

**August 11, 2020**  
**City Council**  
**Regular Meeting**  
**7:00 p.m.**



## SUPPLEMENTAL NOTICE OF MEETINGS BY TELEPHONE CONFERENCE:

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas will conduct the special workshop meeting scheduled at 6:00 p.m. and the regular meeting scheduled at 7:00 p.m. on Tuesday, August 11, 2020 at 4403 Highway 3, Dickinson, Texas 77539 by telephone and online video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). [There will be no public access to the location described above.]

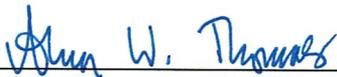
This supplemental written notice, the meeting agendas, and the agenda packets, are posted online at <http://www.ci.dickinson.tx.us/agendacenter>.

The public may use any of the following toll-free dial-in numbers to participate telephonically in the meetings: 877-853-5257, 888-475-4499, 833-548-0276, or 833-548-0282 Meeting ID: 983 1566 2002, Passcode 77539

The public may use the following Uniform Resource Locator (URL) to participate by video conference in the meetings: <https://zoom.us/j/98315662002> Meeting ID: 983 1566 2002, Passcode 77539.

The public will be permitted to offer public comments telephonically or via video conference as provided by the agendas and as permitted by the presiding officer during the meetings.

A recording of the meetings will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.



Alun W. Thomas, City Secretary



Julie Masters, Mayor  
Charles Suderman, Mayor Pro Tem  
Sean Skipworth  
Walter Wilson

# **AGENDA**

City of Dickinson  
**CITY COUNCIL**  
**REGULAR MEETING**

Wally Deats  
Louis Decker  
William H. King III  
Chris Heard, City Administrator

**August 11, 2020**

**NOTICE** is hereby given of a **REGULAR MEETING** of the City Council for the City of Dickinson, County of Galveston, State of Texas, to be held on **Tuesday, August 11, 2020, at 7:00 p.m.** at: 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas will **conduct the meeting by telephone and online video conference** in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

**The public may use any of the following toll-free dial-in numbers to participate telephonically in the meeting: 877-853-5257, 888-475-4499, 833-548-0276, or 833-548-0282, Meeting ID: 983 1566 2002, Passcode 77539.**

**The public may use the following Uniform Resource Locator (URL) to participate by video conference in the meeting: <https://zoom.us/j/98315662002> Meeting ID: 983 1566 2002, Passcode 77539.**

The City Council of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

**ITEM 2.) INVOCATION**

**ITEM 3.) PLEDGE OF ALLEGIANCE**

**ITEM 4.) PROCLAMATIONS**

**ITEM 5.) ANNOUNCEMENTS AND PRESENTATIONS**

A. Council Comments.

B. Presentation of the Voter Approved Tax Rate Worksheet

**ITEM 6.) REPORTS**

**ITEM 7.) PUBLIC COMMENTS:** At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, The City Council may not deliberate. **Comments from the public**

**should be limited to a maximum of three (3) minutes per individual speaker.**

**ITEM 8.) CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION:**

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.

- A. Approval of the Minutes of the Council Special Workshop Meeting of July 28, 2020
- B. Approval of the Minutes of the Regular Council Meeting of July 28, 2020.
- C. Approval of the Minutes of the Special Council Meeting of August 3, 2020.
- D. Approval of the Minutes of the Special Council Meeting of August 5, 2020.

**ITEM 9.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Proposed Parking Structure for the Water Street Square Development.

**ITEM 10.) EXECUTIVE SESSION:** The City Council will now hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

- A. Section 551.071 – Consultation with Attorney regarding pending litigation and matters in which the duty of the City Attorney requires to be discussed in closed meeting.
- B. Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of the City Secretary.
- C. Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of the Chief of Police.

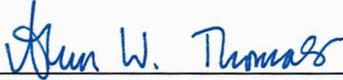
**ITEM 11.) RECONVENE**

**ITEM 12.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

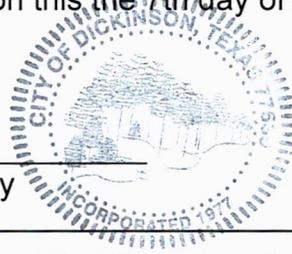
**ITEM 13.) ADJOURN**

## CERTIFICATION

This is to certify that a copy of the Notice of the Regular City Council meeting for **Tuesday, August 11, 2020**, was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this the 7th day of August, 2020, prior to 7:00 p.m.



Alun W. Thomas, City Secretary



In compliance with the Americans with Disabilities Act, the City of Dickinson will provide reasonable accommodations for disabled persons attending City Council Meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting the City Secretary's office at 281-337-6217, or by FAX at 281-337-6190.

# **ITEM 1**

**Call to Order and  
Certification of a  
Quorum**

**CITY OF DICKINSON, TEXAS  
CITY COUNCIL MEETING  
ATTENDANCE LIST**

**MEETING DATE: August 11, 2020  
Regular Meeting**

<b><u>MAYOR/COUNCIL</u></b>	<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
MAYOR JULIE MASTERS	_____	_____
POS. 1: COUNCILMEMBER CHARLES SUDERMAN	_____	_____
POS. 2: COUNCILMEMBER SEAN SKIPWORTH	_____	_____
POS. 3: COUNCILMEMBER WALTER WILSON	_____	_____
POS. 4: COUNCILMEMBER WALLY DEATS	_____	_____
POS. 5: COUNCILMEMBER LOUIS DECKER	_____	_____
POS. 6: COUNCILMEMBER WILLIAM KING	_____	_____
<b><u>ALSO IN ATTENDANCE:</u></b>		
City Attorney David W. Olson	_____	_____
City Administrator Chris Heard	_____	_____
Finance Director Penny Hunter	_____	_____
City Secretary Alun W. Thomas	_____	_____
Director of Community Services Kola Olayiwola	_____	_____
Police Chief Ron Morales	_____	_____
EMS Director Derek Hunt	_____	_____
Fire Marshal Burt Heddles	_____	_____
Court Administrator Irma Rivera	_____	_____
Library Director Julianne Lane	_____	_____
Bayou Animal Services Manager Sarah Haywood	_____	_____
Assistant to the City Administrator Kerilyn Bascle	_____	_____

