disputes through acts of criminal initiative. We do not silence people through intimidation. We resolve our disagreements in a courtroom under the rule of law. I will not be intimidated out of exercising my rights and I will not accept being made a target in this community for doing so. I want to be to equally clear about this. If this conduct continues to escalate, I will take every lawful step necessary to protect myself and my property. No one should be placed in a position where they feel unsafe simply for participating in the legal process. So, I'm asking this council directly and unequivocally act publicly. Make it clear that Jamaica Beach is a community governed by law. Not by intimidation, not by mob pressure and not by retaliation against those who seek legal recourse. This is a test

of leadership. Silence will be noticed. Action will be interpreted. And the response you choose will effect the community we live in. I expect better and so should everyone else. Thank you.

6) **SPECIAL PRESENTATION** - The Resource & Crisis Center of Galveston County presents a proclamation recognizing April 2026 as Sexual Assault Awareness Month.

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

1. City Administrator Salas – Verbal

Good evening, mayor and council. We are reviewing applications very soon for the open audit position. We are looking into options for the STR position we have open & possibly moving over the responsibility to a current employee. We want to see what that looks like and that will be seasonal. You have the seasons in December and January when it is busier. Especially for all of the licensing and after that, it will be reviewing HOT taxes with Granicus, in the summer months. We are making progress. I've been working with the STR team and this week we approved quite a few applicants, but we still have a ways to go. The Wastewater Treatment Plant contract have been signed, and we are awaiting the project start date. They went on site this week with Marlon to check everything out at the plant. There will be lead times. Our new notification software with CivicPlus has been running smoothly. We are only in the testing phase right now but so far so good. We like what we see and only have one more meeting. I can send internal messages which is really cool and helpful along with polls. The next thing will be getting the old information moved over to the new software. They will provide us with information for us to post so residents can know how to sign up. The app will send you a push notification if you want. Whenever you sign up you can choose what you want to get notifications for. We are working to fix our streaming services. They will be here tomorrow to check everything out. We are also looking at CivicPlus' agenda software which would include streaming services. For our website, we did a migration and a few things weren't transferred. We had a meeting with them to get that fixed. They will find out what happened and help us out. We are waiting for funding from the GLO. We have the possibility of getting grand money for infrastructure projects. Budget planning meetings are ongoing for next fiscal year. We want to take a very conservative approach. We have been trying to find a new software for permits and STRs. So that takes time. MuniCode is next on our radar to get in line. This will help with the organization of the ordinances on our website, especially with searching for certain ones. New utility billing software is also something we need. The platform for the generator will be finished very soon. The Easter celebration was great. We had a great turn out. We will be focusing on Memorial Day next. I am waiting on a quote for the Ice Fights which would be sculptures for our Christmas celebration. We are just waiting for the bulletproofing by Jen's office to be completed in early May. It will help with safety for her when interacting with people. The Public Works guys did some upgrades & painting at the pool building. Please check it out. It looks amazing!

2. Chief of Police Seurattan – Verbal and Attached

3. Finance Director Ester Abrego – Ester explained the different columns and what they mean in more depth including a miscellaneous expense that was entered under two vendors on accident, so we got a refund back for that. We are at 50% of our revenue so far. We are on target for this time of the year for our revenue.

4. Fire Chief Baden – None

8) **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 Council Meeting on 3-12-2026
2. Approval of the minutes from the Workshop Meeting on 3-10-2026

*Mayor Morse made a motion to approve the minutes from the Council Meeting on 3-12-2026
Motion to approve made by Mayor Pro Tem Renick and seconded by Alderwoman Charron*

VOTE

5 AYES

0 ABSENT

0 NAYS

MOTION PASSED

9) COMMENTS / REPORTS FROM MEMBERS OF COUNCIL

Alderman McDermott – Thank you, mayor. I wanted to second that the Easter celebration was special. I always thought it was possible that Mayor Pro Tem was Santa Clause and the Easter Bunny but I saw him at the Easter celebration and I also saw the Easter Bunny, so I know the Easter Bunny is real and Aaron is not him. It was a great celebration and it is always well attended. People come from all around to attend. Great job to staff and volunteers who put that together. Obviously, what Mrs. Tabbert said is disturbing. It goes without saying, violence is not the answer to anything. On that note, trying to get someone fired from their job is not an acceptable path for discourse which is what a wonderful citizen tried to do to me this week for disagreeing over the Discovery Sands Development. So there's work for everyone around here. Everyone should just go to the beach and have a margarita. I emailed the City Administrator this week, we are going to try to get the swimming lessons going again this season. We are working with the instructor who worked on that last year. So keep posted on that.

Alderwoman Joseph – Thank you mayor. I just wanted to thank everyone who participated in the Jamaica Me Clean Day. That was a lot of fun. It is my third year to do it, but my first year as a team lead so I enjoyed that. I had a really great team. One of the families' sons' came up with a point system, he was motivating us along Jolly Roger. He kept adding points & we got to a thousand points which was super helpful. Then I realized how much of a smart young man he is. I really enjoyed meeting multiple families and of course I really loved those Texas A&M students. They were awesome. Thank you to everyo0ne who participated. I know some of us on the council served as team leads, so thank you. Thank you to Jamaica Beach for recognizing Sexual Assault Awareness Month. If you see something, say something. We've got our Police Chief who is very active with our sexual assault response team for Galveston county. Thank you for that. Also this month is Autism Awareness Month. My grandson is nonverbal, so think about the children you might see with parents on the beach that are struggling. Nonverbal autistic children are very attracted to water. So if you see my husband and I going out there with our grandson, who will be seven next month, if you hear us yelling we just want him to be safe. So be gentle around children and be kind. I appreciate our Jamaica Beach police department for recognizing Autism Awareness.

