



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
8102 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, March 18, 2024, 6:00 P.M.**

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

Members Present:

Mayor Chris Armacost
Councilmember Morris Tuck
Councilmember Andre Perkins
Councilmember Mary Combs Demby

Staff Present:

Debbie C. Nesbitt, City Secretary
Wilmon Smith, Police Chief
Monio Mark, Finance Director
Kyle Dickson, City Attorney
Arnold Cross, Jr., Community Development
Stacey Baker, Comm. Specialist
Leroy Thomas, Public Works Director
Marie Gelles, City Manager
Jeff Evans, Captain HPD

Members Absent:

Councilmember Shawn Kadlecek

2. Invocation led by Councilmember Morris Tuck

3. Pledge of Allegiance

4. Citizen Comments:

Emily Leigh: 5912 Meadowbrook Drive. Stated this was her first time attending a meeting and how honored she felt, and how beautiful the new City Hall is. Expressing her concerns and frustration with her neighbor and their dogs coming in her yard and around her house, she asked what can be done about the issues she is having. Mayor Armacost told her she could call the police department, and they would help her with the problems she is having.

Proclamation:

5. Proclamation proclaiming April as Fair Housing Month in the City of Hitchcock.

Mayor Armacost read the proclamation and proclaimed the month of April as Fair Housing Month in the City of Hitchcock, Texas.

Public Hearing:

6. Zone Change Request submitted by Shannon Sharp and Blackline Engineering from Agriculture Residential (AR) and Planned Unit Development (PUD) to a Planned Development District (PDD) for a tract or parcel of land containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142

Items for Individual Consideration:

- 8. Discussion and appropriate action on a Zone Change Request submitted by Shannon Sharp and Blackline Engineering from Agriculture Residential (AR) and Planned Unit Development (PUD) to a Planned Development District (PDD) for a tract or parcel of land containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C), all of called 2.00 acre tract described in deed to Shannon Sharp recorded under C.F. No. 2004075055 of the O.P.R.R.P.G.C., all of the called 2030 foot long by 60 foot wide strip of land described in deed to Shannon Sharp recorded under C. F. No. 2001033372 of the O.P.R.R.P.G.C., and a portion of the called 33.5634 acre tract described in deed to Shannon Sharp recorded under C. F. 2010060664 of the O.P.R.R.P.G. C., said 224.891 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)**

Councilmember Morris Tuck made the motion to approve the zone change submitted by Shannon Sharp and Blackline Engineering from Agriculture Residential (AR) and a Planned Unit Development (PUD) to a Planned Development District. Seconded by Councilmember Andre Perkins. Motion passed.

- 9. Discussion and appropriate action on a preliminary plat request submitted by Shannon Sharp and Blackline Engineering for a tract or parcel of land entitled Gulf Breeze, containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C), all of called 2.00 acre tract described in deed to Shannon Sharp recorded under C.F. No. 2004075055 of the O.P.R.R.P.G.C., all of the called 2030 foot long by 60 foot wide strip of land described in deed to Shannon Sharp recorded under C. F. No. 2001033372 of the O.P.R.R.P.G.C., and a portion of the called 33.5634 acre tract described in deed to Shannon Sharp recorded under C. F. 2010060664 of the O.P.R.R.P.G. C., said 224.891 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr. Community Development Director)**

Councilmember Andre Perkins made the motion to approve the preliminary plat requested by Shannon Sharp and Blackline Engineering. Seconded by Councilmember Mary Combs Demby. Motion passed.

- 10. Discussion and appropriate action on a preliminary platting request submitted by Shannon Sharp and Blackline Engineering for a tract or parcel of land entitled Gulf Breeze Section 1, containing 55.535 acres (2,419,11sq ft) out of the Lemuel Crawford Survey, Abstract No. 48. The Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43, Galveston County, Texas, being a portion of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number 2000058142 of the official public records of the real property of Galveston County (O.P.R.R.P.G.C) and out of the 33.5634 acre tract conveyed to Shannon Sharp as recorded under C.F. No. 2010060664 if the (O.P.R.R.P.G.C), said 55.535 acres being**

more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)

Councilmember Andre Perkins made the motion to approve the preliminary plat submitted by Shannon Sharp and Blackline Engineering containing 55.535 acres. Seconded by Councilmember Mary Combs Demby. Motion passed.