# **ITEM 2**

## **Invocation**

# **ITEM 3**

## **Pledge of Allegiance**

# **ITEM 4**

## **Proclamations**

# **ITEM 5**

## **Announcements and Presentations**

# **ITEM 5A**

## **Council Comments**

# **ITEM 5B**

## **Presentation of the Voter Approved Tax Rate Worksheet**

# 2020 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Date: 08/07/2020 10:15 AM

City of Dickinson

281-337-6204

Taxing Unit Name

Phone (area code and number)

4403 Hwy 3, Dickinson, TX, 77539

<https://www.ci.dickinson.tx.us>

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do use this form but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	<b>2019 total taxable value.</b> Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).[1]	\$1,100,423,676
2.	<b>2019 tax ceilings.</b> Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	\$198,795,801
3.	<b>Preliminary 2019 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$901,627,875
4.	<b>2019 total adopted tax rate.</b>	\$.443830
5.	<b>2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.</b>	
	<b>A. Original 2019 ARB values:</b>	\$200,000
	<b>B. 2019 values resulting from final court decisions:</b>	\$150,000
	<b>C. 2019 value loss.</b> Subtract B from A.[3]	\$50,000

Line	No-New-Revenue Rate Activity	Amount/Rate
6.	2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2019 ARB certified value:	0
	B. 2019 disputed value:	0
	C. 2019 undisputed value Subtract B from A.[4]	0
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	50,000
8.	2019 taxable value, adjusted for court-ordered reductions. Add Lines 3 and 7	\$901,677,875
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[5]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$425,670
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$1,906,163
	C. Value loss. Add A and B.[6]	\$2,331,833
11.	2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. 2019 market value:	\$0
	B. 2020 productivity or special appraised value:	\$0
	C. Value loss. Subtract B from A.[7]	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$2,331,833
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$899,346,042
14.	Adjusted 2019 total levy. Multiply Line 4 by Line 13 and divide by \$100	\$3,991,567
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.[8]	\$818
16.	Taxes in tax increment financing (TIF) for tax year 2019 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]	\$0
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.[10]	\$3,992,385
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A. Certified values:	\$1,189,837,309
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office.	\$0
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	\$0
	D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new	\$0

Line	No-New-Revenue Rate Activity	Amount/Rate
	property value that will be included in Line 23 below.[12]	
	<b>E. Total 2020 value</b> Add A and B, then subtract C and D	\$1,189,837,309
<b>19.</b>	<b>Total value of properties under protest or not included on certified appraisal roll.[13]</b>	
	<b>A. 2020 taxable value of properties under protest</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14]	\$64,144,416
	<b>B. 2020 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	\$0
	<b>C. Total value under protest or not certified.</b> Add A and B.	\$64,144,416
<b>20.</b>	<b>2020 tax ceilings.</b> Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	\$223,027,298
<b>21.</b>	<b>2020 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20C.[17]	\$1,030,954,427
<b>22.</b>	<b>Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019.</b> Include both real and personal property. Enter the 2020 value of property in territory annexed.[18]	\$0
<b>23.</b>	<b>Total 2020 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020.[19]	\$32,493,620
<b>24.</b>	<b>Total adjustments to the 2020 taxable value.</b> Add Lines 22 and 23.	\$32,493,620
<b>25.</b>	<b>Adjusted 2020 taxable value.</b> Subtract Line 24 from Line 21.	\$998,460,807
<b>26.</b>	<b>2020 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100.[20]	\$.399853 /\$100
<b>27.</b>	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.[21]	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

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[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

**STEP 2: Voter-Approval Tax Rate**

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

**1. Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

**2. Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	<b>2019 M&amp;O tax rate.</b> Enter the 2019 M&O tax rate.	\$.365072
29.	<b>2019 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	901,677,875
30.	<b>Total 2019 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by 100.	3,291,773
31.	<b>Adjusted 2019 levy for calculating NNR M&amp;O rate.</b>	
	<b>A. 2019 sales tax specifically to reduce property taxes.</b> For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	7,105,000
	<b>B. M&amp;O taxes refunded for years preceding tax year 2019.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.	679
	<b>C. 2019 taxes in TIF:</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.	0
	<b>D. 2019 transferred function:</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	<b>E. 2019 M&amp;O levy adjustments.</b> Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	7,105,679
	<b>F. Add Line 30 to 31E.</b>	10,397,452
32.	<b>Adjusted 2020 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	998,460,807
33.	<b>2020 NNR M&amp;O rate (unadjusted)</b> Divide Line 31F by Line 32 and multiply by \$100.	1.041348
34.	<b>Rate adjustment for state criminal justice mandate.[23]</b>	
	<b>A. 2020 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	<b>B. 2019 state criminal justice mandate</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
<b>35.</b>	<b>Rate adjustment for indigent health care expenditures [24]</b>	
	<b>A. 2020 indigent health care expenditures</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	<b>B. 2019 indigent health care expenditures</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
<b>36.</b>	<b>Rate adjustment for county indigent defense compensation.[25]</b>	
	<b>A. 2020 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	<b>B. 2019 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	0.000000
	E. Enter the lessor of C and D. If not applicable, enter 0.	0.000000
<b>37.</b>	<b>Rate adjustment for county hospital expenditures.</b>	
	<b>A. 2020 eligible county hospital expenditures</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	<b>B. 2019 eligible county hospital expenditures</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.000000
	E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0.000000
<b>38.</b>	<b>Adjusted 2020 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E.	1.041348
<b>39.</b>	<b>2020 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit</b> If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 <b>-or-</b> <b>Other Taxing Unit</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. <b>-or-</b> <b>Taxing unit affected by disaster declaration</b> If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	1.077795

