

William A. 'Bert' Miller, III
Mayor
Bernie Gessner
Mayor Pro-Tem
Josh M. Fultz Councilmember



James Harris
Councilmember
Kenneth Stevens
Councilmember

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
JANUARY 13, 2025**

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on January 13, 2025 at 6:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868, at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here:
<https://www.youtube.com/@NavasotaTX>

1. Call to Order.
2. Invocation - Pastor Mac Vaughn
Pledge of Allegiance
3. Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.
4. Staff Report:
 - (a) Employee Recognition for years of service: 5 years of service: Wesley Glaze (Fire), Robert Harris (Fire), Anita Walker (Public Works), Travis Mullins (Police), Troy Green (Police), Cody Smith (Fire), Sarah Stewart (Police), Shelby Shumate (Police), and Tiffany Woodard (Community Services); 15 years of service: Chris Watson (Police); and 25 years of service: Peggy Johnson (HR). [Peggy Johnson, HR Director]
 - (b) Introduction of new employees: (1) Police Department - Cody Cruthcfield, SRO; [Mike Mize, Police Chief]; (2) Public Works - Carl Spellman, W/WW Operator; Earl Hill, Utility Technician; Kendrick Taylor, Utility Technician and Travis Vacante, Utility Technician. [Jennifer Reyna, Public Works Director]; and (3) Economic Development, Charlie Stutts. [Lupe Diosdado, Development Services Director]
 - (c) Proclamation - Recognizing Pat Gaston on her retirement and for her service at the Christian Community Services Center. [Bert Miller, Mayor]
 - (d) Board and Commissions update. [City Council]
 - (e) Reports from City Staff or City Officials regarding issues of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday

schedules; honorary or salutory recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information attended by the City Officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [City Council and Jason Weeks, City Manager]

5. Consideration and possible action regarding a contract with Landmark Aquatic for the renovations of the Navasota swimming pool in the amount of \$690,580. [Jennifer Reyna, Public Works Director]
6. Conduct a public hearing for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868.

Consideration and possible action on Ordinance No. 1061-25, approving a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868.
[Lupe Diosdado, Development Services Director]

7. Conduct a public hearing for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868.

Consideration and possible action on Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868. [Lupe Diosdado, Development Services Director]

8. Consideration and possible action on Ordinance No. 1063-25, annexing approximately 1.279 acres of land, located in the City of Navasota Industrial District, into the corporate limits of the City of Navasota, Texas, said land being described as: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel

of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas, located at 9314 Interstate Dr., Navasota, TX, 77868. [Lupe Diosdado, Development Services Director]

9. Workshop on Fine and Fee Schedule related to Community Services Department (Library and Parks & Recreation). [Tiffany Byers, Community Services Director]
10. Consideration and possible action on Ordinance No. 1064-25, authorizing participation with Entergy Service Area Cities in matters concerning Entergy Texas, Inc. at the Public Utility Commission of Texas in 2025 and authorizing the hiring of lawyers and rate experts. [Jason Weeks, City Manager]
11. Consideration and possible action on Resolution No. 783-25, approving conveyance of the Horlock House Property and authorizing the Mayor to approve and execute any necessary documentation.
12. Consideration and possible action on Resolution No. 784-25, expressing official intent to reimburse certain costs related to a new fire station facility, swimming pool facility rehabilitation and reconstruction, and library roof replacement projects. [Jason Weeks, City Manager]
13. Consideration and possible action on Resolution No. 785-25, approving 2025 Joint Election Contract between the City of Navasota, Texas, Grimes County, Texas and Navasota Independent School District.

Consideracion, presentación, discusión, y posible acción sobre la Resolución No. 785-25, que aprueba un contrato electoral conjunto entre la Ciudad de Navasota, el Condado de Grimes y el Distrito Escolar Independiente de Navasota.

14. Consideration and possible action to approve Resolution No. 786-25, designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant -- Mitigation (CDBG-MIT) Resilient Communities Program. [Heaven Dominguez, Finance Director]
15. Consent agenda: The following items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent agenda items are:

- A. Approve the minutes for the month of November and December 2024.
- B. Approve the Municipal Court report for the month of November and December 2024.
- C. Approve the financials for the month of November 2024.

16. Executive Session: The City Council shall meet in Executive Session as permitted by Section

551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of an Interim City Manager.

17. Reconvene in open session. [City Council]
18. Consideration and possible action regarding the appointment, employment, evaluation and duties of an Interim City Manager.
19. Adjourn

DATED THIS THE 8TH DAY OF JANUARY, 2024
/JW/

BY: JASON WEEKS, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 8th of January, 2025 at 04:30 PM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.089.

DATED THIS THE 8TH DAY OF JANUARY, 2024
/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (936) 825 6475 OR (936) 825 6408 OR BY FAX AT (936) 825 2403.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 4.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Report

Agenda Item

Staff Report:

- (a) Employee Recognition for years of service: 5 years of service: Wesley Glaze (Fire), Robert Harris (Fire), Anita Walker (Public Works), Travis Mullins (Police), Troy Green (Police), Cody Smith (Fire), Sarah Stewart (Police), Shelby Shumate (Police), and Tiffany Woodard (Community Services); 15 years of service: Chris Watson (Police); and 25 years of service: Peggy Johnson (HR). [Peggy Johnson, HR Director]
- (b) Introduction of new employees: (1) Police Department - Cody Cruthcfield, SRO; [Mike Mize, Police Chief]; (2) Public Works - Carl Spellman, W/WW Operator; Earl Hill, Utility Technician; Kendrick Taylor, Utility Technician and Travis Vacante, Utility Technician. [Jennifer Reyna, Public Works Director]; and (3) Economic Development, Charlie Stutts. [Lupe Diosdado, Development Services Director]
- (c) Proclamation - Recognizing Pat Gaston on her retirement and for her service at the Christian Community Services Center. [Bert Miller, Mayor]
- (d) Board and Commissions update. [City Council]
- (e) Reports from City Staff or City Officials regarding issues of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information attended by the City Officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [City Council and Jason Weeks, City Manager]

Summary & Recommendation

- Mayor Bert Miller will recognize City of Navasota employees for their years of service.
- Police Chief Mike Mize, Public Works Director Jennifer Reyna, and Development Services Director Lupe Diosdado will introduce new employees.
- Mayor Bert Miller will recognize Pat Gaston on her retirement and for her years of service to Christian Community Services.
- If applicable, the City Council will provide Board and Commission updates; and
- Staff and the City Council will provide updates on other upcoming events.

