



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, September 19, 2022, 6:00 P.M.**

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

Members Present:

Mayor Chris Armacost	Ruth Ann Sorrell, City Secretary
Councilmember Mary Combs Demby	Arnie Cross, Comm. Dev. Director
Councilmember Shawn Kadlecak	Leroy Thomas, Public Works Operation Manager
Councilmember Wayne Newton	Wilmon Smith, Chief of Police
Councilmember Andre Perkins	Jeffery Evans, Police Captain
Marie Gelles, City Manager	

2. Invocation by Pastor John Elliott.

3. Pledge of Allegiance

4. Citizen Comments:

Cheryl Smith, owner of Leprechaun game room expressed her concern for the increase on the gaming machine stickers and stated she is disappointed that she were not notified sooner of the change.

Les McColgin spoke about the opioid crisis and the dangers of Fentanyl. He invited everyone to a Town Hall meeting on Sunday October 2, 2022 at 6:00pm located at the Gulfcoast Foursquare Church.

Public Hearing:

5. Public Hearing on a zoning change requested by Jesse Hermosillo to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Commercial (GC).

Public Hearing opened at 6:07pm.

No comments were made.

Public Hearing closed at 6:07pm.

6. Public Hearing on a zoning change requested by Tri-Coast Inc., Lonnie Holt to rezone property ID# 181800 property address: 5404 FM 2004, Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas from Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC).

Public Hearing opened at 6:07pm.
No comments were made.
Public Hearing closed at 6:08pm.

Proclamation and Recognition:

7. **Mayor Chris Armacost presented a Proclamation recognizing September 16 – 22, 2022 as Constitution Week.**

8. **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 Regular City Council Meeting dated August 15, 2022.**
(B) **Approval of minutes for Special City Council Meeting dated September 13, 2022.**
(C) **Approval of Investment Report for the month ending August 31, 2022.**
(D) **Approval of Accounts Payable Report for the month ending August 31, 2022.**
(E) **Approval of an Ordinance of the City Council of the City of Hitchcock amending the FY 2021-2022 Budget.**

Andre Perkins made a motion to approve Consent Agenda items A-E. Wayne Newton seconded the motion. Motion passed 5-0.

Items for Individual Consideration:

9. **Discussion and appropriate action on a zoning change requested by Jesse Hermosillo to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Commercial (GC). (Arnold Cross Jr., Community Development Director)**
Arnold Cross Jr. stated that the Planning and Zoning Commission voted to deny the zoning change request in August.

Mary Combs Demby made a motion to deny a zoning change requested by Jesse Hermosillo to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Commercial (GC).

Andre Perkins seconded the motion. Motion passed 5-0.

10. **Discussion and appropriate action on a zoning change requested by Tri-Coast Inc., Lonnie Holt to rezone property ID# 181800 property address: 5404 FM 2004, Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas. From Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC). (Arnold Cross Jr., Community Development Director)**
Andre Perkins made a motion to approve a zoning change requested by Tri-Coast Inc., Lonnie Holt to rezone property ID# 181800 property address: 5404 FM 2004,

Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas. From Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC). Shawn Kadlecek seconded the motion. Motion passed 4-0 with Mayor Chris Armacost abstaining.

- 11. Discussion and appropriate action on a preliminary platting request for Sunset Grove Section 6 Subdivision located on the east side of Delany Road and north of Prairie Street, being a subdivision of 16.17 acres located in the Stephen F. Austin League No.4 Abstract -2 City of Hitchcock, Texas also being a partial replat of Lots 13 and 14 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. GCAD ID 131443. Applicant (KB Homes) is requesting the subject property be platted for 64 single family residential lots. (Arnold Cross Jr., Community Development Director)**

Wayne Newton made a motion to approve a preliminary platting request for Sunset Grove Section 6 Subdivision located on the east side of Delany Road and north of Prairie Street, being a subdivision of 16.17 acres located in the Stephen F. Austin League No.4 Abstract -2 City of Hitchcock, Texas also being a partial replat of Lots 13 and 14 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. GCAD ID 131443. Applicant (KB Homes) is requesting the subject property be platted for 64 single family residential lots. Mary Combs Demby seconded the motion. Motion passed 5-0.