Line	Voter Approval Tax Rate Activity	Amount/Rate
40.	<b>Total 2020 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.	
	<b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	890,923
	<b>B. Subtract unencumbered fund amount</b> used to reduce total debt.	0
	<b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none)	0
	<b>D. Subtract amount paid</b> from other resources	75,292
	<b>E. Adjusted debt</b> Subtract B, C and D from A	815,631
41.	<b>Certified 2019 excess debt collections</b> Enter the amount certified by the collector.	115,533
42.	<b>Adjusted 2020 debt</b> Subtract Line 41 from Line 40E	700,098
43.	<b>2020 anticipated collection rate.</b>	
	<b>A. Enter the 2020 anticipated collection rate</b> certified by the collector	100.00
	<b>B. Enter the 2019 actual collection rate</b>	103.00
	<b>C. Enter the 2018 actual collection rate</b>	104.00
	<b>D. Enter the 2017 actual collection rate</b>	108.00
	<b>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.</b>	103.00
44.	<b>2020 debt adjusted for collections.</b> Divide Line 42 by Line 43E.	679,707
45.	<b>2020 total taxable value.</b> Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	1,030,954,427
46.	<b>2020 debt rate</b> Divide Line 44 by Line 45 and multiply by \$100.	0.065929
47.	<b>2020 voter-approval tax rate.</b> Add Line 39 and 46.	1.143724
48.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rate for each type of tax the county levies. The total is the 2020 county voter-approval tax rate.	
<b>STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes</b>		

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	<b>Taxable sales.</b> For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters [32]. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] <b>Taxing units that adopted the sales tax in November 2019 or in May 2020.</b> Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95 [34] -or- <b>Taxing units that adopted the sales tax before November 2019.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>2020 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	1,030,954,427
52.	<b>Sales tax adjustment rate.</b> Divide Line 50 by Line 51 and multiply by \$100.	0.000000
53.	<b>2020 NNR tax rate, unadjusted for sales tax</b> [35]. Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.399853
54.	<b>2020 NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2019 or in May 2020.</b> Subtract Line 52 from Line 53. Skip to Line 55 if you adopted the additional sales tax before November 2019.	\$.399853
55.	<b>2020 voter-approval tax rate, unadjusted for sales tax.</b> [36] Enter the rate from Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	1.143724
56.	<b>2020 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 52 from Line 55.	1.143724

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

#### STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O Funds to pay for a facility, device or method for the control of air, water or land pollution.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ [37]. The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	\$0
58.	<b>2020 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$1,030,954,427
59.	<b>Additional rate for pollution control.</b> Divide Line 57 by Line 58 and multiply by \$100.	0.000000
60.	<b>2020 voter-approval tax rate, adjusted for pollution control.</b> Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	1.143724

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

**STEP 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years [39]. In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	<b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
62.	<b>2018 unused increment rate.</b> Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
63.	<b>2017 unused increment rate.</b> Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
64.	<b>2020 unused increment rate.</b> Add Lines 61, 62 and 63.	0.000000
65.	<b>2020 voter-approval tax rate, adjusted for unused increment rate.</b> Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	

**STEP 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Activity	Amount/Rate
66.	<b>Adjusted 2020 NNR M&amp;O tax rate.</b> Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	1.041348
67.	<b>2020 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	1,030,954,427
68.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 67 and multiply by \$100.	0.048498
69.	<b>2020 debt rate</b> Enter the rate from Line 46 of the <i>Voter- Approval Tax Rate Worksheet</i>	0.065929
70.	<b>De minimis rate</b> Add Lines 66, 68 and 69.	1.155775

**STEP 7: Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

<b>No-new-revenue tax rate</b>	0.399853
<b>Voter-Approval Tax Rate</b>	1.143724
<b>De minimis rate</b>	1.155775

**STEP 8: Taxing Unit Representative Name and Signature**

print here Erma Evans  
Printed Name of Taxing Unit Representative

sign here Erma Evans  
Taxing Unit Representative

8-7-2020  
Date

# **ITEM 6**

## **Reports**

# **ITEM 7**

## **Public Comments**

# **ITEM 8**

## **Consent Agenda**

# ITEM 8A

Julie Masters, Mayor  
Charles Suderman, Mayor Pro Tem  
Sean Skipworth  
Walter Wilson

**MINUTES**  
City of Dickinson  
**CITY COUNCIL**  
**SPECIAL WORKSHOP**  
**MEETING**

Wally Deats  
Louis Decker  
William H. King III  
Chris Heard, City Administrator

**July 28, 2020**

The Dickinson City Council met in a duly called and announced **SPECIAL WORKSHOP MEETING** on **Tuesday, July 28, 2020, at 6:00 p.m.** In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas conducted the meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The meeting was held for the purpose of considering the following items:

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

Mayor Masters called the meeting to order at 6:13 p.m. City Secretary Alun Thomas called roll and certified a quorum. Council Members present were as follows: Mayor Julie Masters, Mayor Pro-Tem Charles Suderman, and Council Members Sean Skipworth, Walter Wilson, Wally Deats, Louis Decker, and William H. King, III. Also present were City Administrator Chris Heard, Finance Director Penny Hunter, Court Administrator Irma Rivera, and Police Captain Melvin Mason.