Action Requested by Council

No action required, except for providing direction on canceling the November 25th City Council meeting.

Attachments

Proclamation - Pat Gaston

T. Green Certificate

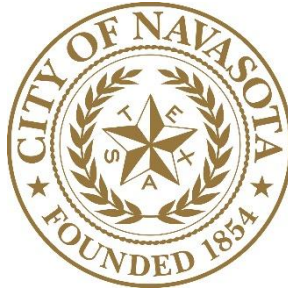
T. Woodard Certificate

C. Watson Certificate

P. Johnson Certificate

Strategic Plan

Planning Calendar



PROCLAMATION RECOGNIZING PATRICIA "PAT" GASTON

WHEREAS, the Mayor and City Council of the City of Navasota would like to honor Pat Gaston for her service as the Executive Director of the Christian Community Services from the years 2003 until 2024; and

WHEREAS, in her over 20 years of service, she poured her heart and soul into serving the citizens of Navasota and Grimes County; and

WHEREAS, Pat was that constant presence that guided and maintained the Christian Community Services food pantry and clothes closet; and

WHEREAS, she was instrumental in expanding the food pantry from the first floor of the house to its current facility; and

WHEREAS, she received many awards from the Brazos Valley Food Bank such as, Best All-Around Pantry in 2006, Best All-Around Large Pantry in 2012, Best All-Around Small Pantry in 2016, Recognition for years of dedicated service and commitment in 2019, and Recognition for outstanding service during a COVID year in 2020; and

NOW THEREFORE BE IT PROCLAIMED, that I, Bert Miller, as Mayor of the **City of Navasota**, do hereby proclaim to the citizens of our City to honor Pat Gaston and thank her for her dedication and passion for the people of Grimes County and the many contributions that she has made to our community. I encourage us all to use her as an example to inspire us to take the time to invest in our community, help those in need, and empower them to become the best version of themselves.

SIGNED THIS THE 13TH DAY OF JANUARY, 2025

BERT MILLER, MAYOR



CITY OF
NAVASOTA
2025

CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Troy Green

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Tiffany Woodard

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE of ACHIEVEMENT

This certificate is presented to

Christopher Watson

in appreciation of 15 years of dedicated service to the
City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE of ACHIEVEMENT

This certificate is presented to

Peggy Johnson

in appreciation of 25 years of dedicated service to the
City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



So much, so close.

Core Values

T

Teamwork & Collaboration

- We believe in the power of collective effort and cooperation.
- Foster a culture of collaboration among residents, businesses, and government.
- Together, we can achieve greater outcomes and overcome challenges.

H

Honor & Integrity

- Uphold honesty, transparency, and ethical conduct in all endeavors.
- Demonstrate integrity in decision-making and actions for the greater good.
- Earn and maintain the trust of our community through principled leadership.

R

Resilience & Adaptability

- Embrace change and remain agile in a constantly evolving world.
- Build resilience to face adversity and bounce back stronger.
- Learn from experiences to continuously improve and innovate.

I

Inclusivity & Diversity

- Celebrate and embrace the richness of our diverse community.
- Promote inclusivity, ensuring that all voices are heard and valued.
- Create an environment where everyone feels welcome and respected.

V

Vision & Progress

- Pursue a forward-thinking vision for the city's growth and development.
- Encourage innovation and progressive ideas that benefit our residents.
- Strive to be a model city that sets new standards and inspires others.

E

Empowerment & Engagement

- Empower individuals to participate in shaping the city's future.
- Encourage active citizenship and engagement in local decision-making.
- Support initiatives that enhance community involvement and civic pride.



2023-2024 Strategic Plan

Mission Statement

To guide Navasota's growth in a way that maintains our heritage, culture and uniqueness while maximizing our economic and social development.

Vision Statement

Navasota 2027: What America wants to be — A beautiful, progressive, vibrant, service-oriented, close-knit community filled with historical charm and promise for people and business.

Core Values: THRIVE

Teamwork &
Collaboration

Honor &
Integrity

Resilience &
Adaptability

Inclusivity &
Diversity

Vision &
Progress

Empowerment &
Engagement

Goals

Planning &
Economic
Development

Marketing/
Communications

Quality of Life

Staffing

Human
Resources

Facilities/
Buildings

Infrastructure

AGENDA PLANNING CALENDAR

JANUARY 13, 2025 – **DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 12/30/2024**

1. Called to order
2. Invocation/Pledge of Allegiance – Rev. Mac Vaughn
3. Remarks of visitors
4. Staff Report: (a) Recognition of years of service recipients; (b) Introduction of new employees: Police – Officer Crutchfield, SRO; Public Works employees: Carl Spellman, W/WW Operator, Earl Hill, Utility Tech; Kendrick Taylor, Utility Tech; and Travis Vacante, Utility Tech; Economic Development Coordinator, Charlie Stutts; (c) Proclamation – Pat Gaston (d) Board and Commission update; and (e) Reports from staff and City Council
5. Pool contract with Landmark Aquatic
6. Public hearing on Altamira PID and approval of Ordinance No. 1061-25
7. Public hearing on Stone Ridge Subdivision and approval of Ordinance No. 1062-25
8. Ordinance No. 1063-25, Annexation - IDA
9. Workshop on Fine and Fee schedule for Community Services Department
10. Ordinance No. 1064-25 – Entergy – Annual participation
11. Resolution No. 783-25, conveying Horlock House back to owners
12. Resolution No. 784-25, reimbursement resolution
13. Resolution No. 785-25, Election agreement for the May 2025 election
14. Resolution No. 786-25, authorized signatories – CDBG-MIT
15. Consent agenda: (a) Minutes for November and December 2024; (b) Municipal Court Report for November and December 2024; and (c) Financials for November 2024
16. Executive Session: Appointment of Interim City Manager
17. Reconvene in open session
18. Action on appointment of Interim City Manager
19. Adjourn

JANUARY 27, 2025 – **TIRZ MEETING @ 5:00 P.M.**

1. Called to order
2. Development agreement with Altamira
3. Adjourn

JANUARY 27, 2025 – **DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 1/13/2025**

1. Called to order
2. Invocation/Pledge of Allegiance – Pastor T. J. Green
3. Remarks of visitors
4. Staff Report: (a) Introduction of new employee: George Wentsch, Parks and Rec. Specialist; and (b) Recognition of years of service: _____; (c) Board and Commission update; and (d) Reports from staff and City Council
5. Ordinance No. _____ - Fine and Fees (Community Services Department)
6. Ordinance No. _____ - Reappropriation of funds
7. Financials for December 2024
8. Adjourn

MARCH 17, 2025 – **DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 3/3/2025**

1. Called to order
2. Budget Workshop for FY 25-26
3. Adjourn



REQUEST FOR CITY COUNCIL AGENDA ITEM # 5.

