CITY COUNCIL REGULAR MEETING
MONDAY, SEPTEMBER 21, 2026
6:00 P.M.
COUNCIL CHAMBER, CITY HALL
8102 Hwy 6, HITCHCOCK, TEXAS 77563

MINUTES

The Regular meeting of the Hitchcock City Council was called to order by Mayor Chris Armacost at 6:00 pm.

Members Present:
Mayor Chris Armacost
Councilmember Shawn Kadlecek
Councilmember Brian Smith
Councilmember Terry Knight
Marie Gelles, City Manager
Monio Mark, Asst. City Manager / Finance Director
Arnold J. Cross, Community Development Director
Leroy Thomas, Public Works Director
Wilmon Smith, Chief of Police
Lance LaCour, EDC Director
Debbie C. Nesbitt, City Secretary
Jeff Evans, Asst. Police Chief

Members Absent:
Councilmember Mary Combs Demby

Nick Porter with Foursquare Church led the Invocation.

1. 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 also to 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 any room where 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.

Alexa Ibarra, 1917 52nd Street, Galveston, TX: She stated that she owns property in the City of Hitchcock and is interested in developing the property into a physical therapy and rehabilitation facility. She explained that the costs associated with the proposed project are higher than anticipated and inquired whether the city is aware of any programs, grants, or other resources that may be available to assist with the project.

Margaret March, 6523 Pinecrest Drive: Stated she had addressed the condition of Mainland Cemetery at the previous City Council meeting. She again expressed concerns about the cemetery's poor condition and lack of maintenance. She stated that she has made several attempts to contact the cemetery owner but has not received a response. She asked whom Hitchcock citizens may contact to file a complaint or seek assistance regarding the cemetery's condition and maintenance.

Michelle Wingate, 7750 Pigeon Drive: She voiced concerns regarding the Gulf Breeze Project, stating that the developer should have been held responsible for all costs associated with the project rather than placing the financial burden on the City and its residents. She further expressed concerns that the City does not have adequate resources to address the additional water and sewer demands the development needs, and the residents should not be burdened with issues resulting from this development.

Kevin Schuenemann, 8106 Schiro: Voiced his concerns regarding the proposed property tax increase, stating that the City of Hitchcock currently has one of the highest, if not the highest, property tax rates in Galveston County. He questioned what services and benefits residents currently receive in return for the property taxes they pay.

2. **Proclamations & Presentations:**

   a. **Presentation of a Proclamation commemorating Constitution Week, September 17-23, 2026, in celebration of the U.S. Constitution. (Susan Polk, Chairperson of the Constitution Week Committee of the George Washington Chapter, National Society of the Daughters of the American Revolution)**

   Mayor Chris Armacost presented Susan Poke from the George Washington Chapter of the Daughters of the American Revolution with a proclamation recognizing Constitution Week.

   b. **Presentation and possible action to approve an Eagle Scout project for the placement of a flag collection box at City Hall for the proper disposal of damaged and retired American flags. (Jason Gerringer)**

   Mayor Chris Armacost made the motion to approve the Eagle Scout Troop's project to place a collection box at City Hall to properly dispose of damaged and retired flags. Councilmember Brian Smith seconded the motion. The motion passed 4 - 0.

3. **Public Hearing:**

   a. **Conduct a public hearing and receive public comments regarding the designation of a Tax Abatement Reinvestment Zone on 284 acres in the City of Hitchcock at 8430 FM 2004 in accordance with Chapter 312 of the Texas Tax Code.**

   The public hearing was reset for the October meeting.

4. **Consent Agenda Items (A-O):**

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 requests it, 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 from Regular City Council Meeting dated August 17, 2026.

(B) Approval of minutes from Special City Council Meeting dated September 8, 2026.

(C) Approval of City of Hitchcock Monthly Investment Report for the period ending August 31, 2026.

(D) Approval of Hitchcock Economic Development Corporation Monthly Investment Report for the period ending August 31, 2026.

(E) Approval of City of Hitchcock Financial Report for August 31, 2026.

(F) Approval of City of Hitchcock Accounts Payable Report for August 31, 2026.

(G) Approval of a payment in the amount of $500,000.00 to Harborwalk, L.P., in accordance with the Settlement Agreement between the City of Hitchcock and Harborwalk, L.P.

