



City of Dickinson, TX

Regular Council Meeting Minutes

Tuesday, July 26, 2022

7:00 PM

4403 Highway 3
Dickinson, TX 77539

Sean Skipworth, Mayor
Johnnie Simpson, Jr., Mayor Pro Tem
Jenna Simsen
Walter Wilson

Jessie Brantley
Louis Decker
Fred L. Linton
Theo Melancon, City Manager

The Dickinson City Council met in a duly called and announced the Special Meeting on **Tuesday, July 26, 2022, at 7:00 p.m.** 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

1. CALL TO ORDER AND CERTIFICATION OF A QUORUM

Mayor Sean Skipworth called the meeting to order at 7:03 p.m. City Secretary, Ana Urps called roll and certified a quorum. Those present were: Mayor Sean Skipworth, Pro Tem Johnnie Simpson, Jenna P. Simsen, Walter Wilson (7: 07p.m), Jessie Brantley, Louis Decker, and Fred L. Linton. Also present was City Attorney, Justin Pruitt and City Manager Theo Melancon.

2. INVOCATION

Council Member Simpson gave the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Sean Skipworth led the pledge of allegiance to the United States and Texas flag.

4. PROCLAMATIONS AND AWARDS

5. ANNOUNCEMENTS AND PRESENTATIONS

Announcements concerning items of community interest. No action will be taken or discussed. Councilmember comments regarding items of community interest in accordance with Texas Government Code section 551.0415.

No action taken.

5A. Council Comments

Council Member Linton, thanked everyone. Briefed on events that he attended. He also thanked City staff for resolving some customer complaint issues. Also briefed on upcoming Red, White and Bayou event. He spoke with Ed Boks regarding the Bayou Animal Association budget. He stated that he will be performing at Marais Friday, July 29, 2022 from 7:00-10:00 p.m.

Council Member Louis Decker welcomed everyone. He stated he would like to know who with the City of Dickinson monitors the tributaries in town.

Council Member Jessie Brantley, welcomed everyone. He briefed on events that he attended. He mentioned that the Dickinson Chamber of Commerce will have their luncheon, Thursday, July 28, 2022. The Dickinson Girls Softball will be presenting.

Council Member Walter Wilson welcomed guests. He stated that he attended the M.I. Lewis Gala and enjoyed Council Member Linton's performance.

Council Woman Simsen welcomed and thanked the Council, City Staff and Guests. She stated that school will start August 18, 2022. She stated we need to be aware of school zones. She briefed on events that she attended. She mentioned that Gum Bayou widening project is going very smoothly. Also mentioned that August is live music month at the Chamber of Commerce Market on the Bayou. She thanked everyone who was a part of the 1st mural in Dickinson, located on the building across from the Post Office on Termini Street.

Council Member Johnnie Simpson, Jr., welcomed the Council, City Staff and Guests. He briefed on events that he attended. He stated that M.I Lewis is looking for volunteers. He stated that the Summer Feeding Program has started at Faith United Methodist Church. Stated that they are offering free breakfast and lunch Monday-Friday until August 12, 2022.

Mayor Skipworth welcomed everyone. He thanked everyone that checked in on him and his wife while they were out with COVID. He thanked City, Manager. Theo Melancon for his one year Anniversary with the City of Dickinson. Mayor Skipworth thanked City Manager for his leadership and progress with on-going projects. Congratulated Ms. Sue Emmitte on her birthday.

• **H-GAC Update**

H-GAC update from Council Member Simpson.

No action taken.

5B. City Manager Update

- Professional in Human Resources (PHR) Certification – Kerilyn Bascle
- Texas Certified Animal Control Officer Recognition – Taam Dodd & Marcus Jackson
- Tax Increment Reinvestment Zone Presentation

- Infrastructure Update
- Project Statuses
- Community and Economic Development Status
- Community Events
- Grant Updates
- Blue Heron Status Update

City Manager, Theo Melancon recognized Human Resources Director, Kerilyn Bascle on her Professional in Human Resources (PHR) Certification.

City Manager, Theo Melancon introduced Ed Boks who congratulated Tamm Dodd and Marcus Jackson on their Certifications.

City Manager, Theo Melancon introduced Nina Baker, Community Outreach Coordinator for Bayou Animal Services. Nina Baker introduced the pet of the month.