Agenda Date Requested	01/13/2025
Requested By	Jennifer Reyna, Public Works Director
Department	Public Works
Type	Report

Agenda Item

Consideration and possible action regarding a contract with Landmark Aquatic for the renovations of the Navasota swimming pool in the amount of \$690,580. [Jennifer Reyna, Public Works Director]

Summary & Recommendation

On October 28, 2024, City Staff and Landmark Aquatics conducted a thorough presentation on the assessment of the Navasota swimming pool. This assessment evaluated the existing conditions of the pool's structure, including its filtration and chemical treatment systems, and examined various components necessary for adherence to the current health code requirements. The presentation outlined specific areas of concern, potential upgrades, and repairs required to ensure the pool meets safety and operational standards.

In light of this comprehensive evaluation, City Council requested that the City Staff present a BuyBoard contract from Landmark Aquatic. This contract was to detail the pricing and scope of work required to address the identified issues and enhance the facilities at Navasota's Municipal Pool.

The City has determined it will need to issue debt to finance necessary repairs, as funding was not allocated in the fiscal year 2025 budget. If the City Council approves the renovation of Navasota swimming pool, the contractor, Landmark Aquatic, will initiate the project immediately after all contractual agreements are signed and the required city permits are obtained. The expected timeline for the completion of the renovation is set for the end of April 2025. This project aims to enhance the pool facilities and ensure they meet community standards as well as federal health & safety guidelines.

Total Cost Breakdown under BuyBoard Contract #701-23

1. Lap Pool Mechanicals: \$184,750.16 VGBA
2. Main Drains and Pool Floor: \$240,384.25
3. ADA Access Lifts: \$13,616.24
4. Toe Tile and Tile Repair: \$5,165.00
5. Seal Under Gutter: \$24,500.00
6. Plaster Strip: \$63,247.00
7. Quartz Plaster: \$75,250.00
8. Additional Plaster Costs: \$6,380.00
9. VFD and Electrical: \$14,507.35
10. Total: \$627,800.00
11. Owner's Contingency 10%: \$62,780.00

Total Contract: \$690,580.00

** The owner's contingency is at the sole discretion of the city, and any unused value will not be

invoiced.

Action Requested by Council

Award a contract to Landmark Aquatic in the amount of \$690,580.00 for the renovations to the Navasota swimming pool.

Fiscal Impact	
Source of Funds:	General Funds
Account Number:	100-562-910.00
Amount Budgeted:	0
Amount Requested:	690,580
Budgeted Item Y/N?:	N

Attachments
Landmarkaquatic

LANDMARK AQUATIC

Navasota Pricing Breakdown

Included in Scope of work:

1. Replace lap pool mechanical system.
2. Replace lap pool main drains with concrete floor and new PVC piping system.
3. Provide and install ADA access lifts for both pools.
4. Install new tile at stair entries and repair lap lane tile.
5. Repair under gutter and seal.
6. Strip 90%+ existing plaster from inside surface of both pools.
7. Replace plaster with quartz tier 1.
8. Additional plaster costs.
9. Add VFD for (2) 10 HP pumps and miscellaneous electrical work.

Remove and install new swimming pool mechanical equipment.

Provide equipment and rebuild mechanical room to meet state of Texas code.

Cost: \$184,750.16

BuyBoard Contract #701-23

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23

Install new VGBA main drains in deep end of pool.

Install (2) VGBA drains per federal code in deep end of pool. Install compacted rock and pour new concrete to bring deep end to 7' final depth.

Cost: \$240,384.25

BuyBoard Contract #701-23

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23

Install new ADA access equipment.

Add (2) ADA lift chairs – one at each pool

Cost: \$13,616.24

Buyboard Contract 701-23

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23 with 12% discount on equipment.

LANDMARK AQUATIC

Install new toe tile on stairs and repair racing lane tile as needed:

Toe tile on stair entries to be added per Texas code. When the racing lane tile is preserved, some repairs will be required.

Cost: \$5,165.00

Buyboard Contract 701-23

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23

Seal under existing stainless-steel gutter:

Chip out under stainless steel gutter on both pools and provide sealant to stop water from leaking under gutter.

Cost: \$24,500.00

Buyboard Contract 701-23

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23

Strip plaster from 90%+ of interior surface of both pools.

Chip existing plaster from all interior surfaces of both pools. The removed plaster will be placed in dumpsters and disposed of properly.

Cost: \$63,247.00

Buyboard Contract 701-23

Maximum BuyBoard plaster strip cost = \$7.75 / Ft² (actual cost = \$7.40 / Ft²)

Inside surface area of pools = 8548 Ft²

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Pricing reflects BuyBoard contract 701-23

Install new tier 1 quartz plaster.

After the existing plaster is removed, prep the entire interior surface and install new quartz plaster in both pools

Cost: \$75,250.00

Buyboard Contract 701-23

Maximum BuyBoard quartz plaster replacement = \$9.75 / Ft² (actual cost = \$9.24 / Ft²)

Inside surface area of pool = 8143 Ft²

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23

LANDMARK AQUATIC

Additional plaster costs.

There are additional costs related to plaster listed on BuyBoard to complete installation of new plaster.

Additional Cost: \$6,380.00

Buyboard Contract 701-23

Slurry Box: \$1,000.00

Racing lane saw cutting: 720 Linear Ft @ \$4.00 / ft = \$2,880.00

10' Depth: \$1,000.00

Fuel Charge: \$1,500.00

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Additional plaster pricing reflects BuyBoard contract 701-23

Add VFD to new pool pumps:

Provide and install a new 20 HP VFD to control (2) 10 HP pumps with electrical.

VFD Cost: \$14,507.35

Buyboard Contract 701-23

VFD cost: \$6282.35 with 5% BuyBoard discount (+\$225.00 freight)

Electrical installation and misc. electrical work: 50 Hours @ \$160.00/ hr. = \$8,000.00

Not to exceed hourly labor rate for Installation /Repair of equipment and products \$170.00/ hr.