**ITEM 2.) PRESENTATION AND DISCUSSION CONCERNING:** Development of the 2020-2021 Budget for the City of Dickinson.

City Administrator Chris Heard presented the item to Council. He said that he discussed the City’s ad valorem tax revenue in the July 14, 2020 Workshop Meeting, so this time he will discuss sales tax revenue. Mr. Heard provided Council with a handout showing three commercial zones in Dickinson and three “sites” (380 agreements). He explained that the City may lose its sales tax revenue from the three sites effective October 1, 2020, which would result in an annual net loss of approximately \$650,000 in monthly revenue, or approximately \$2,652,000 in annual revenue.

Mr. Heard discussed how the City could prepare for the possible loss of revenue from 380 agreements, and he introduced Finance Director Penny Hunter to Council. He then said that he had spoken with most of the purchasing companies, who expect that revenue this year will be flat. Mr. Heard said that there are three main sales tax discussions at this point: 380 agreements, purchasing companies, and internet sales.

It was the consensus of Council to practice fiscal conservatism in Fiscal Year 2020-2021, with a discussion about how a return to the City’s former “unexpended fund balance” approach to budgeting would allow for a greater fund balance at the end of the year. That greater fund balance could then

either be used for projects or to mitigate the effect of decreased revenues in the following fiscal year. Mr. Heard interjected to clarify that the effect of 380 agreements going away for Fiscal Year 2020-2021 would not just be to discretionary projects, but to the City's cost of simply "keeping the lights on" and its very operations.

Council Member Deats asked about the existence of excess funds at the moment, given that some departments have multiple vacant employee positions. Public Works, he noted, recently had as few as two employees. Mr. Heard said that his original budget for the current fiscal year included approximately \$1,100,000 in deficit spending, but that the savings realized from having so many vacant positions might now mean that expenditures will match revenues this fiscal year.

Council Member Wilson expressed his concern that planning to build up a fund balance ahead of a possible sharp drop in revenue, with a plan to spend the saved funds later, is fiscally unwise. He said that La Marque Independent School District tried that in the past, but it did not work out. Mayor Masters disagreed, saying that that approach is intended to help the City keep the doors open. The current Council, she said, should not plan to leave the incoming Council with nothing.

**ITEM 3.) ADJOURN**

Council Member Wilson made a motion to adjourn the meeting at 7:03 p.m., and Council Member Suderman seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**PASSED, APPROVED AND ADOPTED** this the 11th day of August, 2020.

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Julie Masters, Mayor

**ATTEST:**

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Alun W. Thomas, City Secretary

# ITEM 8B

Julie Masters, Mayor  
Charles Suderman, Mayor Pro Tem  
Sean Skipworth  
Walter Wilson

**MINUTES**  
City of Dickinson  
**CITY COUNCIL**  
**REGULAR MEETING**

Wally Deats  
Louis Decker  
William H. King III  
Chris Heard, City Administrator

**July 28, 2020**

The Dickinson City Council met in a duly called and announced **REGULAR MEETING** on **Tuesday, July 28, 2020**, at **7:00 p.m.** In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas conducted the meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The meeting was held for the purpose of considering the following items:

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

Mayor Masters called the meeting to order at 7:15 p.m. City Secretary Alun Thomas called roll and certified a quorum. Council Members present were as follows: Mayor Julie Masters, Mayor Pro-Tem Charles Suderman, and Council Members Sean Skipworth, Walter Wilson, Wally Deats, Louis Decker, and William H. King, III. Also present were City Attorney David Olson, City Administrator Chris Heard, Finance Director Penny Hunter, and Assistant to the City Administrator Kerilyn Bascle.

**ITEM 2.) INVOCATION**

Council Member King gave the invocation.

**ITEM 3.) PLEDGE OF ALLEGIANCE**

Council Member Skipworth led the Pledge of Allegiance.

**ITEM 4.) PROCLAMATIONS**

None.

**ITEM 5.) ANNOUNCEMENTS AND PRESENTATIONS:**

A. Council Comments.

- Welcome to everyone attending the meeting.
- Dickinson is under a mask order to help prevent the spread of Coronavirus (COVID-19); everyone is encouraged to take the necessary precautions to stay healthy.
- There was a protest on Saturday, July 25 for Black Lives Matter, as well as a counter-protest by open-carry gun advocates. Council Member Skipworth said that people are allowed to protest – as they should be – and that cities must allow peaceful protests. He asked that

protestors act respectfully and take the time to speak to each other in civil discourse rather than arguing. America, he said, is bitterly divided and we need to resolve our differences. Council Member King thanked Police Chief Ron Morales, Police Captain Oscar Stoker, and the whole Dickinson Police Department for their communication with the protests' organizers and for their involvement in keeping everyone safe. Council Suderman said that we have the right to protest, but not to riot, damage property, or hurt people.

- Council Member Decker said that although he maintains that the trees overhanging the rights-of-way along Hughes Road need to be cut back, the City should not undertake the work itself. That cost should be borne by the property owners themselves.
- It is good to see Lucas Construction in the Bayou Crest subdivision finishing up the project.
- Welcome to the City's new Finance Director, Penny Hunter.
- Condolences to the family of Rosella Scott. Her funeral will be held at Mount Carmel Baptist Church on Thursday at 11:00 a.m.
- Condolences to the Cortez family on its loss.
- Council Member King thanked Mayor Pro Tem Suderman and every other attendee for attending a recent gathering of Galveston County Mayors. The event was designed to improve communication and understanding between governmental institutions and the public.
- Condolences to the McKamp family on their loss.
- The next Knights of Columbus fish fry is scheduled for August 7, 5:30-7:00 p.m., and as drive-through only.