Mayor Pro Tem Renick – I don't have anything. I just wanted to reiterate what everybody else said. Easter was awesome. The traditions, the sunrise service, the Easter egg hunts

for the children at the park. Thank you to all the volunteers again. Thank you to everybody at the City and the people behind the scenes that you don't see stuffing the eggs and making it all happen. It is a lot of work. The Jamaica Me Clean was fantastic again. The neighborhood looks great. Mrs. Tabbert, obviously any kind of retaliation is not good. I don't know anything about that. It just drives people crazy. I wouldn't you know hurt, presume one way or the other. If anyone thinks about doing that on either side, that's just crazy, unacceptable, and we won't put up with it here. That is unacceptable. We will prosecute. It shouldn't be us versus them. We're a community together. We may disagree, but violence is never the answer.

Alderwoman Hoffman – On the Discovery Sands note, there's been some confusion. I don't think our citizens are confused. I think Galveston citizens are confused. It is a Galveston City Council decision, and it is not approved there yet. So, April 23rd at 5pm will be there meeting. And we will be doing public comments there. So, anyone in the neighborhood and surrounding neighborhoods should come out. It would be great for everyone to go and speak. It is impactful as well as writing to the City Council ahead of time. I will make sure to copy and paste all of their emails here soon. I echo the retaliation notes, there's not more to say about that. I just hope that's not the case and if it is then that's just wrong. Local nature update, snares are out and it's warming up and the concrete's warm. Please get professionals to move snakes. Do not move them. The coyotes are also really active right now. So, just be aware of your surroundings. Keep your pets safe. It's not the coyote's fault. They are out hunting. They have to eat too. Fire department updates, they said there will likely be no burn in the state park this year. So, that is probably not needed. They received a \$25,000 PPE grant FOR Texas Forest Service. So that is awesome. They applied for an insurance reimbursement grant. They said Ironman was successful. It sounds like other than the traffic issues it always has, everything went well.

Alderwoman Charron – Regarding Discovery Sands, we went to the Planning & Zoning meeting yesterday and I'm sure everyone's aware it did get forwarded to City Council. That is not a done deal yet. Some of us will be there on April 23rd starting at 9 o'clock for the workshop and then 5 o'clock for the actual meeting. I would say just keep putting pressure on the Galveston City Council members who will be voting on it. They are all also up for election. We are getting a list together of every candidate who says they would vote against it. We plan to make that public. As far as Mrs. Tabbert's remarks, I think all we can say is that we unequivocally condemn any violence directed at anyone. I understand people are mad, frustrated, but it's not okay to act on it. The Easter celebration was great. The petting zoo looked like a lot of fun. There was a turtle in there that seemed to be getting a lot of attention. Jamaica Me Clean Day, this was my first year participating. I would recommend everyone go to that. There was a party held at the property across the street from me a couple of weeks ago. Everybody's aware of it. I had an officer walk up to me and explain how the party hadn't met the threshold yet. It was so loud that I could hear it inside my house. I thought we agreed that decibel meters were irrelevant when it comes to this. Please, I am asking Chief to make sure your officers are aware of this because that officer was willing to let it go. It was so loud. They had a live band. We need to be on the same page about that.

10) **NEW BUSINESS**

1. Discussion, consideration, and take action to accept the amendment to the services agreement regarding per parcel fee.

Mayor Morse made a motion to discuss

Motion made by Alderwoman Hoffman and seconded by Mayor Pro Tem Renick

CA Salas explained this is regarding a resolution for tax assessment and collection services. This fee like many others, is going up every year. It is going up 6 cents and it has been 7 years since it has gone up in price.

Mayor Morse made a motion to accept the increase

Motion made by Alderwoman Joseph, and seconded by Alderman McDermott

- 11) **MAYOR'S REPORT:** We do not support violence, and we do not take it to the streets. I am hoping that's not what happened. We all agree to disagree and agree to move forward. Discovery Sand, let your voices be known. Not just Jamaica Beach but your friends in surrounding cities. I was informed that some of the candidates running do not know that Jamaica Beach is a city and we have our own government. We may want to talk to those running and find out if they realize this and understand this. We will be moving forward with the city. Easter was awesome. I would like to thank Luci., our officer Luci, Jennifer Morse, and Barbara Davidson for helping us stuff 4,000 eggs. For everyone that volunteered, for Darcie, thank you. It was her first time planning our Easter event and she was sick. We had a great turnout. The sunrise service, a little windy, kinda cold but I took my blanket. It was awesome. I think everything is going good right now. We are moving forward and continuing to work at our infrastructure and our sound issues.

12) **ADJOURN:**

Mayor Morse made a motion to adjourn

Motion made by Mayor Pro Tem Renick and seconded by Alderman McDermott

Meeting adjourned at 6:43pm.

