



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL
7423 HIGHWAY 6, HITCHCOCK, TEXAS
July 19, 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
Darron Ray, Fire Marshal
Henry DeBord, City Inspector
Arnold Cross, Comm. Dev. Director
Sgt. Dustin Pruitt
Ofc. Alex Hickerson
Ofc. Mary Wooldridge

2. Invocation by John Elliott.
3. Pledge of Allegiance

4. **Citizen Comments:**

Paul Roach spoke in support of the Walk with a Cop event that was held on July 11, 2021. Mr. Roach said the event was nice for the community. He also requested that City employees identify themselves and be polite and professional when answering the phones at City Hall.

Vivian Guidry informed the Council that she is applying for a variance to sell alcohol on the property across from the Hitchcock Head Start Building. She also agreed that City employees identify themselves and be polite and professional when answering the phones at City Hall.

5. Mayor Chris Armacost recognized Dustin Pruitt for his 5-year anniversary 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 June 3, 2021.

(B) Approval of minutes for Regular City Council Meeting dated June 21, 2021.

- (C) **Approval of Investment Report for the month ending June 30, 2021.**
- (D) **Approval of Accounts Payable Report for the month ending June 30, 2021.**
- (E) **Accepting the resignation of Arnold Cross, Jr. from the Board of Adjustments and the TIRZ Board.**

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

Items for Individual Consideration:

- 7. **Discussion and appropriate action regarding approval of a Resolution awarding the selection of American Recovery Plan Administrative Services.**
Marie Gelles recommended that GrantWorks be awarded the selection of American Recovery Plan Administrative Services based on the scoring process.
Andre Perkins made a motion to approve GrantWorks be awarded the selection of American Recovery Plan Administrative Services. Wayne Newton seconded the motion. Motion passed 5-0.
- 8. **Discussion and appropriate action on setting a Public Hearing on a Petition for Creation of a Public Improvement District submitted by Shannon Sharp.**
Marie Gelles recommended on setting a Public Hearing on a Petition for Creation of a Public Improvement District submitted by Shannon Sharp for August 16, 2021.
Wayne Newton made a motion to schedule a Public Hearing on a Petition for Creation of a Public Improvement District submitted by Shannon Sharp for August 16, 2021. Andre Perkins seconded the motion. Motion passed 5-0.
- 9. **Discussion and appropriate action appointing Russell Rodriguez Hyde Bullock LLP for serviced related to the creation of a Public Improvement District (PID); and authorizing the City Manager to execute all necessary documents.**
Andre Perkins made a motion to appoint Russell Rodriguez Hyde Bullock LLP for serviced related to the creation of a Public Improvement District (PID); and authorizing the City Manager to execute all necessary documents. Mary Combs Demby seconded the motion. Motion passed 5-0.
- 10. **Discussion and appropriate action regarding the approval of an Ordinance amending Title XV Entitled "Land Usage", Chapter 150 Entitled "Building Regulations", Article II Entitled "Building Code", Section 150.15 Entitled "Adoption of standard building codes."** Darron Ray explained the amendments would be to require commercial building to have 6" numbers and letters on their buildings to display the street address and requires all new residential homes to have smoke and carbon monoxide detectors installed. Wayne Newton made a motion to approve an Ordinance amending Title XV Entitled "Land Usage", Chapter 150 Entitled "Building Regulations", Article II Entitled "Building Code", Section 150.15 Entitled "Adoption of standard building codes." Mary Combs Demby seconded the motion. Motion passed 5-0.

11. Discussion and appropriate action regarding the approval of an Ordinance amending Title XV Entitled “Land Usage”, Chapter 151 – Electrical Code.

Darron Ray explained the amendments to the Ordinance are to remove where the City issues a license and added the approved usage of aluminum wires for interior underground feeders. Andre Perkins made a motion to approve an Ordinance amending Title XV Entitled “Land Usage”, Chapter 151 – Electrical Code. Wayne Newton seconded the motion. Motion passed 5-0.

