



**MINUTES  
REGULAR MEETING  
HITCHCOCK CITY COUNCIL  
HITCHCOCK CITY HALL COUNCIL CHAMBER  
7423 HIGHWAY 6, HITCHCOCK, TEXAS  
September 18, 2023, 6:00 P.M.**

**1. Call to Order by Mayor Chris Armacost at 6:00pm.**

**Members Present:**

Mayor Chris Armacost  
Councilmember Mary Combs Demby  
Councilmember Morris Tuck  
Councilmember Andre Perkins  
Marie Gelles, City Manager  
Debbie C. Nesbitt, City Secretary

Kyle Dickson, City Attorney  
Wilmon Smith, Police Chief  
Arnie Cross, Community Development Director  
Leroy Thomas, Public Works Operations Manager  
Devin DePascal, EDC Director  
Monio Mark, Finance Director  
Darren Ray, Fire Marshall

**Members Absent:**

None

**2. Invocation by Councilwoman Demby.**

**3. Pledge of Allegiance**

**4. Citizen Comments:**

**Patty McNeal:** 7032 Caldwell; address Council and told them she has lived in Hitchcock for over 75 years, that she is concerned about the citizens that live here, and the major issues at Missionary Village Apartments, these people are being taken advantage of, someone should be held accountable, and made to take responsibility for the residents that live there. With no hot water, gas and some days without electricity, something must be done, to make the owner be held accountable.

**Mike Joubert:** sent a letter to have read to the Council, Patty McNeal read the letter to the Council to express his concerns and dismay with the horrible living conditions at Missionary Village Apartments, "my niece lives there, so I have a vested interest in this situation. It seems to me the city does not care about the residents that live there, knowing the safety issues and violations at the apartments. "What is the City doing to correct these issues." These people cannot continue to live this way and in these conditions.

**Proclamations and Recognitions**

**5. Recognition of Louis Garcia's 5-year anniversary with the City of Hitchcock.**

Wilmon Smith, Chief of Police recognized Louis Garcia and presented him with his 5-year service plaque and congratulated him for his outstanding service to the department and the City of Hitchcock.

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

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 August 21, 2023.
- (B) Approval of Investment Report for the month ending August 31, 2023.
- (C) Approval of Financial Report for the month ending August 31, 2023.
- (D) Approval of Accounts Payable Report for the month ending August 31, 2023.
- (E) Approving the amended City of Hitchcock pay plan.
- (F) Approving a Resolution readopting the Hitchcock Economic Development Corporation (HEDC) Investment Policy.

Councilmember Perkins made the motion to approve items (A-F) in the consent agenda. Seconded by Councilmember Kadlecsek. Motion passed unanimously.

#### **Items for Individual Consideration:**

**7. Discussion and appropriate action approving a Resolution of the City Council of the City of Hitchcock, Texas authorizing use of additional funds available in the American Rescue Plan Act Grant, for the Texas General Land Office Community Development Block Grant-Mitigation Contract #22-085-064-D321. (Sam Lilley, Senior Project Manager with Grant Works)**

Sam Lilley presented Council a Resolution authorizing the use of additional funds for the American Rescue Plan Grant, for the Texas General Land Office, Contract #22-085-064-D321. Councilmember Tuck made the motion to approve the Resolution. Seconded by Councilwoman Demby. Motion passed unanimously.

**8. Presentation of the TDA Form A1024 CDBG Section 3 Goals and Concepts as related to the 2021 CDBG Fund Program and Grant Contract CDV21-0008. (Sam Lilley, Senior Project Manager with Grant Works)**

Sam Lilley explained the concepts related to the TDA 2021 CDBG Fund Program and Grant Contract CDV21-008, he explained the process involved in the bidding process, accepting bids, awarding the contract and the process in selecting section 3 contractors and workers.

**9. Discussion and appropriate action adopting the Hitchcock Economic Development Corporation (HEDC) FY 2024 Budget. (Devin DePascal, HEDC Executive Director)**

Devin DePascal, HEDC Director, addressed the Council to approve the HEDC FY 2024 budget. Councilmember Kadlecsek made the motion to approve the HEDC FY 2024 budget. Seconded by Councilmember Perkins. Motion passed unanimously.