VOTE

5 AYES

0 ABSENT

0 NAYS

MOTION PASSED



CITY OF JAMAICA BEACH

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SPECIAL CITY COUNCIL MEETING MINUTES

**April 21, 2026 5:30
P.M.**

1) CALL TO ORDER AND ROLL CALL OF MEMBERS *Mayor Morse called the meeting to order at 5:30 P.M.*

The following Council Members were present:

*Mayor Mary Morse
Alderwoman Diana Charron
Alderwoman Marci Hoffman
Alderwoman Melissa Joseph
Mayor Pro Tem Aaron Renick*

The following Council Members were absent:

Alderman Brandon McDermott

The following staff were present:

*City Administrator – Gilbert Salas
City Secretary – Courtney Gonzales*

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

3) STRATEGIC PLAN DISCUSSION

City staff and Council reviewed the Strategic Priorities and Goals Status Report as of April 21, 2026. Since the previous workshop, several revisions were made across key focus areas, including Fiscal Responsibility, Infrastructure, Administration, Planning and Development, Communication, and Community.

Staff provided updates on completed initiatives, ongoing projects, and areas where progress has not yet been achieved. Council engaged in discussion regarding project timelines, current statuses, and overall priorities. Key topics included financial reporting, audit progress, infrastructure improvements, ordinance updates, planning initiatives, communication enhancements, and community-focused projects.

The discussion also addressed adjustments to deadlines, implementation strategies, and the potential need for additional resources or consultant support where appropriate. Council provided direction to continue advancing priority items, address areas experiencing delays, and return with progress updates at future meetings.

Council noted that significant progress has been made. Updated copies of the Strategic Plan will be distributed to all staff to ensure alignment and accountability across the organization.

Here is the new & updated Strategic Plan:

Strategic Priorities and Goals Status: As of April 21,2026

Vision Statement

"Together we envision our community as a safe coastal paradise where with sandy feet we live, work, play, and find peace."

Strategic Priorities and Goals

1. Fiscal Responsibility

Objective: Promote fiscal responsibility and sustainability by fostering a culture of accountability and transparency.

Goals/Actions:

- Complete previous month's Budget to Actual by 15th day of succeeding month.
 - Complete & ongoing
- Complete and present quarterly Budget to Actual report to city council at the 2nd council meeting of the month after quarter end.
 - Complete & ongoing
- Post the previous month's check register to the website by 15th day of succeeding month.
 - Complete & ongoing
- Complete all overdue financial audit by September 30, 2027.
 - In progress, turnkey audit prep consultant presenting to council March 12, 2026 to prep audits and review city's current financial policy.
 - Tungsten/iBridge software and scanner purchased and installed

- Document organization in progress 99% complete.
- Auditor has been notified and will take part in meetings with consultants in preparation for audit completion as of now/audit prep consultant in preparation for audit completion & might bring in consultants.
- No timeline for completion as of now/audit prep consultant will have a better understanding after two-week evaluation if approved in council.
- Rebid banking services to ensure cost-effectiveness by September 30, 2026.
 - Ester will check with bank(s)
- Initiate the process for a water and sewer rate review by June 30, 2026
 - Not completed – CA suggestion of hiring a consultant to include operational costs, CIP, and Asset Management. (Get a consultant)
- Develop a template for standard project scope of work by December 31, 2026.
 - Complete, needs review
- Provide a quarterly accounting of Branch Construction’s credit expenditures.
 - In progress – Meeting with Branch to provide requested information & breakdown.

2. Infrastructure

Objective: Provide and maintain infrastructure in the most efficient, sustainable, and costeffective manner.

Goals/Actions:

- Develop a plan to upgrade the WWTP generator and electrical system by January 31, 2027.
 - In progress – complete project pending aware 3/12/2026. Possible reimbursement from FEMA/TDEM
- Develop a plan to identify critical sewer manholes by March 31, 2027.
 - HRGreen project completed areas identified. Line cleaning and televising to identify areas of significant I&I by December 31, 2026. (Put on hold until meeting with Branch)

- Create as design criteria manual by 5 years.
 - RFQ for all infrastructure by December 31, 2026.
- Develop a 5-year plan to replace the aging water distribution system by June 30, 2027.
 - In progress
- Upgrade City Hall office security by September 30, 2026.
 - Bulletproof glass to be installed on 5/6/2026.
- Update Beach Access Plan by June 30, 2026.
 - No progress
- Contact an architect firm for building safety by September 30, 2026.
 - In progress
- Develop a plan for rebuilding the dunes by June 30, 2026.
 - No progress
- Develop a written schedule of required and preventative maintenance tasks by March 1, 2027.
 - In progress
- Purchase and Implement an Asset Management software system to plan and track maintenance of city assets by September 30, 2026.
 - Working with HRGreen for data and asset management software
- Following funding of the county-wide bond project, develop a 10-year plan to improve the citywide drainage system to mitigate flooding by May 31, 2027.
 - No progress
- Following funding of the county-wide bond project, develop a 10-year plan for road maintenance and by May 31, 2027.
 - No progress

- Develop a 15-year Capital Improvement Plan to address City Hall’s long-term capital needs by June 30, 2027.

- No progress

3. Administration

Objective: Create a transparent, well-functioning city government that encourages participation and involvement from all citizens.