Equipment pricing reflects BuyBoard contract 701-23 with 5% discount

Total Cost Breakdown under BuyBoard Contract #701-23

Lap Pool Mechanicals:	\$184,750.16
VGBA Main Drains and Pool Floor:	\$240,384.25
ADA Access Lifts:	\$13,616.24
Toe Tile and Tile Repair:	\$5,165.00
Seal Under Gutter:	\$24,500.00
Plaster Strip:	\$63,247.00
Quartz Plaster:	\$75,250.00
Additional Plaster Costs:	\$6,380.00
VFD and Electrical:	\$14,507.35

Total:	\$627,800.00
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Owner's Contingency 10%:	\$62,780.00
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Total Contract:	\$690,580.00
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**** Owner' contingency is at the sole discretion of the city and any unused value will not be invoiced.**



REQUEST FOR CITY COUNCIL AGENDA ITEM # 6.

Agenda Date Requested	01/13/2025
Requested By	Lupe Diosdado, Development Services Director
Department	Development Services
Type	Ordinance

Agenda Item

Conduct a public hearing for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868.

Consideration and possible action on Ordinance No. 1061-25, approving a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868.
[Lupe Diosdado, Development Services Director]

Summary & Recommendation

Opened Public Hearing at _____ p.m.

Background:

Grimes Altamira, LLC, has submitted a zoning change application to rezone approximately 96.618 acres from A/O: Agriculture/Open Space to Altamira PUD, a mixed use planned unit development. The property is located at the intersection of State Highway 90 S and FM 3455. Over the last 12-18 months, the City has been working with Grimes Altamira, LLC, to annex the property into the corporate limits of Navasota. The City was able to acquire two additional annexation petitions between the subject tract and the city limits to allow for the contiguous annexation. Annexation was completed in May of 2023.

The proposed Altamira PUD consists of two complementary projects. The first, a mixed use 96.818 planned unit development bringing over 380+ homes and multiple commercial pad sites, and second, the City's third elevated water storage tank, small water plant and water well #8. By constructing the proposed water improvements, the City will be able to adequately serve future development on the east side of Highway 6 within the recently created TIRZ Zone No.1. The proposed Altamira PUD will also include the City of Navasota's first PID district, a financing instrument to help fund the needed public improvements that was approved by City Council on 12/9/24. Certain public infrastructure improvements will also be considered for reimbursement by the TIRZ board and City Council as the first beneficiaries of the TIRZ Zone No.1 funds.

P&Z Public Hearing and Recommendation:

On December 11, 2024, the Planning & Zoning Commission held a public hearing and voted unanimously to recommend approval of the proposed zoning change as presented. During the public hearing, the Planning & Zoning Commission received comments and concerns related to increased traffic, potential drainage issues and possible nuisance complaints from new residents related to the adjacent livestock auction facility.

The proposed development has completed a TIA (Traffic Impact Analysis) that was reviewed and approved by TXDOT, where it is determined that a signaled traffic light is not required for this development. However, deceleration and left-hand turning lanes are included in the scope of the project. The commercial and common area properties for the PUD will act as a buffer for residents and the adjacent livestock facility. Adequate detention is also planned for the project.

Summary:

The proposed Altamira PUD will provide approximately 380+ single-family homes and 2-3 commercial pad sites for retail/commercial development. The proposed PUD Development standards list the permitted uses for both the residential and commercial areas as well as the development regulations outlining the requirements of the subdivision. The attached Altamira Concept Plan meets the proposed PUD Development standards.

Altamira PUD Highlights:

1. 80' collector street right-of-way dedication allowing for future connection to SH 105 East.
2. 8.5' wide shared use paths/sidewalks on both sides of the proposed collector street and a 6' wide sidewalk along the secondary access drive from SH 90 S.
3. 5' wide sidewalks along one side of all 50' wide right-of-way minor residential streets.
4. 50% of lots to be 50' wide and 50% to be 45' wide.
5. 5' side building setbacks throughout the residential areas.
6. Single, duplex, three and four-dwelling residential construction are allowed.
7. Commercial tracts to meet B-1 Zoning Design Standards.
8. A 10' wide shared use path located within dedicated open space and surrounding the detention pond and future commercial pad sites in Phase 1.
9. 6.203 acres of HOA/POA owned and maintained open space/greenway accessible to the public, versus the required 7.81 acres (based on an estimated 380 lots). In addition, 1 acre of open space buffer has also been allocated for a historic cemetery within the subdivision that includes an 8' wide walkway surrounding it. Lastly, 1.5 acres of land has also been dedicated for the proposed public water infrastructure improvements (Elevated Water Storage, Well, Plant, etc.).

Property Information:

Project Rep: Chandler Arden, Project Owner; Jeff Robertson, Project Engineer

Parcel ID: R76171

Legal Description: A0044 JESSE B MC NEALY, TRACT 13-3, ACRES 96.618

Owner: GRIMES ALTAMIRA, LLC

Address: HWY90 S, NAVASOTA, TX 77868

Current Use: Vacant

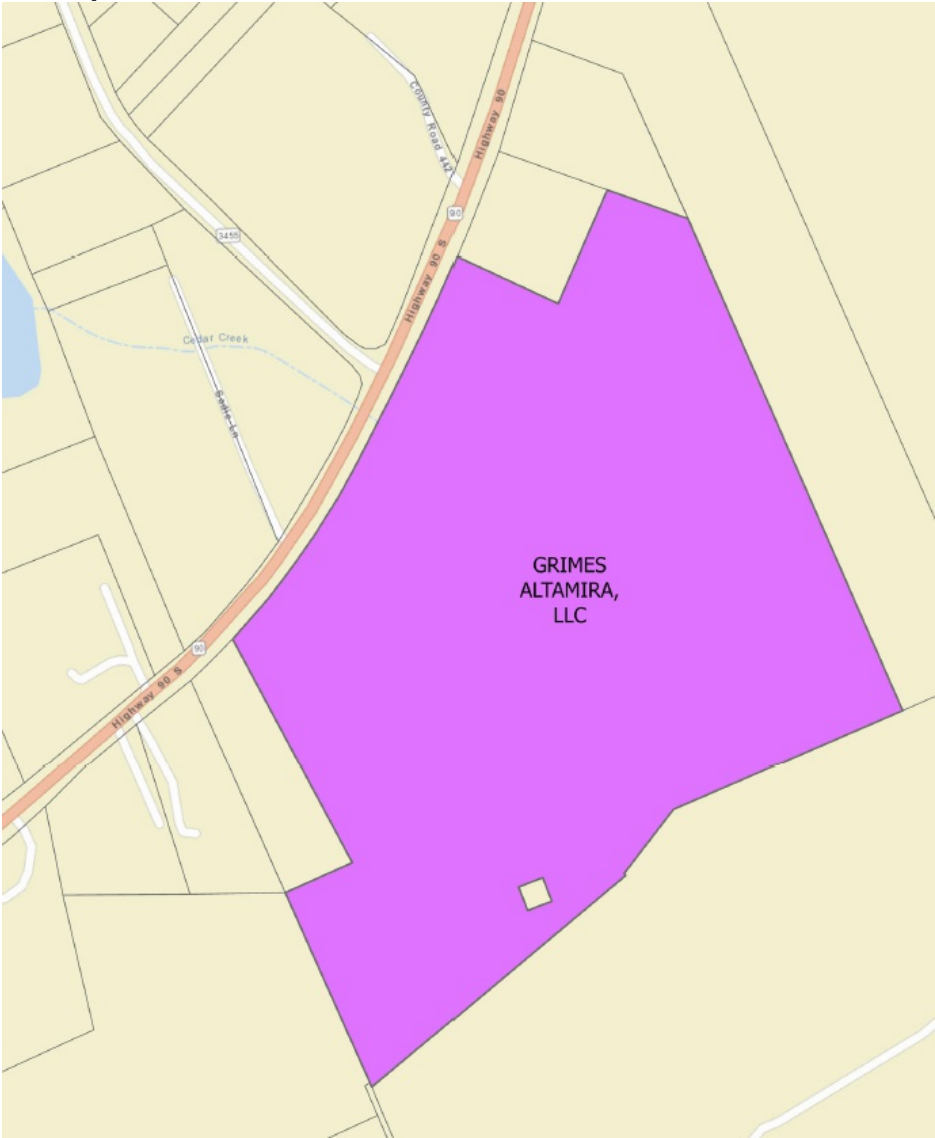
Proposed Use: Mixed Use Planned Unit Development

Proposed Zoning: Altamira PUD

Public Notice Summary:

An ad was published in the November 27th, 2024, edition of the Navasota Examiner. 18 public hearing notice letters were mailed out to adjacent property owners. A sign was also placed on the property.

Aerial/Street View:



**Staff Recommendation:**

Staff recommends the City Council conduct a public hearing and take action to approve the zoning change application submitted by Grimes Altamira, LLC.

Closed Public Hearing at _____p.m.

Action Requested by Council

Vote to approve, approve with conditions, or deny Ordinance No. 1061-25, approving a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868.

Attachments

Letter Auction Facility
Ordinance No. 1061-25

Comments to be delivered at the public meeting of the City of Navasota Planning & Zoning Commission on December 11, 2024.

December 11, 2024 at 6:00 PM. Please be there by 5:45 to register.

Navasota City Hall, City Council Chambers

200 E. McAlpine Street, Navasota, Texas 77868

Agenda:

https://destinyhosted.com/agenda_publish.cfm?id=62827&mt=ALL&vl=true&get_month=12&get_year=2024&dsp=ag&seq=71

Dear Chairman Peters and other members of the Zoning Commission:

Thank you for the opportunity to provide comments on the proposed Zoning Change Application to Rezone Approximately 96.618 acres From Agriculture/Open Space to Altamira Public Utility District.

For those of you who I don't know, my name is Greg Goudeau. In addition to my verbal comments, we have we have submitted written comments which have been provided to Ms. Diasdado.

As noted in the written comments, alongside my wife and children, I am the owner and operator of the Navasota Livestock Auction. We also own the land and building occupied by the Cow Talk Restaurant. Both properties are located on land adjacent to the proposed Altimira PUD.

The livestock market began operations in 1966 and have continued uninterrupted for 58 years. I have lived and worked in Navasota for more than 20 years and have watched our city transform.

As noted in our written comments, we understand the annexation of the Altimira PUD and the PUD itself is a critical step in the development of the proposed development.

We recognize that transformation of our rural areas into residential and commercial business is a long-term trend that has been underway for years and will likely continue for the foreseeable future.

We believe that these new developments should consider the significant contributions made by many rural businesses, including ours. New development should not displace the businesses which have helped build and anchor the communities our new residents wish to join.

Our 50 employees and thousands of livestock buyers, sellers, and groups who visit our facility annually contribute significant local sales tax revenues. Additionally, our payroll of more than \$1.2 million annually creates dollars which employees spend locally, generating additional local, state, and federal tax revenue.

Our written comments provide more detail on the specific concerns we have about making a zoning change on land so close to an agricultural business.

We are aware of instances where new residential and commercial developers have sued longtime agricultural operators who were simply doing operating their business just as they had been doing for decades. We want to avoid repeating that situation here in Navasota.

As the zoning change is considered, we ask that members of the Zoning and Planning Commission acknowledge the potential risk

and liability which will be created for ours and any other agricultural businesses in the area.

Navasota and Grimes County has a proud agricultural heritage which should not be forgotten for the sake of economic development.

We welcome the opportunity to engage in discussions alongside the City Council, Zoning Commission and developers to ensure the needs and concerns of all parties are addressed in the planning process.

Thank you for the opportunity to make comments. I am happy to answer any questions the Commission may have.

ORDINANCE NO. 1061-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NAVASOTA, TEXAS TO REZONE 96.618 ACRES, MORE PARTICULARLY DESCRIBED AS A0044 JESSE B MC NEALY, TRACT 13-3, FROM A/O: AGRICULTURE/OPEN SPACE DISTRICT TO "ALTAMIRA PUD," A PLANNED UNIT DEVELOPMENT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 9th day of December 2024, property owner Grimes Altamira, LLC, filed a petition requesting the rezoning of 96.618 acres more particularly described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, and legally described by metes and bounds on Exhibit "A" which is attached hereto and incorporated herein for all purposes pertinent ("Property"), from A/O: Agriculture/Open Space District to "Altamira PUD," a Planned Unit Development; and

WHEREAS, the rezoning request is in harmony with the Comprehensive Plan of the City of Navasota; and

WHEREAS, on the 11th day of December 2024, a public hearing was held before the Planning and Zoning Commission ("Commission") of the City of Navasota, a quorum being present on the occasion and said matter of rezoning being part of the agenda for said Commission meeting, an opportunity to present arguments for and against the proposed rezoning was held; and

