



MINUTES
City of Dickinson
CITY COUNCIL
COUNCIL REGULAR MEETING

May 09, 2023

The Dickinson City Council met in a duly called and announced the Regular Meeting on **Tuesday, May 09, 2023, at 7:00 p.m.** 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Mayor Skipworth called the meeting to order at 7:01 p.m. City Secretary, Ana Urps called roll and certified a quorum. Those present were: Pro Tem Johnnie Simpson, Jenna P. Simsen, Walter Wilson, Jessie Brantley, Louis Decker, and Fred L. Linton. Also present was City Attorney, Justin Pruitt, and City Manager Theo Melancon.

ITEM 2.) INVOCATION

Mayor Pro Tem Simpson gave the invocation.

ITEM 3.) PLEDGE OF ALLEGIANCE

Walter Wilson led the pledge of allegiance to the United States and Texas flag.

ITEM 4.) PROCLAMATIONS AND AWARDS

4.A Dickinson Youth Action Council (DYAC) Proclamation

Mayor Skipworth presented the Dickinson Youth Action Council (DYAC) Proclamation. He also presented a Proclamation for Public Service Recognition Week.

ITEM 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.

5.A Council Comments

Council Member Simsen welcomed everyone. She mentioned she attended the Bayou Friends Forever Black-Tie Texas event; she thanked all those that helped to make that such a successful event. She invited everyone to attend the Buccaneers on the Bayou Boat Parade on May 13, 2023. The Dickinson Youth Action Council will have their Summer Serve Youth Kickoff and asked volunteers to sign up online.

Council Member Wilson welcomed everyone. He congratulated officer Tony Valdez for 26 years of Service with the Dickinson Police Department. He thanked the candidates that ran for office. He congratulated the winners, Mayor Skipworth, Johnnie Simpson, Mark Townsend and Bill Schick.

Council Member Brantley welcomed everyone. He attended the Bayou Friends Forever event and thanked them for everything that they did. He recognized the Dickinson High School Reveliers, they attended the state competition. He thanked all the candidates that ran

for office and congratulated the winners. He recognized Alexis Santiago and the Public Works Department for the great job that they do.

Council Member Decker welcomed everyone. He thanked the Public Works crew for cleaning up Hughes Road.

Council Member Linton welcomed everyone. He briefed on events that he attended. He attended the Dickinson Chamber Luncheon, Bayou Friends Forever event and Market on the Bayou. He stated that he is currently doing an evaluation on the permit MyGov application. He has been contacting Union Pacific regarding the great crossing at FM 517 since December 2022.

Council Member Simpson welcomed everyone and thanked all Public Servants. He attended the Bayou Friends Forever event. He thanked all the candidates that ran for office and congratulated the winners. He stated that he will be reassigned to a different church, other than Dickinson Faith United Methodist Church. He stated that he will be changing his place of employment not changing his city of residence.

Mayor welcomed everyone. He echoed everyone else on the wonderful events that they attended including the Bayou Friends Forever event. He congratulated councilman elect Mark Townsend and Bill Schick on the election. He also thanked the citizens of Dickinson for their support. He also thanked Public Works for their great work.

5.B City Manager Update

- Infrastructure
- Project Statuses - Katherine Mears, Huitt-Zollars
- Community and Economic Development Status
- Community Events
- Grant Updates

City Manager Theo Melancon gave status updates which included West Gum Bayou Drainage Improvements by the Dickinson High School should close out this month. Also updated on the projects that were submitted for Moore's Addition Siphon to Benson Bayou through H-GAC. Updated on the HMGP TDEM Funded Project. Also stated we recently had a Dickinson Bayou Watershed Committee Boat Tour, which included our Huitt-Zollars, Engineers to hopefully resolve some regional answers to some watershed issues with sister cities. Stated that May 17, 2023, he will attend the H-GAC meeting and hopefully they will fund the FM 517 Expansion project. He also mentioned that the staff is preparing for the ICSC conference. He briefed on the Building Standards meeting recently held, he clarified some rumors regarding the Creekside property. He mentioned that one of the private partners provided a preliminary concept of a town center which included, shopping, conference center, hotel and a possibility of . They are working towards the redevelopment of the Creekside property; he stated that Creekside was not targeted. The conditions were deplorable, and conditions were deleterious to human health.