## **ITEM 6.) REPORTS:**

- A. Update on Activities of the Houston-Galveston Area Council (Council Member King).

Council Member King gave an update on Houston-Galveston Area Council's three meetings on July 21, 2020, and thanked City Secretary Alun Thomas for disseminating information regarding those meetings to Council.

- B. Update on Activities of the Dickinson Bayou Watershed Partnership (Council Member Decker).

Council Member Decker updated Council on the July 21 meeting of the Dickinson Bayou Watershed Partnership, remarking that attendance from those in the headwaters of Dickinson Bayou remains poor.

- C. City Administrator's Report and Update on Public Works Projects (City Administrator Chris Heard).

City Administrator Chris Heard addressed Council, noting that his report was included in the Council Packet. He said that Public Works is increasing its number of filled positions (with approximately 9 employees now) and a new Superintendent is scheduled to begin work on August 3. Crowder-Gulf will begin its desnagging operations tomorrow.

**ITEM 7.) PUBLIC COMMENTS:** At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, The City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

Andrea Rivas, 302 Colony Creek Drive, Dickinson, Texas – Ms. Rivas is the organizer of last Saturday’s Black Lives Matter protest. She thanked the City and Dickinson Police Department for being so accommodating. However, Ms. Rivas said that she felt unsafe during the protest due to the presence of armed counter-protesters who were clearly there to intimidate the protesters. She said that another protest is being organized for the coming weeks, and she would like a representative from the United States Department of Justice to be there to ensure fairness.

Paulette Robinson, 3152 Rose Street, Dickinson, Texas – Ms. Robinson said that she has been a resident of Dickinson for 17 years. The armed counter-protesters at Saturday’s Black Lives Matter protest, she said, were not needed when Dickinson Police Department was there to protect the young people who were protesting. She believed that the counter-protesters wanted something to happen at the protest.

**ITEM 8.) CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION:**

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.

A. Approval of the Minutes of the Council Workshop Meeting of July 14, 2020.

B. Approval of the Minutes of the Regular Council Meeting of July 14, 2020.

Council Member Wilson made a motion to approve the Consent Agenda, and Council Member Deats seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**ITEM 9.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 1851-2020 – **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, ACCEPTING A PROPOSAL FROM HUITT-ZOLLARS, INC. FOR ENGINEERING SERVICES IN SUPPORT OF IMPROVING THE CITY’S ROAD AND DRAINAGE SYSTEM FOR OAK DRIVE BETWEEN PIN OAK DRIVE AND SUNSET DRIVE; AUTHORIZING THE CITY ADMINISTRATOR 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.**

Council Member Suderman made a motion to approve the Resolution, and Council Member Decker seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**ITEM 10.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 1852-2020 – **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS AUTHORIZING AND APPROVING MEMBERSHIP IN BAYTRAN BAY AREA HOUSTON TRANSPORTATION PARTNERSHIP FOR THE PURPOSE OF PROTECTING THE INTERESTS OF THE CITY AND ITS CITIZENS WITH RESPECT TO ENHANCING REGIONAL MOBILITY; AUTHORIZING THE PAYMENT OF \$2,500 ANNUAL MEMBERSHIP DUES; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE MEMBERSHIP APPLICATION BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.**

Council Member Wilson made a motion to approve the Resolution, and Council Member Suderman seconded the motion. Council Member Deats said that there was no executive summary in the Council Packet, so he did not know what benefits the City would realize from becoming a member of the partnership. Mayor Masters said that the City has been asked many times to join, and that joining the partnership would give the City a place at the table at this advocacy group. She noted that it is not a governmental entity, but it is an important group that is focused on future mobility in the area. City Administrator Chris Heard said that many local cities are already members. There being no further discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

- ITEM 11.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 1853-2020 – **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, AWARING REQUEST FOR QUALIFICATIONS #2004 FOR PROFESSIONAL ENGINEERING SERVICES TO HUITT-ZOLLARS, INC. AND AUTHORIZING THE CITY ADMINISTRATOR 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.**

Council Member Deats said that the item lacked an executive summary detailing what it is and lacked a bid tabulation sheet. He asked that Council delay consideration of the Resolution until the next meeting to allow for Council to learn more about it. City Administrator Chris Heard said that he, Mayor Masters, and Director of Community Services Kola Olayiwola conducted the review of submissions, with Huitt-Zollars scoring the highest. Mr. Heard also said that the Resolution was time-sensitive; it is needed for an application that is due at the end of October.

Council Member Deats made a motion to table consideration of the Resolution to the next Council meeting, and Council Member Wilson seconded the motion. Mayor Masters commented that the review was literally conducted in one day so that the Resolution could be included on this meeting's agenda. There being no further discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

- ITEM 12.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 1854-2020 –**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF DICKINSON, TEXAS, AND GALVESTON COUNTY, TEXAS REGARDING FUNDING FROM THE CORONAVIRUS RELIEF FUND UNDER THE CARES ACT, WHICH PERMITS TRANSFERS OF FUNDING TO OTHER UNITS OF GOVERNMENT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE INTERLOCAL AGREEMENT BY THE CITY ADMINISTRATOR; AND PROVIDING AN EFFECTIVE DATE.**

Council Member King made a motion to approve the Resolution, and Council Member Skipworth seconded the motion.