Goals/Actions:

- Develop a city cell phone policy by October 31, 2026.
 - In progress
- Develop an Emergency Management Checklist for Hurricane & Cold Weather by May 30, 2026.
 - In progress – holding monthly disaster preparedness meeting with JBFD.
- Review & update MOU/Tables & Chairs with Volunteer Fire Department by July 30, 2026.
 - In progress
- Complete ordinance codification by December 31, 2026.
 - In progress
- Send out RFQs for a City Attorney by July 31, 2026.
 - In progress
- Receive quarterly reports from PD, including inventory, TCOL certifications, passwords to software systems, etc.
 - No progress
- Get a copy of interlocal agreement with Galveston
 - No progress

- Review, modify, and/or add city noise, parking, PIR and nuisance ordinances by June 30, 2026.
 - In progress
- Review & modify city zoning ordinance by June 30, 2027.
 - No progress
- Develop a plan to collect unpaid Hotel Occupancy Taxes by March 31, 2027.
 - HOT taxes have been collected & a small percentage needs to be pursued.
- Delegation of Authority authorization by May 30, 2026.
 - In progress

4. Planning and Development

Objective: Promote sustainable growth and development through strategic and comprehensive planning.

Goals/Actions:

- Planning & Zoning meetings will be held on the 1st Tuesday of the month at 6pm.
 - In progress
- Write & adopt more comprehensive property maintenance codes b December 31, 2026.
 - In progress
- Develop a process for addressing substandard structures by December 31, 2026.
 - In progress

-

5. Communication

Objective: Improve internal and external communication to ensure clarity, transparency, and engagement among all stakeholders.

Goals/Actions:

Publish an online City calendar of events on the website and consider posting at mailboxes.

- In progress
- Develop a city communication plan by December 31, 2026.
 - In progress
- Develop a “Welcome Packet” for new residents by December 31, 2026.
 - In progress
- Update & refresh the City website by December 31, 2026.
 - Complete & updates are ongoing

6. Community

Objective: Improve the quality of life for residents and visitors by developing and maintaining city amenities and fostering community engagement.

Goals/Actions:

- Develop strategies to promote beach cleanliness
 - Complete & ongoing
- Install a fence around the city’s small playground by December 31, 2026.
 - No progress
- Remodel the swimming pool office by May 30, 2026.
 - In progress

-
- Develop and begin constructing an exercise/ nature trail at the WWTP by April 2027.
 - In progress – Public Works is creating plans & getting quotes
- Develop an Amenities Master Plan by June 30, 2027.
 - No progress, Park Board will help with this

Support CERT by allowing use of city hall for annual trainings beginning September 30, 2026.

- Ongoing
- Plan for a Marque sign
 - No progress
- Establish a park board by July 31, 2026
 - No progress

1) ADJOURN:

Mayor Morse made a motion to adjourn

Motion made by Alderwoman Joseph and seconded by Alderwoman Charron

Meeting adjourned at 8:58pm

VOTE

4 AYES

1 ABSENT

0 NAYS

MOTION PASSED



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CITY COUNCIL SPECIAL MEETING MINUTES

**May 7, 2026 6:00
P.M.**

1) CALL TO ORDER AND ROLL CALL OF MEMBERS *Mayor Morse called the meeting to order at 6:00 P.M.*

The following Council Members were present:

Mayor Mary Morse

Alderwoman Diana Charron

Alderwoman Marci Hoffman

Alderwoman Melissa Joseph

Alderman Brandon McDermott

The following Council Members were absent:

Mayor Pro Tem Renick

The following staff were present:

City Administrator – Gilbert Salas

City Secretary – Courtney Gonzales

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

3) 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.)

Heather Charron – 16507 Trinidad Way

This project is about more than just development. It is about protecting wetlands, marine life, and the bird sanctuary as well. These wetlands are not empty land — they serve as vital nurseries for fish and support the health of the entire coastal ecosystem. I am especially concerned about the potential environmental impacts on nearby areas. This project poses a serious threat to our community. Jamaica Beach already experiences flooding due to its proximity to the coastline, and removing or damaging wetlands could make flooding even worse. I strongly urge you not to allow this project to move forward. Once wetlands are

destroyed, they cannot easily be restored. Future generations deserve a healthy, protected ecosystem and a coastline that remains resilient for years to come.

Heather Owens – 16716 Davy Jones Rd

Hello. My name is Heather Owens and I have been a homeowner in Jamaica Beach since 2012. Here we are fighting the big bad developer next door. Meanwhile the call is coming from within our own house all of a sudden. I stood beside most of you at the planning commission meeting not too long ago fighting against this very thing and now it's in our own neighborhood. We are fighting over if maybe one plat of land should get a request going or not. Should it possibly be divided into 8 lots? The property is next to wetlands as well as The Lorenz Family Jamaica Beach Bird and Fish Estuary which is a protected area. It represents one of the few underdeveloped tracks within our city. Established through 2013 with a donation of 9.4 acres by Perry Lorenz and Charlotte, siblings honoring their parent's legacy. This land was persevered to prevent development. It isn't just next to it. It's part of a connected estuary and wetland system. If you dredge a canal here you're not only damaging one lot but an entire system. It's hard to understand how a request like this could even be considered. My dry lot already takes on water during elevated tides, much less an actual storm or hurricane. This is not a vacation home for me and my family. This is our home, the only one I have. Decisions like this have real consequences for the people who live here. Removing wetlands to dredge a canal doesn't just effect one property. It effects all of us. Wetlands absorb flood water, reduce storm surge and protect our homes. When you remove them, you're increasing flooding, erosion and rick throughout the entire community. We know better and when we know better, we need to do better. So I'm asking the GLO specifically not to allow the dredging of this canal and to deny turning this one lot into more. We don't get a lot of say into certain things that happen on this island, as Jamaica Beach residents, and this is one of them. So, we need to speak up and speak loudly. Our voices matter in this city more than anywhere else in this island. So please protect our wetlands and protect Jamaica Beach.