12. Discussion and appropriate action regarding the approval of an Ordinance amending Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article IV Entitled “Mechanical Code”, Sections 150.31 and 150.33.

Darron Ray explained the amendment was to adopt the 2018 Mechanical Code. Mary Combs Demby made a motion to approve of an Ordinance amending Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article IV Entitled “Mechanical Code”, Sections 150.31 and 150.33. Shawn Kadlecsek seconded the motion. Motion passed 5-0.

13. Discussion and appropriate action regarding the approval of an Ordinance Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article V Entitled “Adoption of International Plumbing Code”, Sections 150.45 and 150.46.

Darron Ray explained the amendments are to adopt the 2018 Plumbing Code and to require a 12” depth for sewer lines. Wayne Newton made a motion to approve an Ordinance Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article V Entitled “Adoption of International Plumbing Code”, Sections 150.45 and 150.46. Mary Combs Demby seconded the motion. Motion passed 5-0.

14. Discussion and appropriate action regarding the approval of an Ordinance amending Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article VIII Entitled “Adoption of International Property Maintenance Code”, Sections 150.91 and 150.92.

Darron Ray explained the amendments are to adopt the 2018 International Property Maintenance Code and to remove sections that are no longer in the International Property Maintenance Code. Andre Perkins made a motion to approve of an Ordinance amending Title XV Entitled “Land Usage”, Chapter 150 Entitled “Building Regulations”, Article VIII Entitled “Adoption of International Property Maintenance Code”, Sections 150.91 and 150.92. Wayne Newton seconded the motion. Motion passed 5-0.

15. Discussion regarding parking issues on Mecom Way from Highway 6 to Jay Road.

Chief Wilmon Smith, Ofc. Alex Hickerson, and Ofc. Mary Wooldridge expressed concern that emergency vehicles are not able to pass down Mecom Way due to residents parking on the roadway. They suggested crating an ordinance to not allow parking on the street on this road.
No action taken.

16. Discussion and appropriate action awarding the Emergency Debris Removal Contract.

Ofc. Mary Wooldridge recommended awarding the Emergency Debris Removal Contract to Crowder Gulf. Wayne Newton made the motion to award Crowder Gulf the Emergency Debris Removal Contract. Mary Combs Demby seconded the motion. Motion passed 5-0.

- 17. Discussion and appropriate action approving a payment of \$550,000 from the TIRZ One (Harborwalk) account to Harborwalk, LP pursuant to the Indenture of Trust Amendment to Development and Financing Agreement dated September 1, 2006, by and between the City of Hitchcock, Reinvestment Zone Number One, City of Hitchcock, Texas, Wells Fargo Bank, NA and Harborwalk, LP. regarding TIRZ Payment.**

Wayne Newton made a motion to approve a payment of \$550,000 from the TIRZ One (Harborwalk) account to Harborwalk, LP pursuant to the Indenture of Trust Amendment to Development and Financing Agreement dated September 1, 2006, by and between the City of Hitchcock, Reinvestment Zone Number One, City of Hitchcock, Texas, Wells Fargo Bank, NA and Harborwalk, LP. regarding TIRZ Payment. Andre Perkins seconded the motion. Motion passed 5-0.

Meeting adjourned to Executive Session at 6:43pm.

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

- 19. Reconvene into Open Session at 7:01pm.**

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

Wayne Newton made a motion to approve the offer from the Hitchcock Chamber of Commerce to resolve the title issues on the Good Ole Days property. Mary Combs Demby seconded the motion. Motion passed 5-0.

- 21. Mayor and City Council Requests/Comments.**

None

- 22. Announcements:**

Marie Gelles introduced Arnie Cross the new Community Development Director.

- 23. Meeting was adjourned by Mayor Chris Armacost at 7:02pm.**

Chris Armacost, Mayor

Attest:

Ruth Ann Sorrell, City Secretary