



**MINUTES  
REGULAR MEETING  
HITCHCOCK CITY COUNCIL  
HITCHCOCK CITY HALL COUNCIL CHAMBER  
7423 HIGHWAY 6, HITCHCOCK, TEXAS  
October 16, 2023, 6:00 P.M.**

- 1. The meeting was called to Order by Mayor Chris Armacost at 6:00 pm.**

**Members Present:**

Mayor Chris Armacost  
Councilmember Mary Combs Demby  
Councilmember Morris Tuck  
Councilmember Andre Perkins  
Councilmember Shawn Kadlecek  
Marie Gelles, City Manager  
Debbie C. Nesbitt, City Secretary

Arnold Cross, Community Development Director  
Wilmon Smith, Police Chief  
Monio Mark Finance Director  
Darron Ray, Fire Marshall  
Codie Denton, Officer  
Michaela Tinsley, Officer

**Members Absent:**

None

- 2. Pastor John Elliott gave the Invocation.**

- 3. Pledge of Allegiance.**

- 4. Citizen Comments:**

**John Elliott:** Thanked Shawn and everyone involved for all their hard work in putting together the Good Ole Days event.

**Tammi Barreras:** Thanked Council for the city cleanup day, asked when the FY 2024 budget would be available on the website to view. Voiced her concerns about Second Street, "it is a city street, the city should be maintaining it, so it does not tear up the resident's vehicles".

**Andy Barreras:** Thanked Council for the much-needed improvements throughout the city and to all for the hard work everyone is doing. Ditches and Roads have always been a big concern in Hitchcock. Stated that improvements have been made to the ditches, why not the roads, asked that the City rethink their priorities when considering the funding each year and what funds are spent on.

**Proclamations and Recognitions**

- 5. Presentation of a Proclamation recognizing October as Domestic Violence Awareness Month. (Cecily Henderson Executive Director, Galveston County Resource & Crisis Center)**

Mayor Chris Armacost presented Melissa Joseph and Brandi Smith with Galveston County Resource and Crisis Center with a proclamation for Domestic Violence, thanked them for all the hard work they do within the County.

**Recognition of Codie Denton's 5-year anniversary with the City of Hitchcock.**

**Recognition of Michaela Tinsley's 5-year anniversary with the City of Hitchcock.**

Chief of Police Wilmon Smith presented each officer with their 5-year anniversary plaque, and thanked them for their outstanding service.

**7. Consent Agenda Items (A-G):**

All consent items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

- (A) Approval of minutes for Special Council Meeting dated September 12, 2023.
- (B) Approval of minutes from Regular Council Meeting dated September 18, 2023
- (C) Approval of Investment Report for the month ending September 30, 2023.
- (D) Approval of Financial Report for the month ending September 30, 2023.
- (E) Approval of Accounts Payable Report for the month ending September 30, 2023.
- (F) Amending the FY 2023 Adopted Budget.
- (G) Approval of an Authorized Investment Broker/Dealers list.

Councilmember Perkins made the motion to approve consent agenda items A-G. Seconded by Councilmember Kadlecsek. Motion passed unanimously.

**Public Hearings:**

- a. **Zone Change Request submitted by Lou Ann Smith from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 10612 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 518107.**  
**Legal Description: ABST 48 L CRAWFORD SUR TR 3-11, ACRES 0.457.**  
Mayor Armacost opened the public hearing at 6:10 pm., with no comments, closed the public hearing at 6:11 pm.
- b. **Zone Change Request submitted by Gary and Kimberlee Key from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 6825 Ave B, Santa Fe, Galveston County, Texas 77510. Property ID 308097.**  
**Legal Description: ABST 48 PAGE 28 L CRAWFORD SUR TR 12-1 0.331 ACRES MH 1983 MARIO SAFARI 14X66 HWC 072260.**  
Mayor Armacost opened the public hearing at 6:11 pm., with no comments, closed the public hearing at 6:11 pm.
- c. **Zone Change Request submitted by Gary and Kimberlee Key from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located north of and abutting to 6825 Ave B, Santa Fe, Galveston County, Texas 77510. Property**



**ID 308098. Legal Description: ABST 48 PAGE 28 L CRAWFORD SUR TR 12-2 0.169 ACRES.**

Mayor Armacost opened the public hearing at 6:11 pm., with no comments, closed the public hearing at 6:12 pm.

- d. Zone Change Request submitted by Jay Noto Jr. from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 10624 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 510930.**

**Legal Description: ABST 48 L CRAWFORD SUR TR 3-9, ACRES 0.457.**

Mayor Armacost opened the public hearing at 6:12 pm., with no comments, closed the public hearing at 6:12 pm.

**Items for Individual Consideration:**

- 8. Discussion and appropriate action approving a Resolution of the City Council of the City of Hitchcock, Texas allowing Pete Mancuso and his immediate family to place and occupy an RV on the property at 7330 Blimp Base Blvd. (Arnold Cross Jr., Community Development Director)**

Councilmember Tuck made the motion to approve a Resolution allowing Pete Mancuso to occupy an RV on his property at 7330 Blimp Base Blvd. while repairs are being done on his primary residence. Seconded by Councilmember Perkins. Motion passed unanimously.