City Administrator Chris Heard explained the reasoning behind the Resolution and confirmed that COVID-19 testing is an expense that is covered under the CARES Act. Mr. Heard explained that he was unsure if the City had received its CARES Act funding already, but that the Resolution would allow the City to pay invoices from Galveston County Health District (GCHD) for residents of Dickinson. Council discussed the difference between the city limits of Dickinson and the far-larger Dickinson mailing address area, with some members of Council expressing concern that the City's allocation of funding would be spent on many people who are not residents of the city. Mr. Heard said that GCHD's jurisdiction tracking is far from perfect, but that it is the best information available to us. There being no further discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**ITEM 13.) EXECUTIVE SESSION:** The City Council will now hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

- A. Section 551.071 – Consultation with Attorney regarding pending litigation and matters in which the duty of the City Attorney requires to be discussed in closed meeting.
- B. Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of the City Administrator.

Mayor Masters recessed the regular meeting at 8:25 p.m.

**ITEM 14.) RECONVENE**

Mayor Masters reconvened the regular meeting at 10:26 p.m.

**ITEM 15.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

None.

**ITEM 16.) ADJOURN**

Council Member Wilson made a motion to adjourn the meeting at 10:27 p.m., and Council Member Suderman seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**PASSED, APPROVED AND ADOPTED** this the 11th day of August, 2020.

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Julie Masters, Mayor

**ATTEST:**

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Alun W. Thomas, City Secretary

# ITEM 8C

Julie Masters, Mayor  
Charles Suderman, Mayor Pro Tem  
Sean Skipworth  
Walter Wilson

**MINUTES**  
City of Dickinson  
**CITY COUNCIL**  
**SPECIAL MEETING**

Wally Deats  
Louis Decker  
William H. King III  
Chris Heard, City Administrator

**August 3, 2020**

The Dickinson City Council met in a duly called and announced **SPECIAL MEETING** on **Monday, August 3, 2020, at 7:00 p.m.** In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas conducted the meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The meeting was held for the purpose of considering the following items:

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

Mayor Masters called the meeting to order at 7:15 p.m. City Secretary Alun Thomas called roll and certified a quorum. Council Members present were as follows: Mayor Julie Masters, Mayor Pro-Tem Charles Suderman, and Council Members Sean Skipworth, Walter Wilson, Wally Deats, Louis Decker, and William H. King, III. Also present were City Attorney David Olson, City Administrator Chris Heard, and Emergency Medical Services Director/Co-Emergency Management Coordinator Derek Hunt.

**ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number XXX-2020 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, ACCEPTING A PROPOSAL FROM HUITT-ZOLLARS, INC. FOR ENGINEERING SERVICES IN SUPPORT OF IMPROVING THE CITY’S ROAD AND DRAINAGE SYSTEM FOR OAK DRIVE BETWEEN PIN OAK DRIVE AND SUNSET DRIVE; AUTHORIZING THE CITY ADMINISTRATOR 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.**

Mayor Masters said that this item was included on the agenda in error. Therefore, the item was not discussed.

**ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 959-2020 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, EXTENDING THE DECLARATION OF DISASTER ISSUED BY MAYORAL PROCLAMATION ON JUNE 28, 2020 AND EXTENDED BY CITY COUNCIL THROUGH ORDINANCE 958-2020 ON JULY 2, 2020 IN RESPONSE TO COVID-19.**

Council Member Wilson made a motion to approve the Ordinance on its first and only reading, and Council Member Decker seconded the motion. Mayor

Masters informed those present that the Ordinance would extend the declaration of disaster for seventy days.

Council discussed the mask order in great detail, with discussion centered on whether the City should provide local businesses with signs informing their customers of the mask order, the penalties associated with violation of the mask order, and how the City's order relates to the Governor's order on the same issue. Council Member Deats sought clarification on the two COVID-19 related orders that Mayor Masters issued on June 28, 2020, remarking that the two appeared to be contradictory. City Attorney David Olson explained that the face mask order (which is four pages long) was issued immediately after the disaster declaration (which is two pages long). He further explained that the Governor's order supersedes the City's order anyway, and that the City is able to enforce the Governor's order too.

Council Member Deats said that he is opposed to the fine included in the mask order for those who violate it. He recounted a conversation that he recently had with Police Chief Ron Morales, who said that he was not aware of any warnings, citations, or fines being issued as a result of the existing order. Council Members Suderman, King, Skipworth, and Wilson disagreed, noting that in the United States of America alone, over 150,000 people have died from Coronavirus (COVID-19), and that already many people do not take the mask order seriously. Mayor Masters noted that the disaster declaration also allows the City to apply for funding to help offset the costs of responding to the pandemic.

There being no further discussion, Mayor Masters called for the vote.

**VOTE:**

5 AYES (Suderman, Skipworth, Wilson, Decker, King)

1 NAY (Deats)

**MOTION PASSED**

**ITEM 4.) EXECUTIVE SESSION:** The City Council will now hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

A. Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of the City Administrator.

Mayor Masters recessed the regular meeting at 7:42 p.m.

**ITEM 5.) RECONVENE**

Mayor Masters reconvened the regular meeting at 9:03 p.m.

**ITEM 6.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

None.

**ITEM 7.) ADJOURN**

Council Member Wilson made a motion to adjourn the meeting at 9:03 p.m., and Council Member Skipworth seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**PASSED, APPROVED AND ADOPTED** this the 11th day of August, 2020.