Harold Trahan – 16607 Sandpiper

I agree with them 100%. I say if we have a say so, we have to act. If they are requesting our approval then we must be heard.

Renee and Murat Semiz - 4510 Pelican Rd

I am writing to formally oppose proposed plans at 4520 Pelican Rd. I own the property at 4510 Pelican Rd which is adjacent to the proposed development. Specifically, I am opposed to the following aspects of the plan: The plans show mechanical dredging of a canal DIRECTLY along MY property's bulkhead at 4510 Pelican Rd. As currently shown, a portion of the proposed dredging area is directly along my property and presents significant risks to both my seawall and the oyster reef that was placed there and required by the Army Corps of Engineers when the property was built. Mechanical dredging in such close proximity to my seawall could undermine its structural integrity, potentially causing damage, accelerate erosion, or cause costly failure. In addition, the oyster reef along my seawall is a valuable natural resource that contributes to shoreline stability, water quality, and local habitat. Disrupting or destroying this reef through dredging would result in both environmental and property impacts. If this project proceeds, there should be a 10' gap between the dredging area and my seawall to protect the integrity of my seawall and protect the natural reef that has formed along the oyster shells. The proposed seawall would extend ten (10) feet out from my property line into the canal. This design would prevent a continuous seawall from our property to the subject property and instead create a 10-foot "stub-out" that is misaligned with the adjacent wall. That design will also create a triangle shaped dead space water area where debris, trash, and pollution are

likely to accumulate, leading to ongoing maintenance problems, aesthetic degradation, and potential water quality issues. If this projects proceeds, the seawall should be moved approximately 10 feet to allow a congruent wall (see schematic #2 below) and eliminate the low flow triangle zone.

During very high tides, known as “king tides” which are often experienced in the fall season, the subject property at 4520 Pelican Road can become covered with water, which then extends across Pelican Road. While the berm and new seawall may prevent flooding on Pelican Road, it will likely cause flooding of the protected adjacent wildlife area and along Bob Smith Road and could impact the ability of emergency services to access a large portion of homes in the neighborhood. Protected wildlife is often seen in the wetland areas of 4520 Pelican Road. I often see coyotes and rare bird species in this wetland area. Developing this property will permanently destroy this wetland area and wildlife habitat. If this project does move forward, I respectfully request that: The proposed mechanical dredging area in front of my property 4510 Pelican Rd. be excluded to avoid risk to my seawall and the associated oyster reef (see schematic #1); and The proposed seawall border be revised to create a continuous seawall line and to prevent the creation of a 10-foot stub-out stagnant zone that will trap debris and pollution.

Kyle Kardeman – 16701 Davy Jones Rd

My wife and our four kids have been here about four years. We moved away from Houston as native Houstonians to get out to this area for nature. My wife and I went on a bike ride and saw dolphins, which was a first for us. I am very straightforward, and obviously about what is happening over here. Flooding is a concern. We believe in our community. We are there for our neighbors, we help each other when things get rough. This is not rocket science guys and I know yall understand that. We need the GLO to see our concerns. Someone after the planning and zoning meeting told me he was interested in my property, this is not that. We understand that. We have to make the right decisions in order to achieve that.

Steve and Barbara Kendziera - East Bayside Way

Unfortunately my wife and I will be unable to attend the special meeting on May 7th where this proposed project will be discussed. We would like to register our strong objection to this project. It would change the natural environment of the area and infringe on the Lorenze Family Bird Sanctuary while reducing the precious wetland areas we have in Jamaica Beach. Years ago the Lorenze family donated their wetlands property to the Jamaica Beach HOA (JBIC) with the stipulation that it remain a natural habitat for fish and birds. JBIC respected their wishes and even changed the deed restriction to make certain this property could never be developed. This new proposed project will compromise the Bird Sanctuary. These wetlands have provided a natural environment for fish and birds and no doubt provide some shelter for the unique wolf coyotes we have on the west end not to mention other mammals like racoons. Wetlands also play a role in providing protection from flooding and storms that is essential. Not to mention the Jamaica Beach residents that use this wetlands area to fish and bird watch. We also object to the dredging of a canal in this area. A new canal would change the whole environment of the area and would impact the existing Lorenz Family Bird Sanctuary.. It appears clear that Mr. Barrow knew that this property was undevelopable as it existed when he purchased the property from Southern Union Gas Company in 2019. We have submitted our objection to the GLO by filling out their survey on line. We encourage the City of Jamaica Beach to reject this proposed development.

Whitney Rape - 16701 Cormorant

As a new homeowner to Jamaica Beach I strongly oppose this project. Taking away any of our precious wetlands will do irreparable damage to our already precious eco-system. The wetlands there are beautiful and should be left for the animals to enjoy.