City Manager introduced Travis James, with TXP, Inc, Mr. James presented the Tax Increment Zone Presentation.

City Manager, Theo Melancon introduced Mrs. Deats, she gave an update on the Blue Heron Project. She thanked everyone that has helped on this project.

City Manager, Theo Melancon updated Council Members on City projects and City business. He answered Council questions and concerns.

No action taken.

6. PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The City Council may not deliberate.

Name	Address	Reason for Comment
Mike Sabzevari	4215 Nichols	8C
Tami Steamberg	5109 Casa Grande	10B
Samantha Hughes	901 Bentwood	8F
R. G Reeder	805 FM 646	8E & 8F

7. CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be a separate discussion on these items unless a Council Member requests, in which event, the item will be removed from the consent agenda and discussed after the consent agenda.

7.A Consideration and possible action on approving the Minutes of the Regular Council Meeting of June 14, 2022.

MOTION PASSED.

7.B Consideration and possible action on approving the Minutes of the Regular Council meeting of July 12, 2022.

MOTION PASSED.

7.C Consideration and possible action approving Resolution XXX-2022 – A Resolution of the City Council of the City of Dickinson approving a License Agreement with Derek Brown providing for the use of certain City-owned property for a community garden.

MOTION PASSED.

7.D Consideration and possible action approving Resolution XXX-2022 -A Resolution of the City Council of the City of Dickinson directing the City Manager or designee to begin the abandonment process for the portion of 39th Street located within the boundaries of the lot located at 3811 Dickinson Avenue, Dickinson, Texas, 77539, with such lot being identified as 3 7 5216 by the Galveston Central Appraisal District.

MOTION PASSED.

7.E REPORTS FROM STAFF:

- Monthly Financial Report
- DEDC Report

No action taken.

8. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

8.A Conduct a public hearing concerning a request for a Specific Use Permit for a Vacation Rental in a Conventional Residential ("CR") zoning district, for approx. 0.379 acres, located at 4517 Mariners Mooring Street, and legally described as Abstract 155 Page 4 Part of Lot 29 & All of Lot 30 (29-0) Mariners Mooring Subdivision.

Public Hearing opened at 7:56 p.m.

- **Staff Presentation** – Yvonne Briscoe / Quin Luna (Intern)
- **Applicants Presentation** – Denise Ray - 4517 Mariners Mooring St.
- **Public Comments** – None
- **Applicants Rebuttal** - None
- **Adjourn Public Hearing**

Mayor Skipworth closed the Public Hearing at 8:01 p.m.

- 8.B **ORDINANCE XXX-2022** - Consideration and Possible Action on an ordinance concerning a request for a Specific Use Permit for a Vacation Rental in a Conventional Residential ("CR") zoning district, for approx. 0.379 acres, located at 4517 Mariners Mooring Street, and legally described as Abstract 155 Page 4 Part of Lot 29 & All of Lot 30 (29-0) Mariners Mooring Subdivision.

1st Motion: Council Member Simpson made a motion to approve.

2nd Motion: Council Member Bradley seconded the motion.

Vote:

5 Ayes (Simpson, Simsen, Brantley, Linton, Skipworth)

2 Nays (Wilson, Decker)

MOTION PASSED.

- 8.C Conduct a public hearing concerning a request for a Specific Use Permit for a Bar, Event Center, and Gameroom in a General commercial ("GC") zoning district, for approx. 0.244 acres, located at 4200 42nd Street, and legally described as Abstract 78 R Hall Survey Tract 1.

Public Hearing opened at 8:09 p.m.

- **Staff Presentation** – Yvonne Briscoe
- **Applicants Presentation** – George Harrison – 4200 42nd Street
- **Public Comments** – Mike Sabzevari – 4215 Nichols
- **Applicants Rebuttal** – George Harrison
- **Adjourn Public Hearing**

Mayor Skipworth closed the Public Hearing at 8:19 p.m.

- 8.D **ORDINANCE XXX-2022** - Consideration and Possible Action on an ordinance concerning a request for a Specific Use Permit for a Bar, Event Center, and Gameroom in a General commercial ("GC") zoning district, for approx. 0.244 acres, located at 4200 42nd Street, and legally described as Abstract 78 R Hall Survey Tract 1.