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Julie Masters, Mayor

**ATTEST:**

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Alun W. Thomas, City Secretary

# ITEM 8D

Julie Masters, Mayor  
Charles Suderman, Mayor Pro Tem  
Sean Skipworth  
Walter Wilson

**MINUTES**  
City of Dickinson  
**CITY COUNCIL**  
**SPECIAL MEETING**

Wally Deats  
Louis Decker  
William H. King III  
Chris Heard, City Administrator

**August 5, 2020**

The Dickinson City Council met in a duly called and announced **SPECIAL MEETING** on **Monday, August 5, 2020, at 6:30 p.m.** In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Dickinson, Texas conducted the meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The meeting was held for the purpose of considering the following items:

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

Mayor Masters called the meeting to order at 6:30 p.m. City Secretary Alun Thomas called roll and certified a quorum. Council Members present were as follows: Mayor Julie Masters, Mayor Pro-Tem Charles Suderman, and Council Members Sean Skipworth, Walter Wilson, Wally Deats, Louis Decker, and William H. King, III. Also present was City Administrator Chris Heard.

**ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 1853-2020 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, AWARDED REQUEST FOR QUALIFICATIONS #2004 FOR PROFESSIONAL ENGINEERING SERVICES TO HUITT-ZOLLARS, INC. AND AUTHORIZING THE CITY ADMINISTRATOR 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.**

Council Member Deats made a motion to approve the Resolution, and Council Member Wilson seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**ITEM 3.) ADJOURN**

Council Member Wilson made a motion to adjourn the meeting at 6:31 p.m., and Council Member Deats seconded the motion. There being no discussion, Mayor Masters called for the vote.

**VOTE:**

6 AYES (Suderman, Skipworth, Wilson, Deats, Decker, King)

0 NAYS

**MOTION PASSED**

**PASSED, APPROVED AND ADOPTED** this the 11th day of August, 2020.

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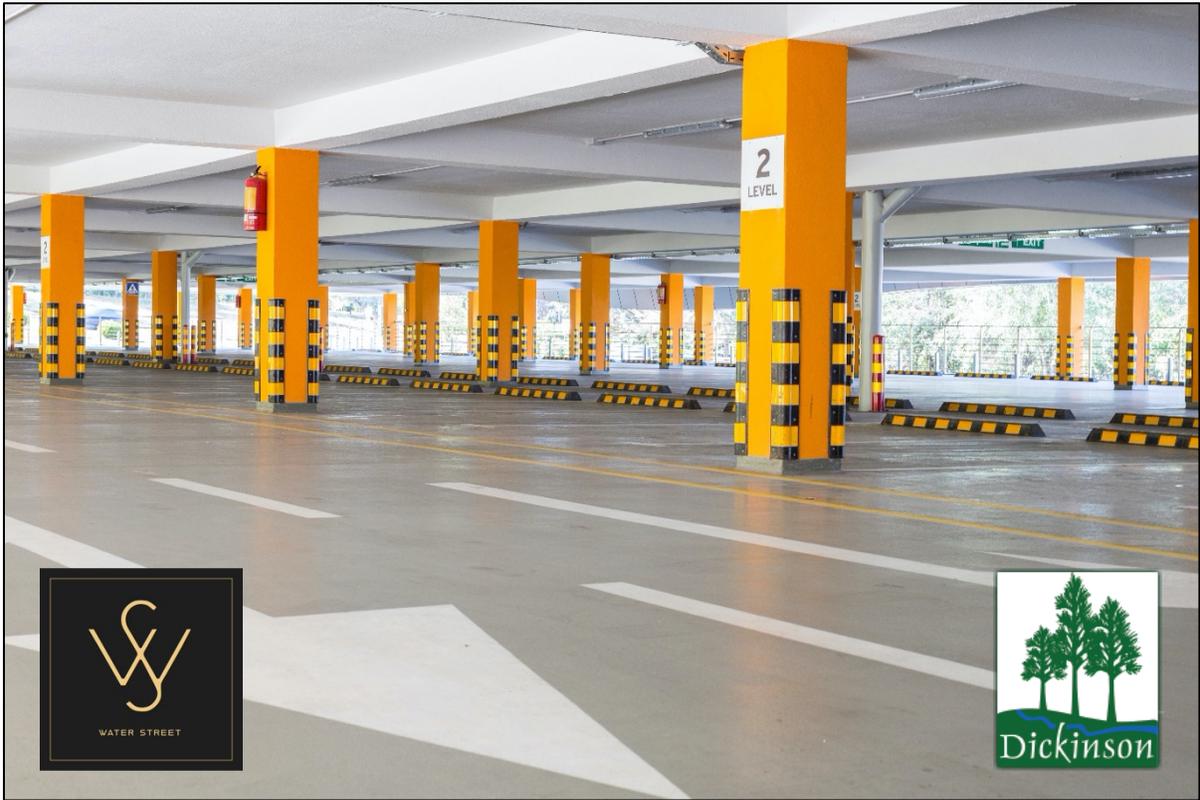
Julie Masters, Mayor

**ATTEST:**

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Alun W. Thomas, City Secretary

# ITEM 9



**Proposed Structured Parking Project for:**

# WATER STREET

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a 15-acre Mixed-Use Development

Presented to the Dickinson City Council  
& Economic Development Corporation

Co-Developed By:



August 2020



## **Project Overview**

*Water Street* is Galveston County's next premier commercial development. A proposed ±15-acre mixed use community will be the new focal point for current residents of Dickinson and the intercity commuters on I-45 and FM 517. Nestled conveniently halfway between Houston and Galveston, *Water Street Square* will provide the City of Dickinson with new eateries, office space, retail stores, outdoor entertainment venues, greenery and more.

