



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL
7423 HIGHWAY 6, HITCHCOCK, TEXAS
June 21, 2021, 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 Shawn Kadlecek
Councilmember Wayne Newton
Councilmember Andre Perkins

Marie Gelles, City Manager
Ruth Ann Sorrell, City Secretary
Kyle Dickson, City Attorney
Wilmon Smith, Police Chief
Jacob Cooley, Mechanic

2. Invocation by Mary Combs Demby.

3. Pledge of Allegiance

4. **Citizen Comments:**

Clay Burton addressed his concerns and feelings about his safety and security and how important the feeling of safety is to the citizens of Hitchcock.

Michelle Wingate expressed her concern about the drainage around her property on Pigeon Dr. She spoke against the Gulf Breeze Subdivision Development.

5. Mayor Chris Armacost recognized Jacob Cooley for 5 years with the City of Hitchcock.

6. **Consent Agenda Items (A-E):**

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 City Council Meeting dated May 10, 2021.

(B) Approval of minutes for Special City Council Meeting dated May 11, 2021.

(C) Approval of Investment Report for the month ending May 30, 2021.

(D) Approval of Accounts Payable Report for the month ending May 30, 2021.

(E) Approval of 2nd quarter Finance Report for the months of January 2021 through March 2021.

Wayne Newton made the motion to approve all consent items. Mary Demby seconded the motion. Motion passed 5-0.

Items for Individual Consideration:

7. **Discussion and appropriate action regarding approval of a final plat of a subdivision of 8.5452 acres (372,245 sq ft) in the Arthur Burk Survey, A-26. Also, a replat of Lot 1, of Hughes Settlement, as recorded in volume 140, page 391 of the map records of Galveston County, Texas, in the City of Hitchcock, Galveston County, Texas. This replat is to create 30 single-family residential lots. The final plat has been reviewed and approved by the City Engineer and is recommended for approval by the Planning and Zoning Commission.**

Andre Perkins made the motion to approve the final plat of a subdivision of 8.5452 acres (372,245 sq ft) in the Arthur Burk Survey, A-26. Also, a replat of Lot 1, of Hughes Settlement, as recorded in volume 140, page 391 of the map records of Galveston County, Texas, in the City of Hitchcock, Galveston County, Texas. This replat is to create 30 single-family residential lots. Shawn Kadlecsek seconded the motion. Motion passed 5-0.

8. **Discussion and appropriate action appointing/re-appointing board member(s) to the Hitchcock Economic Development Corporation Board.**

Wayne Newton made the motion to appoint/re-appoint members:

Jack Click, President, Randy Strickland, Ted Robinson, Jr. Vice President, Dorothy Childress, Secretary, and Mayor Chris Armacost to the Hitchcock Economic Development Corporation Board. Mary Combs Demby seconded the motion. Motion passed 5-0.

9. **Discussion and appropriate action regarding approval of a Resolution authorizing publication of Notice of Intention to issue Certificates of Obligations for the design, acquisition, construction, and improvement of certain public works, and authorizing certain other matters relating thereto.**

Marie Gelles explained that the Certificates of Obligation will be used to remodel and improve the newly purchased property at 6801 Delaney Road for the new City Hall Building.

Andre Perkins made the motion to approve a Resolution authorizing publication of Notice of Intention to issue Certificates of Obligations for the design, acquisition, construction, and improvement of certain public works, and authorizing certain other matters relating thereto. Wayne Newton seconded the motion. Motion passed 5-0.

10. **Discussion and appropriate action by the City Council appointing Orrick, Herrington & Sutcliffe LLP as bond counsel; delegating the authority to the Mayor or City Manager of the City to execute certain documents relating to the engagement of Orrick, Herrington & Sutcliffe LLP; and other matters in connection thereto.**

Wayne Newton made the motion to appoint Orrick, Herrington & Sutcliffe LLP as bond counsel; delegating the authority to the Mayor or City Manager of the City to execute certain documents relating to the engagement of Orrick, Herrington & Sutcliffe LLP; and other matters in connection thereto. Mary Combs Demby seconded the motion. Motion passed 5-0.

11. Presentation and discussion on the Gulf Breeze Subdivision Development Project Plan by Randy Hall, Consultant for Cove Matrix Development, LLC and Rick Rosenberg, Consultant with DBFG.

Randy Hall and Rick Rosenberg presented the plan for the Gulf Breeze Subdivision and the intent to use a Public Improvement District (PID) and a Tax Increment Reinvestment Zone (TIRZ).

Wayne Newton expressed his concern of the functionality of retention ponds and overall drainage issues with this project. He also addressed that the planned lot sizes are smaller than the required lot size of 60'x100' in accordance with the City Ordinances.