John Story

I have spent much of my life on Galveston Island and have owned property in Jamaica Beach for the past 18 years. I am writing to oppose the proposed development along Pelican Road. The project description is misleading in stating that "the project site is located in a canal adjacent to West Galveston Bay," when no canal currently exists. The proposal would in fact create a new canal in an area that is presently undeveloped. It also fails to note that the site is adjacent to the Lorenz Family Jamaica Beach Bird & Fish Estuary, an important ecological resource. This proposal results in a net local loss of wetlands, introduces long-term water quality and erosion risks, reduces natural flood mitigation, and contributes to the cumulative degradation of the West Bay ecosystem. The proposed mitigation is off-site at Galveston Island State Park, meaning the local ecological loss is permanent and not functionally replaced. Approval would set a concerning precedent for the continued conversion of sensitive coastal habitats into residential development.

Dixie Smith

Is it legal to drain natural wetlands?

Dr. John B. Anderson - Maurice Ewing Professor of Oceanography-Emeritus

Dear Council Members, Like many Jamaica Beach residents, my wife and I built in Jamaica Beach in a location where we could see the wetlands and enjoy its wildlife, including the wetlands that are the target of the proposed development. As a coastal scientist, I fully appreciate the delicate balance between wetlands and accelerating sea level rise, and have watched for 25 years as the wetlands east and west of Jamaica Beach have slowly vanished. This is a time when we should all be fighting to preserve our precious coastal habitats. We must resist efforts to destroy them. I also feel that moving forward with this project would send a negative message to those who visit our coastal community, to others who will seek approval for similar projects, and to government agencies and organizations from whom our community might seek funding to help preserve our coastal setting. This project is a clear assault on that coastal setting, and it should not be allowed to proceed.

J Gourlay - Resident on Jolly Roger Rd

This proposal suggests compensatory wetland mitigation "at the east side of Jamaica Beach". Horse pockey! Surely all land east of JB this is either State Park land or Federally defined Designated Wetlands. The Wetland was defined or re-defined by the block dyke constructed a few years ago in West Bay running the full width of the State Park. I would suggest these areas would not be available and do not need any mitigation activity. The proposed dredging should not be allowed till a workable compensatory proposal is agreed

Mary Curry

JUST SAY NO to the new project proposed to dredge the canal at the intersection of Bob Smith and Pelican Road. There are just too many reasons this is such a bad idea to even list here.

Charles & Rebecca Walters

I am very much opposed to this request due to its obvious environmental impact on the existing wetlands. Also, the after effects from the dredge material being dumped into the main canal could also possibly be distributed with the winds and tides to the surrounding smaller canals. This large of a project will undoubtedly cause severe damage to the bird sanctuary. If it is approved, then at least instead of having the mitigation area be east of Jamaica Beach, make improvements and maintain the existing bird sanctuary.

Greg

Although this area is not officially part of the property deeded to JBIC for the estuary, it is still a major part of the ecosystem of the estuary in Jamaica Beach. It does not make sense to allow a developer to remove wetlands by dredging and filling to create more residential lots. How the corps of engineers allow this to happen? It also seems odd timing to develop more lots when there are so many homes and lots for sale in Jamaica Beach. The estuary is already eroding at a fast pace. The dredging and filling will cause the estuary to become more unstable hydrologically, with enhanced erosion and sediment redistribution. See below for negative impacts to the estuary:

Increased Turbidity and Sedimentation During and after construction:

- *Fine sediments become suspended in the water column*
- *Sediment plumes spread beyond the dredged area • Re deposited sediments can smother nearby habitats*
- *Estuarine consequences:*
- *Reduced light penetration, harming submerged aquatic vegetation (SAV)*
- *Clogged fish gills and stressed invertebrates*
- *Altered benthic (bottom dwelling) communities*

2. Water Quality Degradation

Loss of Natural Filtration

Wetlands act as biogeochemical filters, removing:

- *Excess nutrients (nitrogen & phosphorus)*
- *Sediments*
- *Heavy metals, hydrocarbons, and pathogens*
- *Backfilling wetlands eliminates this function, leading to:*
- *Increased nutrient loading to the estuary*
- *Greater risk of eutrophication*
- *More frequent harmful algal blooms (HABs)*

Permanent Pollutant Sources from Development

Residential lots introduce new chronic pollution inputs, including:

- *Lawn fertilizers and pesticides*
- *Oil, copper, and zinc from roads and driveways*
- *Septic system or sewer leakage*
- *Increased microplastics*

Unlike construction impacts, these are continuous and irreversible without intervention.

3. Biological and Ecological Impacts

Direct Habitat Loss Wetlands

provide:

- Nursery grounds for fish and shellfish
- Feeding grounds for birds
- Refuge for juvenile and migratory species Once filled, these habitats are:
 - Permanently lost
 - Extremely difficult to replicate functionally through mitigation

Disruption of Food Webs

Wetlands are the foundation of estuarine productivity:

- Plant detritus fuels microbial and invertebrate communities
- These support fish, crabs, birds, and larger predators Removing wetlands:
 - Shrinks the base of the food web
 - Reduces secondary productivity
 - Leads to lower fish and shellfish populations over time

Increased Edge Effects and Fragmentation

The new 50 ft dredged corridor creates:

- Artificial habitat edges
- Increased predation pressure
- Easier access for invasive species

Fragmentation reduces ecosystem resilience, making recovery from storms, heat waves, or pollution events more difficult.