WHEREAS, the Property is shown on Exhibit "B" attached hereto and incorporated herein for all purposes pertinent; and

WHEREAS, the Altamira PUD Development Standards are attached hereto as Exhibit "C" and incorporated herein for all purposes pertinent, outlining the requirements and standards of the "Altamira PUD," a Planned Unit Development; and

WHEREAS, the Altamira Concept Plan is also attached hereto as Exhibit "D" and incorporated herein for all purposes pertinent, outlining a general plan showing the location and relationship of the land uses to be permitted for the PUD and other improvements; and

WHEREAS, the Planning and Zoning Commission recommends to the City Council of the City of Navasota that it is in the best interest and to the benefit of the residents of the City of Navasota, that the said Property be rezoned from A/O Agriculture Open Space District to Altamira PUD a Planned Unit Development; and

WHEREAS, on the 13th day of January 2025, after notice as required by law, a public hearing was held before the Navasota City Council, a quorum being present on the occasion and said matter of rezoning the Property being part of the agenda, an opportunity to present arguments for and against the proposed rezoning was held;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS THAT:

SECTION 1. The Official Zoning Map of the City of Navasota is hereby amended to change the Property legally described on Exhibit "A" and shown on Exhibit "B" from A/O Agriculture Open Space District to "Altamira PUD," a Planned Unit Development. Unless otherwise provided for or modified by Exhibit "C", the Property located within the Altamira PUD area shall conform to the provisions of the City's Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances.

SECTION 2. If any section, subsection, word, sentence or phrase of this Ordinance is held invalid, it shall not affect the remaining parts of this Ordinance.

SECTION 3. This Ordinance shall become effective from and after its passage, approval, and adoption.

PASSED, APPROVED AND ADOPTED ON THIS THE 13TH DAY OF JANUARY 2025.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit "A"

FIELD NOTES
96.618 ACRES

Being all that certain tract or parcel of land lying and being situated in the JESSE B. McNEALY SURVEY, Abstract No. 44, Grimes County, Texas and being comprised of all of the called 50.00 acre tract described in the deed from Kenneth Robert Skillern, Independent Executor of the Estate of Patricia Wier Skillern to Kenneth Robert Skillern recorded in Volume 1746, Page 24 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.) and part of called 50.66 acre tract described in the deed from Kenneth Robert Skillern, Independent Executor of the Estate of Patricia Wier Skillern to Jess Henry H. Beal recorded in Volume 1746, Page 29 (R.P.R.G.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8-inch iron rod marking the most easterly corner of this herein described tract, said iron rod also marking the south corner of the called 28.63 acre Frederick Buchanan Sullivan tract recorded in Volume 1445, Page 478 (R.P.R.G.C.) and being in the northwesterly line of the called 461.68 Gerard W. Trione tract recorded in Volume 1002, Page 484 (R.P.R.G.C.), bearing system shown herein are NAD83 (Texas State Plane Central Zone Grid North) and as established by gps observation. Distances shown herein are grid distances to determine surface distances multiply by a combined scale factor of 1.0000787723;

THENCE: along the fenced common lines of this tract, the called 50.66 acre Beal tract, the called 50.00 acre Skillern tract and the called 461.68 acre Trione tract for the following four (4) calls:

- 1) S 66°37'18" W (DEED CALL: S 69°22'13" W) for a distance of 911.45 feet to a found 3/8-inch iron rod for angle,
- 2) S 37°39'26" W (DEED CALL: S 40°24'21" W) for a distance of 292.51 feet to a found 1/2-inch iron rod for corner,
- 3) S 20°02'59" E (DEED CALL: S 17°18'04" E) for a distance of 10.32 feet to a found 3/8-inch iron rod for corner, and
- 4) S 50°06'55" W (DEED CALL: S 52°51'50" W) for a distance of 1,199.39 feet to a found 3/8-inch iron rod marking the most southerly corner of this tract, said iron rod also marking the west corner of the called 461.068 acre Trione tract, the north corner of the called 38.947 acre Jinx M. Lee tract recorded in Volume 610, Page 824 (R.P.R.G.C.) and being in the fenced east line of the called 75 acre Jinx M. Lee tract recorded in Volume 380, Page 617 of the Grimes County Deed Records (G.C.D.R.);

THENCE: N 24°01'49" W (DEED CALL: S 21°16'54" W) along the common line of this tract, the called 50.00 acre Skillern tract and the called 75 acre Lee tract (380/617) for a distance of 775.04 feet to a found 3/8-inch iron rod marking the lower most westerly corner of this tract, said iron rod also marking the northeast corner of the called 75 acre Lee tract (380/617), the southeast corner of the called 4.99 acre James Bailey, et ux tract recorded in Volume 836, Page 14 (R.P.R.G.C.) and the southwest corner of the called 4.79 acre MNL Properties, LLC tract recorded in Volume 1754, Page 605 (R.P.R.G.C.);

THENCE: along the fenced common lines of the this tract, the called 50.00 acre Skillern tract and the called 4.79 acre MNL Properties, LLC tract for the following two (2) calls:

- 1) N 65°57'01" E (DEED CALL: N 68°41'56" E) for a distance of 267.69 feet to a found 3/8-inch iron rod for corner, and
- 2) N 28°07'48" W (DEED CALL: N 25°22'53" W) for a distance of 924.94 feet to a found 1/2-inch iron rod marking the upper westerly corner of this herein described tract, said iron rod also marking the north corner of the called 4.79 acre MNL Properties, LLC tract and being in the southeast margin of State Highway No. 90;

THENCE: along the southeast margin of said State Highway No. 90 for the following ten (10) calls:

- 1) N 41°14'53" E (DEED CALL: N 43°59'48" E) for a distance of 199.83 feet to a 1/2-inch iron rod set for angle,
- 2) N 37°11'05" E (DEED CALL: N 39°56'00" E) for a distance of 139.06 feet to a 1/2-inch iron rod set for angle,
- 3) N 35°15'05" E (DEED CALL: N 38°00'00" E) for a distance of 138.17 feet to a 1/2-inch iron rod set for angle,
- 4) N 32°08'05" E (DEED CALL: N 34°53'00" E) for a distance of 176.81 feet to a 1/2-inch iron rod set for angle,
- 5) N 28°33'05" E (DEED CALL: N 31°18'00" E) for a distance of 137.58 feet to a 1/2-inch iron rod set for angle,
- 6) N 27°02'05" E (DEED CALL: N 29°47'00" E) for a distance of 277.78 feet to a 1/2-inch iron rod set for angle,
- 7) N 26°09'05" E (DEED CALL: N 28°54'00" E) for a distance of 238.11 feet to a 1/2-inch iron rod set for angle,
- 8) N 24°59'05" E (DEED CALL: N 27°44'00" E) for a distance of 138.03 feet to a 1/2-inch iron rod

set for angle,

- 9) N 23°53'05" E (DEED CALL: N 26°38'00" E) for a distance of 138.42 feet to a 1/2-inch iron rod set for angle, and
- 10) N 23°04'05" E (DEED CALL: N 25°49'00" E) for a distance of 30.98 feet to a 1/2-inch iron rod set for the northwest corner of this tract, from whence a found 1-inch iron bar marking the north corner of the called 50.66 acre Beal tract and the west corner of the called 5.2 acre Fredrick Buchanan Sullivan and Tammie Jones Sullivan tract recorded in Volume 1421, Page 832 (R.P.R.G.C.) bears N 21°43'18" E at a distance of 417.09 feet for reference;

THENCE: into and through the called 50.66 acre Beal tract and along an existing fence for the following two (2) calls:

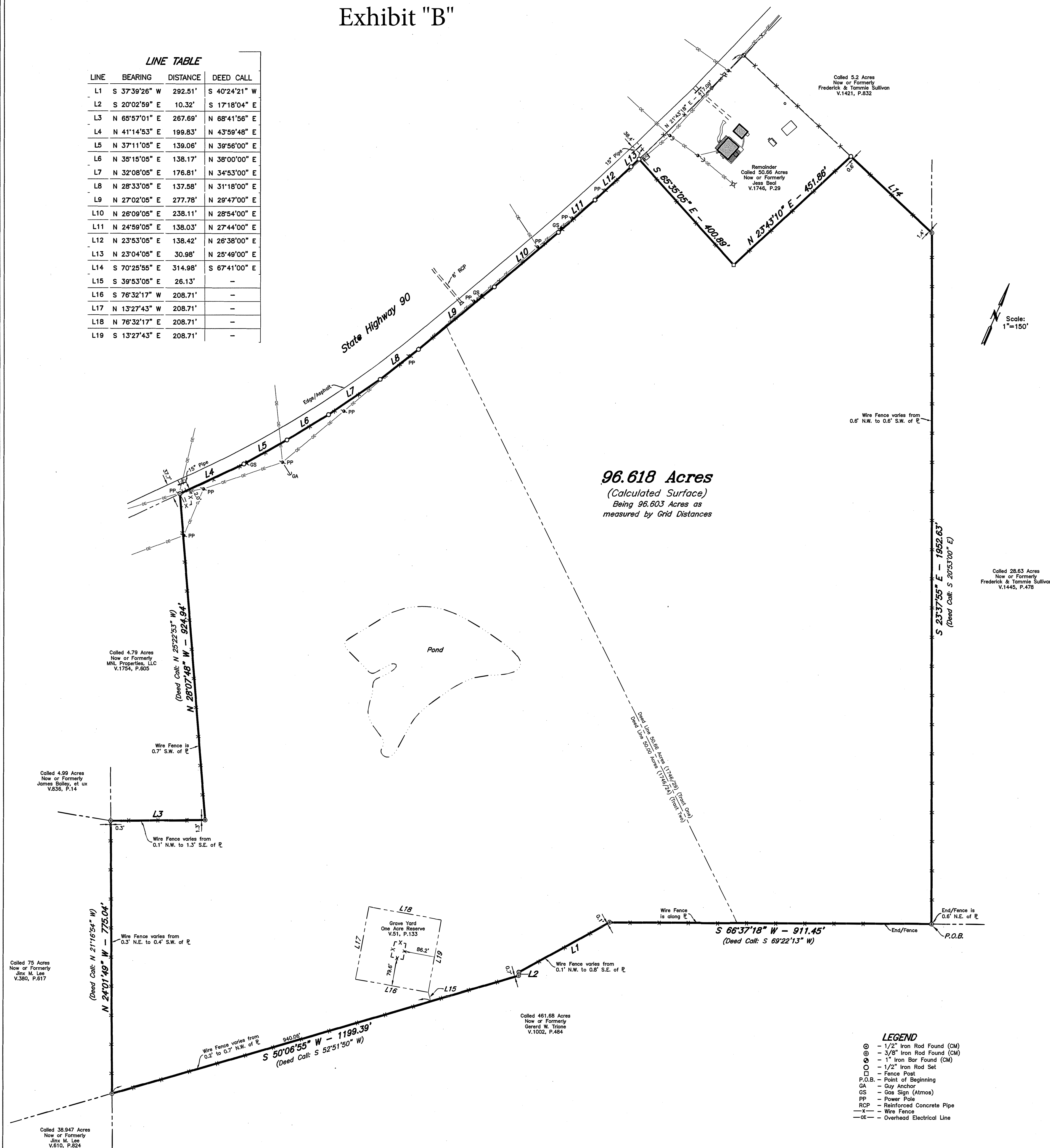
- 1) S 65°35'05" E for a distance of 400.89 feet to a 4-inch round fence post for corner, and
- 2) N 23°43'10" E for a distance of 451.86 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the fenced southwest line of the called 5.2 acre Sullivan tract (1421/832);

THENCE: S 70°25'55" E (DEED CALL: S 67°41'00" E) along the fenced common line of this tract, the called 50.66 acre Beal tract and the called 5.2 acre Sullivan tract (1421/832) for a distance of 314.98 feet to a found 3/8-inch iron rod marking an angle point in the tract, said iron rod also marking an angle point in the 50.66 acre Beal tract, the south corner of the called 5.2 acre Sullivan tract (1421/832) and being in the southwest line of the called 28.63 acre Sullivan tract (1445/478);

THENCE: S 23°37'55" E (DEED CALL: S 20°53'00" E) along the fenced common line of this tract, the called 50.66 acre Beal tract, the called 28.63 acre Sullivan tract (1445/478) for a distance of 1,952.63 feet to the POINT OF BEGINNING and containing 96.618 acres of land (calculated surface).