(H) Approving an Ordinance of the City Council of the City of Hitchcock repealing and replacing Ordinance 2026-011 Designating a certain area as a Reinvestment Zone for Commercial-Industrial Tax Abatement on 284 acres in Hitchcock, Texas, at 8430 FM 2004 in accordance with Chapter 312 of the Texas Tax Code.

(I) Approving a Resolution of the City Council of the City of Hitchcock, Texas, revising the designated authorized signatories for the CDBG-MIT Harvey HUD program for GLO state contract number 22-085-064-D321.

(J) Approving HDR Engineering, Inc. Task Order #3 proposal for Professional Engineering Services for the Gulf Breeze 10-inch Force Main Bypass Project.

(K) Approval of a Professional Services Agreement with Right-of-Way Solutions, Inc., to provide Right-of-Way acquisition services in connection with the Gulf Breeze Project.

(L) Recognizing Henry DeBord for his 5-year anniversary with the City of Hitchcock.

(M) Recognizing Jeffery Evans for his 5-year anniversary with the City of Hitchcock.

(N) Recognizing Lisa Clements for her 5-year anniversary with the City of Hitchcock.

(O) Accepting the resignation of Marie Gelles as City Manager effective September 25, 2026.

Councilmember Shawn Kadlecek made the motion to approve items A-O, omitting item H from the consent agenda, to be rescheduled. Councilmember Terry Knight seconded the motion. The motion passed 4 - 0.

Items for Individual Consideration:

5. **Discussion and appropriate action adopting a Resolution of the City Council of the City of Hitchcock, Texas, approving a Plan of Finance in connection with the proposed issuance, sale, and delivery of the City of Hitchcock, Texas Special Assessment Revenue Bonds, Series 2026 (Gulf Breeze Public Improvement District Improvement Area #1 A Project) and the City's Certificates of Obligation, Series 2026, including the preparation of financing and offering documents; and making other provisions regarding matters incident thereto. (Marie Gelles, City Manager, and Andre Ayala, Municipal Advisor, Hilltop Securities, Inc.)**

   Councilmember Terry Knight made the motion to approve the Resolution approving a Plan of Finance in connection with the proposed issuance, sale, and delivery of Special Assessment Revenue Bond, Series 2026 (Gulf Breeze). Councilmember Shawn Kadelecek seconded the motion. The motion passed 3 - 1, with Councilmember Brian Smith voting Nay.

6. **Discussion and appropriate action adopting a Resolution of the City Council of the**

City of Hitchcock authorizing publication of notice of intention to issue Certificates of Obligation for the design, acquisition, construction, and improvements of certain public works, authorizing distribution of an official statement or private placement memorandum (if needed) relating to such series of certificates and authorizing certain other matters relating thereto. (Marie Gelles, City Manager, and Rick Witte, Partner, Jackson Walker, LLP)

Councilmember Shawn Kadlecek made the motion to approve the Resolution authorizing the publication of Notice of Intent to issue Certificates of Obligation and distribution of an official statement of private placement memorandum. Councilmember Terry Knight seconded the motion. The motion passed 3 - 1, with Councilmember Brian Smith voting Nay.

7. **Discussion and appropriate action approving a Second Amended and Restated Gulf Breeze Alternative Financing Agreement. (Marie Gelles, City Manager and Rick Witte, Partner, Jackson Walker, LLP)**

   Councilmember Terry Knight made the motion to approve the Second Amended and Restated Gulf Breeze Alternative Financing Agreement. Councilmember Shawn Kadlecek seconded the motion. The motion passed 3 - 1, with Councilmember Brian Smith voting Nay.

8. **Discussion and appropriate action extending the contract with LensLock for body-worn cameras for a five-year extension. (Wilmon Smith, Chief of Police)**

   Councilmember Brian Smith made the motion to approve extending the contract with LensLock for five years. Councilmember Terry Knight seconded the motion. The motion passed 4 - 0.

9. **Discussion and appropriate action adopting the Hitchcock Economic Development Corporation (HEDC) FY 2027 Budget. (Lance LaCour, Executive Director, HEDC)**

   Councilmember Shawn Kadlecek made the motion to approve the Hitchcock Economic Development Corporation (HEDC) Fiscal Year 2027 budget. Councilmember Terry Knight seconded the motion. The motion passed 4 - 0.

