



**MINUTES
SPECIAL CALLED MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Wednesday, September 22, 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 Kadlecsek
Councilmember Wayne Newton
Councilmember Andre Perkins

Marie Gelles, City Manager
Ruth Ann Sorrell, City Secretary
Wilmon Smith, Police Chief
Arnold Cross, Comm. Dev. Director

- 2. Invocation by Pastor John Elliott.**

- 3. Pledge of Allegiance**

- 4. Citizen Comments: None**

- 5. Adjourned to Executive Session at 6:01pm.**

Executive Session: Adjournment to Executive Session Pursuant to Texas Government Code Section 551.071(1)(A) to deliberate with and seek legal advice from legal counsel for the city regarding the Gulf Breeze Public Improvement District Petition and related development.

Reconvened to open meeting at 6:25pm.

Public Hearing opened at 6:27pm.

- 6. Consider a presentation in support of a Petition for the Creation of the Gulf Breeze Public Improvement District (PID) covering an approximate 224.958 acres of land located on the Northwest side of F.M. 2004, between 8426 FM 2004, Santa Fe, Texas, 77510 (Westwind Helicopters) and 8230 FM 2004, Hitchcock, Texas, 77563 (Custom Chemical Services) identified as parcels 171691 and 388783 of the Galveston County Appraisal District records, all within the corporate limits of the City of Hitchcock; consider a presentation of a feasibility report and preliminary estimate of the cost of the proposed improvements by City PID consultants, as provided by Texas Local Government Code Section 372.007(a) and conduct a Public Hearing on the advisability of the improvements to be made, as provided by Texas Local Government Code Section 372.009.**

Randy Hall and Rick Rosenburg let the Council know they were ready to answer any questions the Council may have.

Wayne Newton expressed his concern for the drainage in the entire area of the proposed subdivision.

Randy Hall assured that the development engineers have been working hard in conjunction with Drainage District 1 and Galveston County engineers to develop a drainage plan that work. He claimed the surface water elevation will be reduced by 6 inches and that over 50 acres will be dedicated to detention.

Mayor Chris Armacost asked how much water can be dispersed if a pump fails.

Randy Hall stated that an engineer would have to answer that question.

Wayne Newton asked for more information on the drainage.

Randy Hall explained that there will be a piping system installed under the Jay Road ditch and that the ditches will be widened. He also stated that the water will be diverted to the detention ponds.

Mary Combs Demby asked is the pumps will be electric and if they are, who will be responsible for the electric costs for the pumps.

Randy Hall assumed they were going to be electric and that the engineers are working on backup systems to support them. He also said that the Homeowner's Association would be responsible for the electric costs and that it would be included in the PID agreement.

Andre Perkins asked how many pumps will be installed.

Randy Hall advised that question would need to be answered by the engineers.

Andre Perkin asked about the commercial property in the area of the subdivision and also when a traffic study will be conducted.

Randy Hall stated that the commercial property in the area will not be owned by the development and that a traffic study will not be done until after the land is purchased.

Andre Perkins asked how many entrances there will be to the community.

Randy Hall advised that there will be 2 entrances located at FM2004 and 33rd Street.

Wayne Newton asked if there would be any rental homes in the subdivision.

Randy Hall said no, that is not in the plan.

Wayne Newton asked what the target market is for purchasing the homes in the development.

Randy Hall advised it was the working-class population such as police officers, teachers, and plant workers.

Shawn Kadlecsek asked if there was a plan for any 2 story homes.

Randy Hall said there will be several 2 story homes and suggested the Council to drive through Lago Mar as an example of what the development will look like.

Shawn Kadlecsek asked about the size of the driveways.

Randy Hall stated they will be designed for a 2-car garage and the exact size will be addressed in the development agreement.

Mayor Chris Armacost asked what the street width will be.

Randy Hall advised that it will be whatever the city requirement is.

Mayor Chris Armacost stated that the minimum home size was 1500sq ft and asked what the maximum was.

Randy Hall said the maximum will be between 2000 – 2400 sq ft. and that this does not include the garage.

Mayor Chris Armacost asked how many different floor plans will be offer.

Randy Hall said there will be about a dozen and that there will not be several of the same floor plan in a row.

Mayor Chris Armacost asked who will be responsible for the maintenance of the utilities and green space in the development.

Randy Hall said it will be maintained by the HOA.

