



**AGENDA
SPECIAL MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, August 1, 2022, 6:00 P.M.**

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Citizen Comments:

PLEASE NOTE: Public comments and matters from the floor are limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Council form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

Speakers must address their comments to the presiding officer rather than to individual council members or staff. Speakers will be allowed a maximum of 3 minutes to speak. Speakers making personal, impertinent, profane, or slanderous remarks will be given a warning before losing the privilege to speak or may be removed from the room. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations/distractions will not be permitted. No placards, banners or signs will be permitted in the Chambers or in any room in which the Council is meeting. In accordance with the Texas State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda.

Public Hearing:

5. Public Hearing on a zoning change requested by Hope McNatt to rezone 6602 Wayne Johnson Blvd, Hitchcock, Galveston County Texas. Legal description: ABST 140 M KNOWLTON SUR & 13 W JACK SUR PT OF LOT 2 (2-2) EBENEZER ALLEN SUB GCAD # 174116 from Single Family Residential (SFR) to Agriculture Residential (AR).

Items for Individual Consideration:

6. Discussion and appropriate action on a Change of Zoning request submitted by Hope McNatt to rezone 6602 Wayne Johnson Blvd, Hitchcock, Galveston County Texas. Legal description: ABST 140 M KNOWLTON SUR & 13 W JACK SUR PT OF LOT 2 (2-2) EBENEZER ALLEN SUB GCAD # 174116 from Single Family Residential (SFR) to Agriculture Residential (AR). (Stacey Baker, Community Development Specialist)
7. Presentation and discussion on the Utility Rate Study. (Marie Gelles, City Manager and Nelisa Heddin, Nelisa Heddin Consulting)
8. Progress report on aeration basin grit removal, water meter, and other infrastructure improvement projects from Performance Services, Inc. (PSI). (Marie Gelles, City Manager and David Craig, Project Manager, PSI)
9. Discussion and appropriate action on a Resolution of the City of Hitchcock, Texas authorizing the City to enter into a Master Public Property Finance Act Lease Purchase Agreement and related schedules of property thereto with First Security Finance, Inc. to be entered into from time to time, the proceeds of which will be used to finance the costs of certain energy saving improvements; and approving certain other documents and actions in connection therewith. (Marie Gelles, City Manager and Larry Jones, Business Development Manager, PSI)
10. Discussion and appropriate action adopting a Resolution of the City Council of the City of Hitchcock, Texas ("City"), approving (I) the Resolution of the Board of Directors of the Hitchcock Industrial Development Corporation ("Corporation") regarding a loan in an amount not to exceed of \$400,000.00; (II) a Sales Tax Remittance Agreement between the City and the Corporation; (III) resolving other matters incident and related to the loan; and (IV) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the Sales Tax Remittance Agreement. (Tyler Robert, Executive Director)
11. Presentation on the Hitchcock Economic Development Corporation (HEDC) FY2022-2023 Proposed Budget. (Tyler Robert, HEDC Executive Director)
12. Presentation on the FY 2022-2023 Proposed Budget. (Marie Gelles, City Manager)

EXECUTIVE SESSION:

13. 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(a)(1) Personnel Matters, Section 551.072 deliberation regarding real property, and Section 551.087 deliberations regarding economic development negotiations.
14. Reconvene into Open Session.

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

16. Adjourn

In order to best facilitate actions by the City Council items may be taken out of order as posted.

***If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the City Council of the City of Hitchcock reserves the right to conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E, including but not limited to the following provisions: (1) Section 551.071 – consultation with attorney, (2) Section 551.072 – deliberation regarding real property, (3) Section 551.074 – deliberation regarding personnel matters, and/or complaints against city personnel, and (4) Section 551.087 – deliberations regarding economic development negotiations. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.**

I, RUTH ANN SORRELL, CITY SECRETARY OF THE CITY OF HITCHCOCK DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED AT CITY HALL IN THE CITY OF HITCHCOCK, TEXAS ON THE 29TH DAY OF JULY 2022 AT 4:00 P.M. AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Ruth Ann Sorrell, City Secretary