10. **Discussion and appropriate action adopting an Ordinance of the City Council of the City of Hitchcock, Texas, adopting the FY2026-2027 Annual Budget of the City of Hitchcock for the fiscal year beginning October 1, 2026, and ending September 30, 2027; authorizing expenditures as therein provided; providing a savings and severability clause; and establishing an effective date. (Monio Mark, Assistant City Manager/Finance Director)**

    Councilmember Terry Knight made the motion to approve an Ordinance adopting the Fiscal Year 2026-2027 Annual Budget beginning October 1, 2026. Councilmember Shawn Kadlecek seconded the motion. The motion passed 4 - 0.

    Verbal Voting Results:

Mayor Chris Armacost	**YES**
Terry Knight	**YES**
Mary Combs Demby	**ABSENT**
Brian Smith	**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 2026 at a rate of $0.56000 per one hundred dollars ($100) valuation on all taxable property within the corporate limits of the City of Hspecifying 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; repealing all other Ordinances in conflict and providing for an effective date. (Monio Mark, Assistant City Manager/Finance Director)

Taxpayer Impact Statement Required per H. B. 1522 effective September 1, 2025

Rate Scenario	Tax Rate (per $100 of value)	Estimated Property Tax Bill
Current Budget (FY2026)	0.540000	$1,153.53
No-New-Revenue Tax Rate	0.506442	$1,081.84
Voter-Approval Tax Rate	0.958546	$2,047.61
Proposed Tax Rate	0.560000	$1,196.25

CITY OF HITCHCOCK ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.70 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $65.61

Councilmember Terry Knight made the motion to approve an Ordinance setting the Ad Valorem Tax Rate for Tax Year 2026 with a rate of $0.56000 per one hundred dollars ($100) valuation on all taxable property within the City of Hitchcock. Councilmember Shawn Kadlecek seconded the motion. The motion passed 4 - 0.

Verbal Voting Results:

Mayor Chris Armacost	**YES**
Terry Knight	**YES**
Mary Combs Demby	**ABSENT**
Brian Smith	**YES**
Shawn Kadlecek	**YES**

12. **Discussion and appropriate action adopting an Ordinance of the City Council of the City of Hitchcock, Texas, ratifying the property tax increase reflected in the Fiscal Year 2026-2027 Budget that will require raising more revenue from property taxes than in the Fiscal Year 2025-2026 Budget by $366,177 or 11.27%, and of that amount, $111,395 is revenue to be raised from new property added to the roll this year. (Monio Mark, Assistant City Manager/Finance Director)**

Mayor Chris Armacost made the motion to approve an Ordinance ratifying the property tax increase reflected in the Fiscal Year 2026-2027 budget that will require raising more revenue from property taxes than in Fiscal Year 2025-2026. Councilmember Terry Knight seconded the motion. The motion passed. 4 - 0.

Verbal Voting Results:

Mayor Chris Armacost	**YES**
Terry Knight	**YES**
Mary Combs Demby	**ABSENT**
Brian Smith	**YES**
Shawn Kadlecek	**YES**

13. **Discussion and appropriate action on adopting an Ordinance of the City Council of the City of Hitchcock, Texas, adopting the FY 2026-2027 Comprehensive Fee Schedule, establishing, and revising fees and charges for services provided by the City; and containing a severability clause and an effective date. (Monio Mark, Assistant City Manager/Finance Director)**

    Councilmember Shawn Kadlecek made the motion to approve an Ordinance adopting the Fiscal Year 2026-2027 Comprehensive Fee Schedule. Councilmember Terry Knight seconded the motion. The motion passed. 4 - 0.

EXECUTIVE SESSION:

14. **Executive Session: Adjourn to Executive Session Pursuant to Texas Government Code.**

    a. **Deliberation pursuant to Tex. Gov't Code §551.074 regarding the process of replacing the City Manager.**

    The Council entered executive session at 6:54 pm.

15. **Reconvene into Open Session.**

    The Council reconvened into open session at 7:07 pm.

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

    No action was taken from Executive Session.

17. **Adjourn.**

    Mayor Armacost adjourned the meeting at 7.07 pm.

Christopher E. Armacost, Mayor

Attest:

Debbie C. Nesbitt, City Secretary