- ITEM 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
Dean Delery	650 FM 646	SUP issue
Matt Werner	650 FM 646	SUP issue
Charles Williams	2608 Highway 3	Lien issue

- ITEM 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 City Council Regular Meeting of April 25, 2023.**
- 7.B **ORDINANCE XXX -2023 - Consideration and possible action concerning a request for a Specific Use Permit for a Church in a General Commercial ("GC") zoning district, approx. 1.51 acres, located at 3424 Highway 3, and legally described as LOT 1 BLK 1 MINISTRY OF ENCOURAGEMENT CHURCH SUB (2021) ABST 19. (SECOND AND FINAL READING)**
- 7.C **ORDINANCE XXX-2023 - Consideration and possible action concerning a request to amend the official zoning map from General Commercial (GC) zoning district to Planned Development (PD) zoning district, for approx. ± 4.87-acre unaddressed property (GCAD ID 163210) generally located west of Hughes Lane approx. 155 feet south of W Deats Road, and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 100 (0-1) DICKINSON ADDN D and approx. ± 2.0-acre unaddressed property (GCAD ID 413646) generally located west of Hughes Lane approx. 515 feet south of W Deats Road, and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 100 (0-4) DICKINSON ADDN D. (SECOND AND FINAL READING)**
- 7.D **ORDINANCE XXX-2023 - Consideration and possible action concerning adopting the City of Dickinson Texas Comprehensive Plan 2045. (SECOND AND FINAL READING)**
- 7.E **ORDINANCE XXX - CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, REPEALING AND REPLACING ARTICLE III "LITTER; CONDITIONS OF PREMISES" OF CHAPTER 12 "OFFENSES – MISCELLANEOUS" OF THE CODE OF ORDINANCES OF THE CITY OF DICKINSON TEXAS BY PROVIDING REGULATIONS FOR THE ABATEMENT OF LITTER, WEEDS, AND OTHER PROPERTY MAINTENANCE VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 PER DAY FOR EACH**

VIOLATION; PROVIDING FOR REPEAL; AND, PROVIDING AND EFFECTIVE DATE. (SECOND READING)

- 7.F **RESOLUTION XXX-2023 - CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, AWARING REQUEST FOR PROPOSAL #2210 FOR INDEPENDENT FINANCIAL AUDIT SERVICES TO BROOKSWATSON & CO., PLLC; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE AN AGREEMENT FOR SUCH SERVICES; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.**
- 7.G **RESOLUTION XXX-2023 - CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH TUCON, LLC DBA UNBEHAGEN CONSTRUCTION FOR THE FOUNDATION REPAIRS TO THE CITY OF DICKINSON PUBLIC LIBRARY BUILDING.**
- 7.H **RESOLUTION XXX-2023 - CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, ACCEPTING THE ACTIONS OF THE CITY OF DICKINSON EMPLOYEE BENEFITS TRUST TO ACCEPT THE OFFER FOR EMPLOYEE MEDICAL/PHARMACY INSURANCE AND DENTAL INSURANCE FROM BLUE CROSS BLUE SHIELD; AUTHORIZING FUNDING; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE OFFER AND OF THE RENEWALS BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.**

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

2nd Motion: Council Member Linton seconded the motion.

Vote:

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

0 Nays

MOTION PASSED.

ITEM 8.) PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

- 8.A **Conduct a public hearing concerning a request to amend the official zoning map from Conventional Residential (CR) zoning district to General Commercial (GC) zoning district for the approx. ± 0.63 acres, generally located north of Park Street approx. ± 175 feet west of Dickinson Avenue, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 6 (6-14) NICHOLS ADDN.**

Public Hearing opened at 7:37 p.m.

- Staff Presentation – Yvonne Briscoe
- Applicant Presentation - None
- Public Comments - None
- Applicant Rebuttal - None
- Adjourn Public Hearing – 7:38 p.m.

No action taken.

- 8.B **Consideration and possible action concerning a request to amend the official zoning map from Conventional Residential (CR) zoning district to General Commercial (GC) zoning district for the approx. ± 0.63 acres, generally located north of Park Street approx. 175 feet west of Dickinson Avenue, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 6 (6-14) NICHOLS ADDN. (FIRST READING)**

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

2nd Motion: Council Member Linton seconded the motion.

Vote:

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

MOTION PASSED.