**10. Discussion and appropriate action adopting an Ordinance of the City Council of the City of Hitchcock, Texas, adopting the FY2023-2024 Annual Budget of the City of Hitchcock for the fiscal year beginning October 1, 2023, and ending September 30, 2024; authorizing expenditures as therein provided; providing a savings and severability clause; and establishing an effective date. (Marie Gelles, City Manager)**



Marie Gelles, City Manager, addressed the Council to recommend approving the FY 2023-2024 Annual Budget and called for a recorded vote.

Councilmember Perkins made the motion to approve the Annual 2023-2024 FY Budget.

Seconded by Councilmember Tuck. Motion passed unanimously.

**Vote Results:**

Mayor Chris Armacost	YES
Andre Perkins	YES
Mary Combs Demby	YES
Morris Tuck	YES
Shawn Kadlecek	YES

- 11. Discussion and appropriate action adopting an Ordinance of the City Council of the City of Hitchcock, Texas, setting the Ad Valorem Tax Rate of the City of Hitchcock, Texas for Tax Year 2023 at a rate of \$0.495000 per one hundred dollars (\$100) valuation on all taxable property within the corporate limits of the City of Hitchcock, Texas; specifying separate components of such rate for operations and maintenance and for debt services; providing for due and delinquent dates together with penalties and interest; providing for collection; and providing for an effective date. (Marie Gelles, City Manager)**

Marie Gelles, City Manager addressed the Council to recommend adopting and setting the FY 2023 Ad Valorem Tax Rate of \$0.495000 per one hundred (\$100) valuation. And called for a recorded vote.

Councilmember Kadlecek made the motion to approve an Ordinance approving and setting the 2023 Ad Valorem Tax Rate. Seconded by Councilwoman Demby. Motion passed unanimously.

**Vote Results:**

Mayor Chris Armacost	YES
Andre Perkins	YES
Mary Combs Demby	YES
Morris Tuck	YES
Shawn Kadlecek	YES

- 12. Discussion and appropriate action on an Ordinance of the City Council of the City of Hitchcock, Texas ratifying the property tax revenue increase reflected in the Fiscal Year 2023-2024 Budget that will require raising more revenue from property taxes than in the Fiscal Year 2022-2023 Budget by \$296,405 or 12.28% and of that amount \$134,998 is revenue to be raised from new property added to the roll this year. (Marie Gelles, City Manager)**

Marie Gelles, City Manager addressed the Council recommending the approval of an Ordinance ratifying the FY 2023-2024 property tax revenue. And called for a recorded vote.

Mayor Armacost made the motion to approve an Ordinance approving ratifying the 2023-2024 revenue. Seconded by Councilmember Perkins. Motion passed unanimously.

**Vote Results:**

Mayor Chris Armacost	YES
Andre Perkins	YES
Mary Combs Demby	YES
Morris Tuck	YES
Shawn Kadlecek	YES

- 13. Discussion and appropriate action on an Ordinance adopting the FY 2024 Comprehensive Fee Schedule. (Marie Gelles, City Manager)**

Marie Gelles, City Manager addressed the Council recommending the approval of an Ordinance setting the FY 2024 Comprehensive Fee Schedule.

Motion made by Councilmember Tuck to approve the 2024 Comprehensive Fee Schedule. Seconded by Councilwoman Demby. Motion passed unanimously.

14. Discussion and appropriate action regarding a Resolution by the City Council of the City of Hitchcock, Texas approving the purchase of certain real property and authorizing the City Manager to sign all documents necessary to effectuate and fund the purchase; and providing that this Resolution shall become effective from and after its passage and adoption. (Marie Gelles, City Manager)

Marie Gelles, City Manager addressed the Council recommending the approval of a Resolution approving the purchase of certain real property.

Motion made by Councilmember Perkins to authorize the City Manager to purchase real estate property. Seconded by Councilmember Kadlecek. Motion passed unanimously.

**EXECUTIVE SESSION:**

15. Executive Session:

None

**Adjourn:**

Mayor Christopher Armacost adjourned the meeting at 6:29 pm.



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Christopher Armacost, Mayor

Attest:



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Debbie C. Nesbitt, City Secretary