Our goal is to bring a catalytic development to the City of Dickinson that will increase property values, sales tax revenues, primary jobs and population growth. Anchored off I-45 frontage and Dickinson Bayou, REME Companies and William Cole Inc are planning a land use that embraces Bayou connectivity, walkability, outdoor seating, convenience, innovation and entertainment.

## **The Problem**

Since going to market in late July of 2020, *Water Street Square* has already begun to catch the interest of several businesses looking to relocate or expand into the City of Dickinson. Some of these businesses would bring an abundance of daily visitors to the site and would require a large amount of parking spaces. Due to the configuration of the land assemblage, in conjunction with the current natural grade of the property being in the flood plain, allocating the adequate number of parking spaces necessary would require a large amount of surface square footage. This limits the potential for increased density to maximize the use and value of the entire 15-acre development.

## **The Solution**

After several iterations of conceptual land plans, REME and William Cole have identified the need for a structured parking facility that would provide increased capacity for the interested tenants, enhance the marketability for qualified future businesses, and minimize the amount of useable square footage not generating revenue. The overall size and scope are to be determined but speculated to be between 2-3 stories, 75,000 square feet, and facilitate approximately 200-250 vehicles.

## **The Proposal**

We are asking for the Dickinson Council and Economic Development Corporation to consider a repurpose of the \$3,000,000 EDA grant originally intended for a Public Market. REME and William Cole believe that a higher-density development along Interstate 45 would yield demonstrably more primary jobs for Dickinson while retaining the innovative, entrepreneurial and destination-driven characteristics of the proposed Public Market. A parking garage is an excellent investment into density and the desirability of a development for professionals.



**The Numbers**

Currently, structured parking facilities range in costs between \$18,000 and \$20,000 per spot. A 200-250 vehicle garage would cost between \$4,000,000 and \$4,500,000. The structure would be designed to match the size and scope of the development needs and comply with the mandatory requirements of the EDA grant.

The structured parking solution would provide this Public/Private Partnership the ability to add over 35,000 square feet of leasable space to the development, leading to a much more efficient land plan. This would not only increase the overall property value to the City, but also provide more opportunities for increased sales tax revenues and the creation of primary and temporary construction jobs.

Water Street Employee Calculations Table					
Land-Use	ITE Land		USDOE		
	Use Code	SF / Emp	SF Per Emp	SF of Use	Emp per Use
Single Tenant Office	715	295		25,000	85
Quality Restaurant (Sit Down)	831	134		15,000	112
Fast Food w/o drive-thru	833	70		2,000	29
Grocery			938	25,000	27
Lodging			1,124	112,000	100
Office under 100,000 sf			228	12,500	55
Community Retail			383	13,000	34
<b>Totals</b>				<b>204,500</b>	<b>442</b>
Additional Office Space from Parking Garage			228	35,000	154
<b>Total with Parking Garage</b>				<b>239,500</b>	<b>596</b>

**Conclusion**

EDA grants are purposefully targeting meaningful infrastructure projects in communities where those projects can have maximum impact. Parking is typically the limiting factor in all commercial developments. Utilizing an EDA grant to maximize parking availability on site will yield a positive return on that investment and bolster the outlook for Dickinson’s economy.



WATER STREET

## Current Land Plan



Thank you for your consideration in assisting REME and William Cole ensure the success of Water Street through the collective efforts of a Public/Private Partnership. We look forward to hearing from you and should you have any questions or comments, please direct them to Daniel Blanco at [dblanco@remecompanies.com](mailto:dblanco@remecompanies.com).

Sincerely,

Daniel Blanco – REME Companies, CEO  
Philip Carey – REME Companies, CFO  
Spencer Clements – William Cole, President  
David Seagers – William Cole, CFO





Letter of Interest to Occupy Office Space

July 28<sup>th</sup>, 2020

Attn: **REME Companies**

Dear Mr. Philip Carey,

Please use this letter as expressed interest in occupying Water Street Square, your new mixed-use development of 19 Acres located at Hwy. 517 and I-45 in Dickinson, Texas. We believe this development will support the vision we have for our company moving forward.

We are excited at the idea of moving our business to Texas as the need for upgraded equipment on towers is accelerating entering this post-covid era.

As you are aware, ACM has the potential to grow to up to 300 employees over a 5 - year period so the office space would need to reflect the opportunity for such expansion.

Thank you for considering ACM as an anchor tenant for this site.

A handwritten signature in black ink, appearing to read 'Antonio Moreno'.

**Antonio Moreno**  
Chief Executive Officer  
ACM Group USA Corporation

# Birddog Insurance Group, LLC

Dickinson ,Tx - Interest to Occupy Future Office Space

August 3<sup>rd</sup>, 2020

Attn: **REME Companies**

Dear Mr. Daniel Blanco,

Please find this letter as expressed interest in the desire to occupy future office lease space in the new mixed-use development at the southwest corner of I-45 and FM 517 intersection.

As you are aware, our insurance company is actively growing our footprint in the immediate area and are looking for future office space to accommodate a primarily virtual team of approximately 20-30 staff members. We rely heavily on telecommunications and are interested in the innovation hub and tech center concept you have for the development.

Feel free to call or email me directly should you have any additional questions or concerns. Thank you for considering us as a potential tenant in what sounds like a great project.

All the best,

**ROBERT CODY FOREE**

8/5/2020 | 10:16 AM PDT

**Cody Foree**

Owner

M: 713.594.2209

E: foreeins@gmail.com

# **ITEM 10**

## **Executive Session**

# **ITEM 11**

**Reconvene**

# **ITEM 12**

**Matters Discussed in  
Executive Session**

# **ITEM 13**

**Adjourn**