- 9. Discussion and appropriate action on a Zone Change Request submitted by Lou Ann Smith from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 10612 Jay Rd, Hitchcock, Texas 77563. Property ID 518107 Legal Description: ABST 48 L CRAWFORD SUR TR 3-11, ACRES 0.457. (Arnold Cross Jr., Community Development Director)**

Councilmember Kadlecek made the motion to approve the re-zone request by Lou Ann Smith from Agriculture Residential to Single Family Residential. Seconded by Councilwoman Demby. Motion passed unanimously.

- 10. Discussion and appropriate action on a Zone Change Request submitted by Gary and Kimberlee Key from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 6825 Ave B, Santa Fe, Galveston County, Texas 77510. Property ID 308097 Legal Description: ABST 48 PAGE 28 L CRAWFORD SUR TR 12-1 0.331 ACRES MH 1983 MARIO SAFARI 14X66 HWC 072260. (Arnold Cross, Jr., Community Development Director)**

Councilmember Perkins made the motion to approve the re-zone request by Gary and Kimberlee Key from Agriculture Residential to Single Family Residential. Seconded by Councilmember Tuck. Motion passed unanimously.

- 11. Discussion and appropriate action on a Zone Change Request submitted by Gary and Kimberlee Key from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located north of and abutting to 6825 Ave B, Santa Fe, Galveston County, Texas 77510. Property ID 308098. Legal Description: ABST 48 PAGE 28 L CRAWFORD SUR TR 12-2 0.169 ACRES. (Arnold Cross, Jr., Community Development Director)**

Councilmember Tuck made the motion to approve the re-zone request by Gary and Kimberlee Key from Agriculture Residential to Single Family Residential. Seconded by Councilmember Kadlecek. Motion passed unanimously.

- 12. Discussion and appropriate action on a Zone Change Request submitted by Jay Noto Jr. from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 10624 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 510930 Legal Description: ABST 48 L CRAWFORD SUR TR 3-9, ACRES 0.457. (Arnold Cross, Jr., Community Development Director)**



Councilmember Perkins made the motion to approve the re-zone request by Jay Noto from Agriculture Residential to Single Family Residential. Seconded by Councilwoman Demby. Motion passed unanimously.

- 13. Discussion and appropriate action approving an Ordinance of the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title XV entitled “Land Usage” Chapter 153 entitled “Mobile Homes and Mobile Home Parks” by amending Section 153.03 entitled “Location of Mobile Home Outside Licensed Park” and providing for publication and an effective date. (Arnold Cross, Jr. Community Development Director)**

Councilmember Tuck made the motion to approve an Ordinance amending the Code of Ordinances entitled “Mobile Home Outside Licensed Parks,” which will only allow mobile homes to be placed within mobile home parks. Seconded by Councilmember Kadlecsek. Motion passed unanimously.

- 14. Discussion and appropriate action approving an Ordinance of the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title IX entitled “General Regulations,” Chapter 93 entitled “Streets and Sidewalks” by amending Article I – entitled “General Provisions” and providing for publication and an effective date. (Arnold Cross, Jr., Community Development Director)**

Councilmember Perkins made the motion to approve an Ordinance amending the Code of Ordinances entitled “Streets and Sidewalks.” Enforcing the maintenance and keeping dirt and debris off city streets. Seconded by Councilwoman Demby. Motion passed unanimously.

- 15. Discussion and appropriate action approving the FY 2024 Enterprise Lease Agreement. (Wilmon Smith, Chief of Police and Leroy Thomas, Public Works Director)**

Chief of Police Wilmon Smith presented to Council the Enterprise Lease Agreement for FY 2024 which will replace and lease new vehicles for the police department and public works. Councilmember Perkins made the motion to approve the FY 2024 Enterprise Lease Agreement. Seconded by Councilwoman Demby. Motion passed unanimously.

- 16. Discussion and appropriate action approving a Resolution of the City Council of the City of Hitchcock, Texas adopting the City of Hitchcock Purchasing Policy. (Monio Mark, Finance Director)**

Monio Mark, Finance Director presented to Council a new Purchasing Policy for the City and requested Council approval. Councilwoman Demby made the motion to approve a Resolution adopting the City of Hitchcock Purchasing Policy. Seconded by Councilmember Perkins, Motion passed unanimously.

- 17. Discussion and appropriate action approving a Resolution of the City Council of the City of Hitchcock, Texas setting a Public Hearing for November 20, 2023, to consider Land Use Assumptions and Capital Improvements Plans for water and wastewater facilities relating to possible adoption of impact fees. (Marie Gelles, City Manager)**

Marie Gelles, City Manager presented the Council with a Resolution requesting a Public Hearing on Land Use Assumptions and Capital Improvements Plans to consider adopting impact fees. Councilmember Perkins made the motion to approve a Resolution setting the public hearing for November 20, 2023. Seconded by Councilmember Kadlecsek. Motion passed unanimously.

- 18. Adjourn:**

Mayor Christopher Armacost adjourned the meeting at 6:34 pm.

  
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Christopher E. Armacost, Mayor

Attest:

  
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Debbie C. Nesbitt, City Secretary