4. Shoreline Stability and Coastal Resilience

Increased Erosion

Wetlands absorb wave energy and stabilize sediments. Removing them:

- Exposes adjacent shorelines to wave attack
- Accelerates bank collapse
- Increases sediment delivery into the estuary, compounding turbidity issues

Reduced Climate Resilience Wetlands are critical

for:

- Storm surge attenuation
- Sea level rise accommodation • Carbon sequestration (“blue carbon”) Their loss:
 - Increases flood risk to nearby properties (including the new development)
 - Reduces the estuary’s ability to adapt to climate change
 - Releases stored carbon, contributing to greenhouse gas emissions

5. Cumulative and Long Term Effects

While a single 50 ft project might appear minor:

- Estuarine impacts are cumulative

- *Multiple small projects often produce disproportionately large ecosystem degradation*
- *Ecological thresholds can be crossed silently, triggering rapid declines*

Once wetlands are filled:

- *Restoration is costly, uncertain, and rarely returns full function*
- *Ecosystem services losses persist for decades or permanently*

6. Net Ecosystem Outcome (Summary)

Ecosystem Component Impact

Hydrology Altered flow, increased flooding

Water quality Higher nutrients & pollutants

Habitat Permanent wetland loss

Fisheries Reduced recruitment & biomass

Shorelines Increased erosion

Climate resilience Weakened storm and SLR protection Overall result:

A less productive, more polluted, more erosion prone estuary with reduced resilience, even if the physical alteration footprint is relatively narrow.

Jamaica Beach should stop this development at all costs to protect and preserve this priceless amenity to the neighborhood. In fact, it should be a priority to purchase this property and deed it to JBIC to make sure the estuary remains in tact for generations.

Expert Assessment of Environmental Impacts shown below:

Proposed Dredging and Wetland Fill Adjacent to an Estuarine System Professional Opinion Statement

Based on established coastal science, regulatory guidance, and observed outcomes in comparable systems, the proposed dredging of a 50-foot corridor and conversion of wetlands to residential lots will result in direct, indirect, secondary, and cumulative adverse impacts to the adjacent estuarine ecosystem. Several of these impacts are permanent, non-mitigable in kind, and inconsistent with the long-term protection of aquatic resources.

1. Direct Impacts (Immediate and Measurable Effects)

1.1 Loss of Jurisdictional Aquatic Resources

Wetland fill constitutes a permanent conversion of waters of the United States.

The impacted wetlands currently provide hydrologic storage, nutrient processing, and biological support functions.

Loss of these functions occurs at the time of fill and cannot be restored through structural replacement alone.

Regulatory relevance:

Clean Water Act §404(b)(1) Guidelines prohibit discharges that cause significant degradation, including loss of aquatic functions.

1.2 Physical Disturbance and Turbidity

*Dredging will resuspend fine sediments and organic matter.
Temporary turbidity spikes may exceed state water-quality standards.
Sediment deposition beyond the dredge footprint can impair adjacent benthic habitats.*

Expert conclusion:

Even short-duration turbidity events during sensitive life-history stages (larval fish, shellfish spawning) constitute biologically significant harm.

2. Indirect Impacts (System Responses to Alteration)

2.1 Alteration of Hydrologic Regime

Changes in depth and channel geometry alter local tidal prisms and current velocities.

Loss of wetlands reduces hydraulic attenuation capacity. Resulting increase in flow energy accelerates erosion and sediment transport into the estuary.

Key point for decision-makers:

Hydrologic alterations propagate spatially beyond the project footprint and temporally beyond construction.

2.2 Degradation of Water Quality

Elimination of wetland filtration increases nutrient and contaminant delivery to receiving waters.

Residential land use introduces ongoing sources of nitrogen, phosphorus, hydrocarbons, and metals.

These inputs elevate the risk of chronic eutrophication and episodic hypoxia.

Expert opinion:

Post-construction water-quality impacts often exceed those observed during construction and persist for the life of the development.

3. Secondary and Tertiary Effects (Ecological Cascades)

3.1 Decline in Biological Productivity

Wetlands support detrital food pathways critical to estuarine ecosystems. Their removal reduces primary productivity and secondary consumer biomass.

Fishery impacts manifest as reduced recruitment rather than immediate mortality, making them harder to detect but no less real.

3.2 Habitat Fragmentation and Edge Effects

Creation of an artificial channel increases habitat edges.

Edge-dominated systems experience higher predation rates and invasion by opportunistic species.

Fragmentation reduces ecosystem resilience to stressors such as heat, storms, and pollution.

4. Cumulative Impacts

4.1 Incremental Loss of Estuarine Function

Individual projects of limited size collectively drive system-scale degradation.

Functional thresholds may be crossed without a single large disturbance event.

Scientific literature repeatedly documents non-linear collapse following incremental wetland loss.

Regulatory concern:

Failure to account for cumulative impacts undermines the purpose of federal and state aquatic-resource protections.

4.2 Induced Development Effects

Approval establishes precedent for similar shoreline modifications.

Infrastructure extensions encourage further encroachment into aquatic buffers.

Secondary permitting actions compound the original impact.

5. Long-Term Risk and Irreversibility

5.1 Climate-Related Vulnerabilities

Wetland loss reduces natural adaptation to sea-level rise.

Dredged channels can act as conduits for storm surge.

Development increases exposure of human populations to coastal hazards.

Expert finding:

The project increases long-term flood risk while simultaneously eliminating natural protective features.

5.2 Limited Effectiveness of Mitigation

Compensatory mitigation frequently replaces acreage, not function.

Created wetlands often fail to duplicate hydrologic connectivity and ecological complexity.

Time lags in functional replacement result in decades of net loss.