Llarance Turner, City Engineer, Kaluza Inc. assured the council that drainage issues are the number one priority. Mr. Turner encouraged the council to thoroughly understand PID's and TIRZ. He also addressed the lot size and advised that an agreement on lot size can be put in the Development Agreement. Mr. Turner reminded the council that this development would be located in Santa Fe ISD. He added that there would have to be studies to determine if the existing water and wastewater facilities will be able to support this subdivision.

Shawn Kadlecsek verified the location of the Jay Rd ditch and that it is the responsibility of the City of Hitchcock.

Mary Combs Demby asked who will be responsible for the increase in traffic and any traffic lights that will need to be installed. Randy Hall assured that the developer will do a traffic study with TXDOT.

Andre Perkins asked how many phases it will take to complete the project. Randy Hall said it will take 5 to 6 phases.

Mayor Chris Armacost asked if this subdivision will be under an HOA and what triggered the TIRZ. Randy Hall responded that is absolutely will be under an HOA and the increased cost of building is what triggered the TIRZ.

12. Briefing on Enchanted Trails RV Park & Resort.

Llarance Turner gave a briefing on the Enchanted Trails RV Park & Resort. This will be a large RV Resort with over 600 RV spaces. Chance Bennett, representative of the developers, gave a description of the resort and all the amenities that will be included.

13. Briefing on National Pollution Discharge Elimination System (NPDES) for Municipal Separate Storm Sewer System (MS4).

Llarance Turner explained that this is reviewed every 5 years and he intends to make sure we are always in compliance.

14. Discussion and appropriate action approving the Hitchcock Police Department Emergency Response Plan.

Wayne Newton made the motion to approve the Hitchcock Police Department Emergency Response Plan. Shawn Kadlecsek seconded the motion. Motion passed 5-0.

15. Discussion and appropriate action for the authorization of the City of Hitchcock to issue a Request for Proposal (RFP) for administrative services and Request for Qualifications (RFQ) for engineering services related to the Hazard Mitigation Assistance grant program.

Marie Gelles explained that any funding received from the Hazard Mitigation Assistance Grant Program will be used for items such as replacing at least 2 of the older diesel generators with new natural gas generators in the City.

Andre Perkins made the motion to approve the authorization of the City of Hitchcock to issue a Request for Proposal (RFP) for administrative services and Request for Qualifications (RFQ) for engineering services related to the Hazard Mitigation Assistance grant program. Mary Combs Demby seconded the motion. Motion passed 5-0.

16. Discussion and appropriate action on renewal of insurance rates for employee group health, dental, life and vision coverage with Texas Municipal League (TML) Health Benefit Pool.

Wayne Newton made the motion to approve the renewal of insurance rates for employee group health, dental, life and vision coverage with Texas Municipal League (TML) Health Benefit Pool. Andre Perkins seconded the motion. Motion passed 5-0.

17. Appointing Denton Navarro Rocha Bernal & Zech, P.C. and Doucet & Associates for services related to redistricting/reapportionment; and authorizing the City Manager to execute certain documents related to the engagement of Denton Navarro Rocha Bernal & Zech and Doucet & Associates; and other matters related hereto.

Wane Newton made the motion to appoint Appointing Denton Navarro Rocha Bernal & Zech, P.C. and Doucet & Associates for services related to redistricting/reapportionment; and authorizing the City Manager to execute certain documents related to the engagement of Denton Navarro Rocha Bernal & Zech and Doucet & Associates; and other matters related hereto. Shawn Kadlecsek seconded the motion. Motion passed 5-0.

18. Approving a Resolution authorizing the City Manager to execute all documents necessary to effectuate the purchase of real property located at 6801 Delaney Road from Warren T. Longmire, Jr, MD, and 8104 Highway 6, from Associated Credit Union of Texas in Hitchcock, Texas; funding of the purchase price for both purchases and authorizing certain other matters relating thereto.

Wayne New made the motion to authorize authorizing the City Manager to execute all documents necessary to effectuate the purchase of real property located at 6801 Delaney Road from Warren T. Longmire, Jr, MD, and 8104 Highway 6, from Associated Credit Union of Texas in Hitchcock, Texas; funding of the purchase price for both purchases and authorizing certain other matters relating thereto. Mary Combs Demby seconded the motion. Motion passed 5-0.

Meeting adjourned to Executive Session at 8:51pm.

19. 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, Section 551.072 Real Estate, and Section 551.074 (a) (1) Contracts.

20. Reconvene into Open Session at 9:00pm.

21. Consider possible action or give direction on items legally discussed in Executive Session. None

22. Mayor and City Council Requests/Comments. None

23. Announcements:

- a. City Offices will be closed Monday, July 5, 2021, for the July 4th Holiday.

24. Meeting adjourned by Mayor Chris Armacost at 9:01pm.



Chris Armacost, Mayor

Attest:



Ruth Ann Sorrell, City Secretary