- 11. Discussion and appropriate action approving the design, engineering, and construction of the Leachate Pre-Treatment System at the Wastewater Treatment Plant; and authorizing the City manager to execute said contracts for an amount not to exceed \$8,977,139.00 in accordance with Texas Government Code 302 and 2254 and TIPS contract number #211001. (David Craig, Tim Rowe, and Ryan Quigley, Performance Services, Inc., and Josh Berryhill, EHT Engineering.)**

David Craig, with Performance Services presented the design, engineering, and construction for the Leachate Pre-Treatment system at the Wastewater Treatment Plant, and the cost involved with the project. Councilmember Mary Combs Demby made the motion to approve authorizing the City Manager to execute said contracts for an amount not to exceed \$8,977,139.00 for the design, engineering, and construction of the Leachate Pre-Treatment Plant at the Wastewater Treatment Plant. Seconded by Councilmember Morris Tuck. Motion passed.

- 12. Presentation and acceptance of the FY 2023 Annual Financial Report and the results of the audit as presented. (Dan Hernandez, CPA, Senior Manager with Whitley Penn, LLP.)**

Dan Hernandez, CPA, Senior Manager with Whitley Penn presented the FY 2023 Financial Audit along with a power point to Council. Councilmember Andre Perkins made the motion to accept the FY 2023 Financial Audit. Seconded by Councilmember Morris Tuck. Motion passed.

- 13. Discussion and appropriate action awarding a bid for the Wedgewood Ave. Street Project. (Llarance Turner, Kaluza Inc. and Leroy Thomas, Public Works Director)**

Councilmember Mary Combs Demby made the motion to approve and award the bid to Lucas Construction for the Wedgewood Ave., Street Pavement project. Seconded by Councilmember Morris Tuck. Motion passed.

- 14. Discussion and appropriate action approving the green infrastructure project, titled "Hitchcock City Parks: Mitigating NPS Pollution with Green Infrastructure" to include two rain gardens in Joe Moore Park located at 7007 Williams Street and a vegetated filter strip at the Hitchcock City Baseball Field Park located at 8324 Robinson Road. (Stacey Baker, Community Development Specialist)**

Councilmember Andre Perkins made the motion to approve the Green Infrastructure Project titled "Hitchcock City Parks Mitigation NPS Pollution with Green Infrastructure." Seconded by Councilmember Mary Combs Demby. Motion passed.

- 15. Discussion and appropriate action adopting a Resolution by the City Council of the City of Hitchcock, Texas authorizing the submission of a grant application to the Office of the Governor for Enhancing Public Safety Through Advanced Police Radio Communication Grant Program. (Captain Jeff Evans, HPD)**

Councilmember Andre Perkins made the motion to approve a Resolution authorizing the Hitchcock Police Department to apply for grant funding from the Office of the Governor for Enhancing Public Safety through Advanced Police Radio Communication Grant Program. Seconded by Councilmember Mary Combs Demby. Motion passed.

16. Discussion and appropriate action approving the Economic Development Incentive Guidelines. (Devin DePascal, Executive Director HEDC)

Devin DePascal, Executive Director, Hitchcock Economic Development Corporation came before the Council asking for approval of the HEDC Incentive Guidelines. Councilmember Mary Combs Demby made the motion to approve. Seconded by Councilmember Morris Tuck. Motion passed to approve the HEDC Incentive Guidelines.

17. Discussion and appropriate action approving the purchase of real property located at 6816 3rd Street and 8118 N. Railroad Ave., Hitchcock, Texas. (Devin DePascal, HEDC Director and Jack Click)

Councilmember Andre Perkins made the motion to approve the purchase of real property located at 6816 3rd Street and 8118 N. Railroad Ave., Hitchcock, Texas. Seconded by Councilmember Mary Combs Demby. Motion passed.

EXECUTIVE SESSION:

18. Executive Session: Adjournment to Executive Session Pursuant to Texas Government Code Section 551.071(1)(A) to consult with the City Attorney to seek his advice on contemplated litigation and settlements, and Section 551.074 deliberation regarding personnel matters and Section 551.072 deliberation regarding real property.

The Council convened into Executive Session at 6:46 pm.

19. Reconvene into Open Session:

The Council reconvened into open session at 7:01 pm.

20. Consider possible action or give direction on items legally discussed in Executive Session.

No action was taken.

21. Adjourn:

Mayor Armacost adjourned the meeting at 7:02 pm.



Christopher E. Armacost, Mayor

Attest:



Debbie C. Nesbitt, City Secretary