6. Significance Determination Based on:

*Permanent loss of wetland functions
Degradation of water quality
Adverse effects on estuarine productivity
Increased flood and erosion risk
Contribution to cumulative system decline*

The proposed action constitutes a “significant adverse environmental impact” under commonly applied federal and state review standards.

7. Summary for Hearings or Findings

“While the physical footprint of the project is limited, its ecological footprint is not. The proposed dredging and wetland fill affect core processes—hydrology, nutrient cycling, and habitat connectivity—that define estuarine health. These impacts are permanent, cumulative, and extend well beyond the project boundary. Mitigation cannot fully offset the loss of function or the increased long-term risk to both ecological and human systems.”

Bottom Line

In addition to direct habitat loss and water quality effects, dredging and wetland fill can cause:

- *Chemical contamination release*

- *Fishery and food web disruption*
- *Flood and storm damage amplification*
- *Long term channel instability*
- *Increased regulatory and financial risk*
- *Permanent loss of ecosystem adaptability*

Many of these impacts intensify over time, meaning the greatest damage often appears long after construction is complete.

Thank you for allowing citizens to provide comments on this proposed development.

Hugh Saum- 16527 Bahama Way

I would like to register my opposition to the development of the "Jay Barrow" project at the corner of Bob Smith and Pelican Road. The proposed project would result in incremental loss of wetlands in Jamaica Beach, raising serious concerns regarding cumulative environmental impacts, habitat fragmentation, and long-term degradation of protected natural resources. The applicant has not demonstrated compliance with applicable permitting standards, including the requirements to avoid and minimize wetland impacts and to adequately address compensatory mitigation, nor has it sufficiently evaluated or disclosed potential adverse effects to the adjacent Lorenze Family Bird Sanctuary.

Pete and Rebecca Wilt

As residents of Jamaica Beach and homeowners directly adjacent to the bird sanctuary, we are opposed to the proposed project to mechanically dredge this area. The bird sanctuary is a

fragile estuary with great value to the community whereby the dredging will create irreparable damage to this community asset. Thank you for consideration of our concern and hopeful rejection of this request.

Mark Hillegeist

Dear Members of the City Council, I am writing to express my strong opposition to the proposed project regarding the dredging of the canal along Bob Smith Street and Pelican Street. This area is adjacent to an estuary owned by JBIC. I am deeply concerned that the dredging will wipe out this estuary and cause irreparable environmental damage to our local ecosystem. Given the potential impact on our natural resources, I am against any further progress on this project. I urge the council to reconsider this proposal and explore alternatives that do not threaten our environment. Thank you for your time and for considering my position on this important matter.

Jose L. Gonzalez

We are absolutely against what this person want's to do with the lot. I sometimes go and fish that area in my kayak. The dredging would negatively affect the wetlands, marsh grass, birds, and fish. It will also affect the Lorenz family estuary that the JBIC has been protecting for future generations. There is no space for homes there. What about parking? Would cars have to park on the street? Please City Council, do not approve this.

Peter Johnston

I've been an JB beachside owner since 1991. I have to agree with the objections described by many; but will add to the comments as I don't often read this one.

The land will be filled with high occupancy. Where will those people go to the Beach? Many will want to. They aren't going to simply stay in that development. The JB beach is already overcrowded to the extent that JB owners cannot enjoy the JB beach due to overcrowding. Excessive noise and trash (litter), plus visitors urinating in the dunes. (All experienced last Sunday. The undeveloped land on the beach West of JB is not accessible except on foot and I've not understood why. The proposed land development has been a tidal flat and wetland area and should not be heavily developed as the plan shows. Particularly the area on the East side of the land where it will impact the JB marsh area.

Pattie Schmitz – 4428 Bob Smith

Our family has been here for over 40 years and have a great history here in Jamaica Beach. Adding weight to our EMS is not a great idea as well as the environmental impacts. Please consider all factors.

4) NEW BUSINESS

1. Discussion regarding Public Notice: The applicant at 4520 Pelican Road proposes to mechanically dredge the canal between the bird sanctuary and Pelican Road. All City comments must be submitted by May 14, 2026, to be included in the formal review process by the Corps of Engineers.

Mayor Morse made a motion to discuss

Motion made by Alderman McDermott and seconded by Alderwoman Charron

Discussion took place among the Council, citizens, and City Administrator Salas regarding the proposed dredging project. Mayor Morse stated that she had only recently received the public notice in the mail and noted that the property owner had not previously approached the City directly regarding the matter. Mayor Morse also advised that there is a limited timeframe for submitting comments to the U.S. Army Corps of Engineers. City Administrator Salas presented maps of the proposed dredging site to the Council and citizens in attendance. Citizens asked questions and received clarification regarding the process moving forward. Additional information was also provided by citizens concerning flooding issues in the affected area. Mayor Morse informed attendees that the City will continue researching the matter and will keep the community informed as additional information becomes available.

5) EXECUTIVE SESSION

*Mayor Morse made a motion to adjourn into executive session
Motion made by Alderwoman Joseph and seconded by Alderwoman Charron Adjourned
at 7:10 pm*

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 8:31 pm

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

6) ADJOURN:

*Mayor Morse made a motion to adjourn
Motion made by Alderman McDermott and seconded by Alderwoman Hoffman*

Meeting adjourned at 8:31 pm

**VOTE
4 AYES
1 ABSENT
0 NAYS**

MOTION PASSED