



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, February 20, 2023, 6:00 P.M.**

1. Meeting was called to order by Mayor Chris Armacost at 6:00pm.

Members Present:

Mayor Chris Armacost
Councilmember Mary Combs Demby
Councilmember Wayne Newton
Councilmember Andre Perkins
Marie Gelles, City Manager
Ruth Ann Sandino, City Secretary

Kyle Dickson, City Attorney
Tyler Robert, HEDC Director
Arnold Cross Jr., Comm. Dev. Director
Leroy Thomas, Public Works Director
Wilmon Smith, Police Chief
Daniel Crenshaw, Police Officer

Members Absent:

Councilmember Shawn Kadlecek

2. Invocation by Mary Combs Demby

3. Pledge of Allegiance

4. Citizen Comments:

Louis Casterelli expressed concerns for the drainage issues on Wedgewood.

Public Hearing

**5. Public hearing on a zone change request by Scott Ellis to rezone 1.5 acres
ABST 2 PAGE 11 E PT OF LOT 10 (10-3) THOMPSON HORD & SEVEY Property
ID 134596 from Agriculture Residential (AR) to Single Family Residential (SFR).**

Public Hearing opened at 6:03pm. No comments were made. Public Hearing closed at 6:03pm.

6. Consent Agenda Items (A-D):

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 Regular City Council Meeting dated January 23, 2023.**
- (B) **Approval of Investment Report for the month ending January 31, 2023.**
- (C) **Approval of Accounts Payable Report for the month ending January 31, 2023.**
- (D) **Approval of a Resolution authorizing Galveston County to aerial spray for mosquitoes.**

Wayne Newton made a motion to approve Consent Agenda Items A-D. Andre Perkins seconded the motion. Motion passed 4-0.

Items for Individual Consideration:

- 7. **Discussion and appropriate action regarding a zone change request by Scott Ellis to rezone 1.5 acres ABST 2 PAGE 11 E PT OF LOT 10 (10-3) THOMPSON HORD & SEVEY Property ID 134596 from Agriculture Residential (AR) to Single Family Residential (SFR). (Arnold Cross, Jr., Community Development Director)**

Wayne Newton made a motion to approve a zone change request by Scott Ellis to rezone 1.5 acres ABST 2 PAGE 11 E PT OF LOT 10 (10-3) THOMPSON HORD & SEVEY Property ID 134596 from Agriculture Residential (AR) to Single Family Residential (SFR). Mary Combs Demby seconded the motion. Motion passed 4-0.

- 8. **Presentation of the Hitchcock Economic Development Corporation (HEDC) Annual Report. (Tyler Robert, HEDC Director and Jack Click, Board President)**

Tyler Robert and Jack Click presented the HEDC annual report.

- 9. **Discussion and appropriate action on a Resolution authorizing a Downtown Redevelopment Program for purposes of redeveloping Hitchcock Economic Development Corporation (HEDC) land located within the City's downtown district by demolishing two existing structures, rebuilding commercial structures for business incubation, the development of a public plaza, and the repurpose of a structure for commercial purposes in an amount not to exceed \$900,000 as more generally described. (Second Reading) (Tyler Robert, HEDC Director)**

Mary Combs Demby made a motion to approve a Resolution authorizing a Downtown Redevelopment Program for purposes of redeveloping Hitchcock Economic Development Corporation (HEDC) land located within the City's downtown district by demolishing two existing structures, rebuilding commercial structures for business incubation, the development of a public plaza, and the repurpose of a structure for commercial purposes in an amount not to exceed \$900,000 as more generally described. Andre Perkins seconded the motion. Motion passed 4-0.

- 10. Discussion and appropriate action regarding an Alternative Financing Agreement between Four Windy Hill Investments, LLC and the City of Hitchcock, Texas related to the Gulf Breeze Public Improvement District residential construction project and authorize the City Manager to execute said agreement. (Marie Gelles, City Manager)**

Wayne Newton made a motion to approve an Alternative Financing Agreement between Four Windy Hill Investments, LLC and the City of Hitchcock, Texas related to the Gulf Breeze Public Improvement District residential construction project and authorize the City Manager to execute said agreement. Mary Combs Demby seconded the motion. Motion passed 4-0.

- 11. Briefing and discussion on proposed street projects for FY2023. (Leroy Thomas, Public Works Director)**

Leroy Thomas explained the proposed street projects for FY2023. He stated that Wedgewood was probably the worst street in the city.

- 12. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title I entitled "General Provisions", "Chapter 10 entitled "General Provisions", by amending Section 10.99 entitled "General Penalty" and providing for publication and an effective date. (Arnold Cross, Jr., Community Development Director)**

Arnold Cross Jr. explained that this amendment added the penalty costs from the Texas Government Code.

Wayne Newton made a motion to approve an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title I entitled "General Provisions", "Chapter 10 entitled "General Provisions", by amending Section 10.99 entitled "General Penalty" and providing for publication and an effective date. Andre Perkins seconded the motion. Motion passed 4-0.

- 13. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock amending the Code of Ordinances Title III entitled "Administration", Chapter 39 entitled "Taxation", by amending Section 39.04 entitled "Hotel Occupancy Tax" and providing for publication and an effective date. (Arnold Cross, Jr., Community Development Director)**

Arnold Cross Jr. explained that this amendment now includes short term rentals such as Air B&B's to be subject to Hotel Occupancy Tax.

Andre Perkins made the motion to approve an Ordinance by the City Council of the City of Hitchcock amending the Code of Ordinances Title III entitled "Administration", Chapter 39 entitled "Taxation", by amending Section 39.04 entitled "Hotel Occupancy Tax" and providing for publication and an effective date. Mary Combs Demby seconded the motion. Motion passed 4-0.

- 14. Presentation, discussion, and appropriate action on the City of Hitchcock Racial Profiling Report. (Wilmon Smith, Chief of Police)**

Officer Daniel Crenshaw introduced himself to the Council and presented the City of Hitchcock Racial Profiling Report.

Wayne Newton made a motion to accept the City of Hitchcock Racial Profiling Report. Mary Combs Demby seconded the motion. Motion passed 4-0.

15. Discussion and appropriate action adopting an Ordinance amending the FY 2022-2023 Budget. (Wilmon Smith, Chief of Police)

Chief Smith explained that this amendment would allow for the purchase of 8 ballistic shields for the Hitchcock Police Department. The cost will be reimbursed by a grant received from the Office of the Governor.

EXECUTIVE SESSION:

16. **Executive Session:** None

17. **Meeting was adjourned by Mayor Chris Armacost at 6:39pm.**



Chris Armacost, Mayor

Attest:



Ruth Ann Sandine, City Secretary