- 12. Discussion and appropriate action on a preliminary platting request submitted by Shawn Kadlecek to subdivide a 3.253-acre vacant lot into 6 lots with the property ID # 134595 being the Northeast corner of Jackson Rd and Beasley Street. 7105-0000-0010-0002 ABST 2 S F AUSTIN SUR N PT OF LOT 10 (10-2) THOMPSON HORD & SEVEY SUB, Hitchcock, Galveston County, Texas. (Arnold Cross Jr., Community Development Director)**

Andre Perkins made a motion to approve a preliminary platting request submitted by Shawn Kadlecek to subdivide a 3.253-acre vacant lot into 6 lots with the property ID # 134595 being the Northeast corner of Jackson Rd and Beasley Street. 7105-0000-0010-0002 ABST 2 S F AUSTIN SUR N PT OF LOT 10 (10-2) THOMPSON HORD & SEVEY SUB, Hitchcock, Galveston County, Texas. Mary Combs Demby seconded the motion. Motion passed 4-0 with Shawn Kadlecek abstaining.

- 13. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title XI entitled "Business Regulations", Chapter 110 entitled "Alcoholic Beverages" by amending Section 110.06 – entitled "Required Distance from Churches, Schools and Educational Institutions" and providing for publication and an effective date. (Arnold Cross, Community Development Director)**

Wayne Newton made a motion to adopt an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title XI entitled "Business Regulations", Chapter 110 entitled "Alcoholic Beverages" by amending Section 110.06 – entitled "Required Distance from Churches, Schools and Educational Institutions" and providing for publication and an effective date. Shawn Kadlecek seconded the motion. Motion passed 3-2.

- 14. Discussion and appropriate action authorizing the City Manager to execute an agreement with Texas Workforce Solutions to participate in the On-the-Job Training Program. (Leroy Thomas, Public Works Operation Manager)**

Leroy Thomas explained this program will cover 50% of wages for 5 positions in the Public Works Department for one year for unskilled workers.

Mary Combs Demby asked if the City would be able to let a worker go if they were not working out.

Leroy Thomas advised that the workers through this program will be treated the same as regular employees of the City and yes, the City would be able to dismiss them if necessary.

Wayne Newton made a motion to approve authorizing the City Manager to execute an agreement with Texas Workforce Solutions to participate in the On-the-Job Training Program. Mayr Combs Demby seconded the motion. Motion passed 5-0.

15. Discussion and appropriate action adopting the Hitchcock Economic Development Corporation (HEDC) FY 2023 Proposed Budget. (Tyler Robert, HEDC Executive Director)

Mary Combs Demby made a motion to adopt the Hitchcock Economic Development Corporation (HEDC) FY 2023 Proposed Budget. Andre Perkins seconded the motion. Motion passed 5-0.

16. Discussion and appropriate action adopting an Ordinance of the City Council of the City of Hitchcock, Texas, adopting the FY 2022-2023 Annual Budget of the City of Hitchcock for the fiscal year beginning October 1, 2022, and ending September 30, 2023; authorizing expenditures as therein provided; providing a savings and severability clause; and establishing an effective date. (Marie Gelles, City Manager)

Wayne Newton made a motion to adopt an Ordinance of the City Council of the City of Hitchcock, Texas, adopting the FY 2022-2023 Annual Budget of the City of Hitchcock for the fiscal year beginning October 1, 2022, and ending September 30, 2023; authorizing expenditures as therein provided; providing a savings and severability clause; and establishing an effective date. Shawn Kadlecek seconded the motion. Roll call vote was made. Motion passed 5-0.

Council Member	Vote
Mayor Chris Armacost	Yea
Councilmember Mary Combs Demby	Yea
Councilmember Shawn Kadlecek	Yea
Councilmember Wayne Newton	Yea
Councilmember Andre Perkins	Yea

17. Discussion and appropriate adopting an Ordinance of the City Council of the City of Hitchcock setting the Ad Valorem Tax Rate of the City of Hitchcock, Texas for Tax Year 2022 at a rate of \$0.50 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 service; providing for due and delinquent dates together with penalties and interest; providing for collection; and providing for an effective date. (Marie Gelles, City Manager)

Andre Perkins made a motion to adopt an Ordinance of the City Council of the City of Hitchcock setting the Ad Valorem Tax Rate of the City of Hitchcock, Texas for Tax Year 2022 at a rate of \$0.50 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 service; providing for due and delinquent dates together with penalties and interest; providing for collection; and providing for an effective date. Shawn Kadlecek seconded the motion. Roll call vote was made. Motion passed 5-0.