Andre Perkins asked what happens if only a portion of the lots are sold.

Randy Hall responded that this is a marketing issue, and they will do their best to sell the lots.

Jim Niederle, City Financial Advisor, asked if the land was currently under contract and advised the Council that this project is also pursuing a TIRZ.

Randy Hall said yes it was under contract and he explained that they are looking at a TIRZ to recuperate funds spent to improve the public services to the entire area.

Jim Niederle asked if there was a discount on the land due to the drainage issues in the area.

Randy Hall answered, no there is not a discount on the land.

Jim Niederle asked what funding will be used for costs outside of the PID.

Rick Rosenberg advised those costs will be covered by development equity and said an agreement will be made before any bonds are sought or issued.

George Hyde, PID attorney for the City of Hitchcock, addressed the Council with the questions of how much money does the city want to invest for a PID or TIRZ. Mr. Hyde also asked what is the feasibility of the project without a TIRZ.

Randy Hall advised that he will be prepared to address that question at a later date.

Rick Rosenberg stated that the PID needs to be approved before the TIRZ can be figured.

George Hyde asked what special amenities the public will see in the community.

Randy Hall explained that there will be walking trails, the detention basin that can be used as a sports field, community parks, and the entrance creates a sense of arrival.

Wayne Newton asked if the development would need a water tower or does it just need to extend the water lines.

Randy Hall stated the current water supply should be sufficient and the lines only need to be extended.

Jim Niederle asked who will maintain the streets and fire hydrants.

Randy Hall answered that the development will cover the first year then the responsibility will shift to the City.

Citizen Comments:

Paul Roach stated that the density of the project is not acceptable. He advised no one he has spoken to felt like this project was a good idea. Mr. Roach feels it is too cramped and asked the Council to not move forward with the PID unless they have a different development plan that is more compatible with the current community in the area.

Dorothy Childress expressed that she is not in favor of a TIRZ. She stated she was excited about the development and advised the Council to be informed on every step of the process. She reminded the Council to be prepared for the increased need for public safety that community will create. Mrs. Childress also addressed that the entire subdivision would be in Santa Fe ISD.

Don Gottlob expressed his concern that Dispensary Road would be utilized as a thoroughfare into the subdivision. He also addressed his concern for the increase of traffic and the need for public safety that will be created by the increase of population this development will bring.

Diana Roach stated that FM2004 cannot handle the amount of traffic this development will create. She is concerned about the number of accidents and deaths that occur on FM2004. Mrs. Roach advised that the area is currently used as a drainage run off. She also informed the Council that the developer has several communities in the area that do not drain properly and have flooded. Diana also expressed her concern for the increased need of public safety.

Public Hearing closed at 8:07pm.

Items for Individual Consideration:

7. **Discuss and consider action on a Resolution of the City Council of the City of Hitchcock, Texas, authorizing and creating the Gulf Breeze Public Improvement District in the City of Hitchcock, Galveston County, Texas, in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date.**

Mayor Chris Armacost made a motion to postpone this item in order to obtain more information from the Lawyer of the PID. Andre Perkins seconded the motion, Motion Passed 5-0.

8. **Discussion and consider appropriate action approving a Resolution of the City Council of the City of Hitchcock, Texas joining with the State of Texas and political subdivisions of the state as a party in the Texas Opioid Settlement Agreements secured by the Office of the Attorney General; authorizing the City Manager to execute settlement participation forms; and establishing an effective date.**

Wayne Newton made a motion to approve a Resolution of the City Council of the City of Hitchcock, Texas joining with the State of Texas and political subdivisions of the state as a party in the Texas Opioid Settlement Agreements secured by the Office of the Attorney General; authorizing the City Manager to execute settlement participation forms; and establishing an effective date. Andre Perkins seconded the motion. Motion passed 5-0.

EXECUTIVE SESSION: None

9. Executive Session: Adjournment to Executive Session Pursuant to Texas Government Code Section 551.071 to consult with the City Attorney to seek his advice on contemplated litigation; settlement offers; or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, Section 551.072 Real Property, and Section 551.074 (a) (1) Personnel Matters.
10. Reconvene into Open Session.
11. Consider possible action or give direction on items legally discussed in Executive Session.
12. Meeting was adjourned by Mayor Chris Armacost at 8:09pm.



Chris Armacost, Mayor

Attest:



Ruth Ann Sorrell, City Secretary