- 8.C **Conduct a public hearing concerning a request for a Specific Use Permit for Automotive sales, new or used, leasing, service and repair shops, including auto bodywork shops in an Interstate Commercial ("IC") zoning district, for approx. ± 0.92 acres, located at 2801 Gulf Fwy , and legally described as ABST 19 PERRY & AUSTIN SUR RES A (0-1) J B KING SUB REPLAT NO 1; and**

approx. ± 1.69 acres, unaddressed property generally located east of Gulf Fwy approx. 200 feet south of Sunset Drive, and legally described as ABST 19 PERRY & AUSTIN SUR RES B (0-2) J B KING SUB REPLAT NO 1.

Public Hearing opened at 7:40 p.m.

- Staff Presentation – Yvonne Briscoe
- Applicant Presentation – None
- Public Comments – None
- Applicant Rebuttal – None
- Adjourn Public Hearing – 7:41 p.m.

No action taken.

- 8.D **Consideration and possible action concerning a request for a Specific Use Permit for Automotive sales, new or used, leasing, service and repair shops, including auto bodywork shops in an Interstate Commercial ("IC") zoning district, for approx. ± 0.92 acres, located at 2801 Gulf Fwy , and legally described as ABST 19 PERRY & AUSTIN SUR RES A (0-1) J B KING SUB REPLAT NO 1; and**

**approx. ± 1.69 acres, unaddressed property generally located east of Gulf Fwy approx. 200 feet south of Sunset Drive, and legally described as ABST 19 PERRY & AUSTIN SUR RES B (0-2) J B KING SUB REPLAT NO 1.
(FIRST READING)**

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

2nd Motion: Council Member Decker seconded the motion.

Vote:

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

0 Nays

MOTION PASSED.

- 8.E. **Conduct a public hearing concerning a request to amend the official zoning map from Conventional Residential (CR) zoning district to General Commercial (GC) zoning district for the approx. ± 0.59 acres, generally located west of Hwy 3 approx. ± 550 feet north of Hughes Road, legally described as ABST 208 W WILSON SUR TRACT 25-1, 0.5950 ACRES.**

Public Hearing opened at 7:42 p.m.

- Staff Presentation – Yvonne Briscoe
- Applicant Presentation – Cindy Taylor – 5200 Hwy 3
- Public Comments - None
- Applicant Rebuttal – None
- Adjourn Public Hearing – 7:43 p.m.

No action taken.

- 8.F. Consideration and possible action concerning a request to amend the official zoning map from Conventional Residential (CR) zoning district to General Commercial (GC) zoning district for the approx. ± 0.59 acres, **generally located west of Hwy 3 approx. ± 550 feet north of Hughes Road**, legally described as ABST 208 W WILSON SUR TRACT 25-1, 0.5950 ACRES. (FIRST READING)

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

2nd Motion: Council Member Wilson seconded the motion.

Vote:

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

0 Nays

MOTION PASSED.

ITEM 9.) ACTION ITEMS FOR CONSIDERATION

9.A RESOLUTION XXX-2023 - CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF LIEN FOR THE PROPERTY LOCATED AT 2608 HIGHWAY 3, DICKINSON, TEXAS.

1st Motion: Council Member Simpson made a motion to approve and reimburse Mr. Williams \$1940.00.

2nd Motion: Council Member Wilson seconded the motion.

Vote:

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

0 Nays

MOTION PASSED.

ITEM 10.) EXECUTIVE (CLOSED) SESSION(S)

10.A Consultation with Attorney (Section 551.071 Texas Government Code)

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

10.B Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters

Convened into Executive Session at 7:52 p.m.

Reconvened from Executive Session at 9:09 p.m.

ITEM 11.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)

10.B Texas Open Meetings Act, Section 551.074 Government Code - Personnel Matters.

1st Motion: Council Member Wilson made a motion to approve the appointment of Police Chief to Michael Berizen.

2nd Motion: Council Member Decker seconded the motion.

Vote:

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

0 Nays

MOTION PASSED.

ITEM 12.) ADJOURNMENT

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

2nd Motion: Council Member Decker seconded the motion.

Vote:

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

MOTION PASSED.

Meeting adjourned at 9:18 p.m.



Sean Skipworth, Mayor

Attest:



Ana Urps, City Secretary