Council Member	Vote
Mayor Chris Armacost	Yea
Councilmember Mary Combs Demby	Yea
Councilmember Shawn Kadlecek	Yea
Councilmember Wayne Newton	Yea
Councilmember Andre Perkins	Yea

18. Discussion and appropriate action on an Ordinance of the City Council of the City of Hitchcock ratifying the property tax revenue increase reflected in the Fiscal Year 2022-2023 Budget that will require raising more revenue from property taxes than in the Fiscal Year 2021-2022 Budget by \$289,379 or 13.06% and of that amount \$144,010 is tax revenue to be raised from new property added to the roll this year. (Marie Gelles, City Manager)

Mayor Chris Armacost made a motion to adopt an Ordinance of the City Council of the City of Hitchcock ratifying the property tax revenue increase reflected in the Fiscal Year 2022-2023 Budget that will require raising more revenue from property taxes than in the Fiscal Year 2021-2022 Budget by \$289,379 or 13.06% and of that amount \$144,010 is tax revenue to be raised from new property added to the roll this year. Wayne Newton seconded the motion. Roll call vote was made. Motion passed 5-0.

Council Member	Vote
Mayor Chris Armacost	Yea
Councilmember Mary Combs Demby	Yea
Councilmember Shawn Kadlecek	Yea
Councilmember Wayne Newton	Yea
Councilmember Andre Perkins	Yea

19. Discussion and appropriate action adopting an Ordinance establishing rates to be charged for water and wastewater services provided by the City of Hitchcock; Repealing Ordinance No. 2019-0030, dated September 30, 2019, and all other Ordinances or parts of Ordinances in conflict herewith; providing for severance; and providing an effective date of October 1, 2022. (Marie Gelles, City Manager)

Mary Combs Demby expressed her concern for raising the rates on the citizens of Hitchcock but that she understood why it was necessary.

Leroy Thomas explained the water and wastewater system is severely outdated and is in constant need of repair or replacement and that a rate increase is necessary to help with the costs of the constant work needed on the system.

Andre Perkins asked if these rates will be reviewed again in the next year.

Marie Gelles advised the rates will be reviewed again in a couple of years.

Wayne Newton made a motion to adopt an Ordinance establishing rates to be charged for water and wastewater services provided by the City of Hitchcock; Repealing Ordinance No. 2019-0030, dated September 30, 2019, and all other Ordinances or parts of Ordinances in conflict herewith; providing for severance; and providing an effective date of October 1, 2022. Shawn Kadlecek seconded the motion. Motion passed 5-0.

20. Discussion and appropriate action on an Ordinance adopting the FY 2023 Comprehensive Fee Schedule. (Marie Gelles, City Manager)

Wayne Newton made a motion to adopt an Ordinance adopting the FY 2023 Comprehensive Fee Schedule. Mary Combs Demby seconded the motion. Motion passed 3-2.

21. Discussion and appropriate action amending Chapter 12, Section, 12.13 E. entitled "Holidays", of the City of Hitchcock Personnel Policies & Procedures Manual, adding Juneteenth as a paid City holiday for regular full-time employees and deleting the Floating Holiday from the Holiday Schedule. (Marie Gelles, City Manager)

Mary Combs Demby and Andre Perkins suggested to add the Juneteenth Holiday without removing the Floating Holiday.

Wayne Newton asked what the cost to the City is by adding a Holiday.

Item was tabled to review the cost associated with adding a Holiday top the City calendar.

22. Discussion and appropriate action rescheduling the October 17, 2022, City Council Meeting to October 24, 2022.

Andre Perkins made a motion to reschedule the October 17, 2022, City Council Meeting to October 24, 2022. Shawn Kadlecsek seconded the motion. Motion passed 5-0.

Meeting Adjourned to Executive Session at 6:55pm.

23. 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, and Section 551.072 deliberation regarding real property.

24. Reconvene into Open Session at 8:00pm.

25. No action taken.

26. Meeting was adjourned by Mayor Chris Armacost at 8:00pm.



Chris Armacost, Mayor

Attest:



Ruth Ann Sorrell, City Secretary