Died for lack of motion. - Denied

- 8.E Conduct a public hearing concerning a request to amend the official zoning map from General Commercial ("GC") and Conventional Residential ("CR") zoning districts to Planned Development ("PD") zoning district for approx. 22.57 acres located at 745 FM 646 and an unaddressed parcel generally located south of W FM 517 and west of FM 646, and legally described as 7.646 acres out of Bentwood at Bay Colony Sec 3 (2008) Abst 19, Commercial Res (5-0); 13.531 acres out of Abst 19 Perry & Austin Sur Tr 80; and 1.182 acres out of Abst 19 Perry & Austin Sur Tr 80-1.

Public Hearing opened at 8:20 p.m.

- **Staff Presentation** – Yvonne Briscoe
- **Applicants Presentation** – Brett Elmore
- **Public Comments** – Luke and Samantha Hughes & R.G Reeder
- **Applicants Rebuttal** – Brett Elmore
- **Adjourn Public Hearing**

Mayor Skipworth closed the Public Hearing at 8:31 p.m.

8.F **ORDINANCE XXX-2022** - Consideration and Possible Action on an ordinance concerning a request to amend the official zoning map from General Commercial ("GC") and Conventional Residential ("CR") zoning districts to Planned Development ("PD") zoning district for approx. 22.57 acres located at 745 FM 646 and an unaddressed parcel generally located south of W FM 517 and west of FM 646, and legally described as 7.646 acres out of Bentwood at Bay Colony Sec 3 (2008) Abst 19, Commercial Res (5-0); 13.531 acres out of Abst 19 Perry & Austin Sur Tr 80; and 1.182 acres out of Abst 19 Perry & Austin Sur Tr 80-1.

1st Motion: Council Member Wilson made a motion to approve.

2nd Motion: Council Member Simpson seconded the motion.

Vote:

7 Ayes (Simpson, Simsen, Wilson, Decker, Brantley, Linton, Skipworth)

0 Nays

MOTION PASSED.

9. ORDINANCES

10. ACTION ITEMS FOR CONSIDERATION

10.A Consideration and possible action approving Ordinance XXX-2022 -An Ordinance of the City Council of the City of Dickinson amending Chapter 4 "Animals" of the Code of Ordinances of the City of Dickinson by adding a new Article VII "Community Cat Program" that creates the Dickinson Community Cat Program to control community cat populations in the City, and to address health and safety hazards, and other impacts associated with the Program.

1st Motion: Council Member Brantley made a motion to approve.

2nd Motion: Council Member Wilson seconded the motion.

Vote:

7 Ayes (Simpson, Simsen, Wilson, Decker, Brantley, Linton, Skipworth)

0 Nays

MOTION PASSED.

10.B Discussion and possible action concerning the Appointment of Bayou Animal Services Board of Directors.

- Collin Coker

This item 10B was moved and discussed in Executive Session.

MOTION PASSED

11. EXECUTIVE (CLOSED) SESSION(S)

11A. Texas Local Government Code Section 551.072 - Consultation with Attorney

Discussion with attorney regarding contemplated/pending litigation and regarding matters protected by the attorney/client privilege.

Mayor Skipworth adjourned into Executive Session at 8:59 p.m.

Mayor Skipworth reconvened from Executive Session at 10:32 p.m.

A motion was made to table item 10B by Council Member Simpson and seconded by Council Member Brantley.

Vote:

- 7 Ayes (Simpson, Simsen Wilson, Brantley, Decker, Linton, Skipworth)
- 0 Nays

MOTION PASSED.

12. ACTION ITEM(S) FROM EXECUTIVE SESSION(S)

12A. CONSIDERATION AND POSSIBLE ACTION CONCERNING:

Legal matters discussed in executive session.

None.

13. ADJOURNMENT

1ST Motion: Council Member Wilson made a motion to approve adjournment.

2nd Motion: Council Member Simpson seconded the motion.

Vote:

- 7 Ayes (Simpson, Simsen, Wilson, Brantley, Decker, Linton, Skipworth)
- 0 Nays

MOTION PASSED.

Meeting adjourned at 10:33 p.m.



Sean Skipworth, Mayor

Attest:



Ana Urps, City Secretary