Exhibit "B"

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	S 37°39'26" W	292.51'	S 40°24'21" W
L2	S 20°02'59" E	10.32'	S 17°18'04" E
L3	N 65°57'01" E	267.69'	N 68°41'56" E
L4	N 41°14'53" E	199.83'	N 43°59'48" E
L5	N 37°11'05" E	139.06'	N 39°56'00" E
L6	N 35°15'05" E	138.17'	N 38°00'00" E
L7	S 32°08'05" E	176.81'	N 34°53'00" E
L8	N 28°33'05" E	137.58'	N 31°18'00" E
L9	N 27°02'05" E	277.78'	N 29°47'00" E
L10	N 26°09'05" E	238.11'	N 28°54'00" E
L11	N 24°59'05" E	138.03'	N 27°44'00" E
L12	N 23°53'05" E	138.42'	N 26°38'00" E
L13	N 23°04'05" E	30.98'	N 25°49'00" E
L14	S 70°25'55" E	314.98'	S 67°41'00" E
L15	S 39°53'05" E	26.13'	—
L16	S 76°32'17" W	208.71'	—
L17	N 13°27'43" W	208.71'	—
L18	N 76°32'17" E	208.71'	—
L19	S 13°27'43" E	208.71'	—



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JESSE B. MCNEALY SURVEY, Abstract No. 44, Grimes County, Texas, and being comprised of all of the called 50.00 acre tract described in the deed from Kenneth Robert Skiller, Independent Executor of the Estate of Patricia Wier Skiller to Kenneth Robert Skiller recorded in Volume 1746, Page 24 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.) and part of called 50.66 acre tract described in the deed from Kenneth Robert Skiller, Independent Executor of the Estate of Patricia Wier Skiller to Jess Henry H. Beal recorded in Volume 1746, Page 29 (R.P.R.G.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8-inch iron rod marking the most easterly corner of this herein described tract, called 461.68 Gerard W. Trione tract also marking the south corner of the called 28.63 acre Frederick Buchanan Sullivan tract recorded in Volume 1445, Page 478 (P.R.G.C.) and being in the northwesterly line of the called 461.68 Gerard W. Trione tract recorded in Volume 1002, Page 484 (P.R.G.C.), bearing system shown herein are NAD83 (Texas State Plane Central Zone Grid North) and as established by gps observation. Distances shown herein are grid distances to determine surface distances multiply by a combined scale factor of 1.0000787723;

THENCE: along the fenced common lines of this tract, the called 50.66 acre Beal tract, the called 50.00 acre Skillern tract and the called 461.68 acre Trione tract for the following four (4) calls:

1. S 66°37'18" W (DEED CALL: S 69°22'13" W) for a distance of 911.45 feet to a found 3/8-inch iron rod for angle,
2. S 37°39'26" W (DEED CALL: S 40°24'21" W) for a distance of 292.51 feet to a found 1/2-inch iron rod for corner,
3. S 20°02'59" E (DEED CALL: S 17°18'04" E) for a distance of 10.32 feet to a found 3/8-inch iron rod for corner, and
4. S 50°06'58" W (DEED CALL: S 52°51'00" W) for a distance of 1,199.39 feet to a found 3/8-inch iron rod marking the most southerly corner of this tract, said iron rod also marking the west corner of the called 461.068 acre Trione tract, the north corner of the called 38.947 acre Jinx M. Lee tract recorded in Volume 610, Page 824 (R.P.R.G.C.) and being in the fenced east line of the called 75 acre Jinx M. Lee tract recorded in Volume 380, Page 617 of the Grimes County Deed Records (G.C.D.R.);

THENCE: N 24°01'49" W (DEED CALL: S 21°16'54" W) along the common line of this tract, the called 50.00 acre Skillman tract abd the called 75 acre Lee tract (380/817) for a distance of 775.04 feet to a found 3/8-inch iron rod marking the lower most westerly corner of this tract, said iron rod also marking the northeast corner of the called 75 acre Lee tract (380/817), the southeast corner of the called 4.99 acre James Bailey, et ux tract recorded in Volume 836, Page 14 (R.P.R.G.C.) and the southwest corner of the called 4.79 acre MNL Properties, LLC tract recorded in Volume 1754, Page 605 (R.P.R.G.C.);

THENCE: along the fenced common lines of the this tract, the called 50.00 acre Skillern tract and the called 4.79 acre MNL Properties, LLC tract for the following two (2) calls:

- 2) N 28°07'48" W (DEED CALL: N 25°22'53" W) for a distance of 924.94 feet to a found 1/2-inch iron rod marking the upper westerly corner of this herein described tract, said iron rod also marking the north corner of the called 4.79 acre MNL Properties, LLC tract and being in the southeast margin of State Highway No. 90;

THENCE: along the southeast margin of said State Highway No. 90 for the following ten (10) calls:

- 1) N 41°14'53" E (DEED CALL: N 43°59'48" E) for a distance of 199.83 feet to a 1/2-inch iron rod set for angle,
2) N 37°11'05" E (DEED CALL: N 39°58'00" E) for a distance of 139.06 feet to a 1/2-inch iron rod set for angle,
3) N 35°15'05" E (DEED CALL: N 38°00'00" E) for a distance of 138.17 feet to a 1/2-inch iron rod set for angle,
4) N 32°08'05" E (DEED CALL: N 34°53'00" E) for a distance of 176.81 feet to a 1/2-inch iron rod set for angle,
5) N 28°33'05" E (DEED CALL: N 31°18'00" E) for a distance of 137.58 feet to a 1/2-inch iron rod set for angle,
6) N 27°01'05" E (DEED CALL: N 28°47'00" E) for a distance of 277.78 feet to a 1/2-inch iron rod set for angle,
7) N 26°09'05" E (DEED CALL: N 28°54'00" E) for a distance of 238.11 feet to a 1/2-inch iron rod set for angle,
8) N 24°59'05" E (DEED CALL: N 27°44'00" E) for a distance of 138.03 feet to a 1/2-inch iron rod set for angle,
9) N 23°53'05" E (DEED CALL: N 26°38'00" E) for a distance of 138.42 feet to a 1/2-inch iron rod set for angle, and
10) N 23°04'05" E (DEED CALL: N 25°49'00" E) for a distance of 30.98 feet to a 1/2-inch iron rod set for the northwest corner of this tract, from whence a found 1-inch iron bar marking the northeast corner of the called 50.85 acre tract and the west corner of the called 5.2 acre Fredrick Buchanan Sullivan and Tammie Jones Sullivan tract recorded in Volume 1421, Page 832 (R.P.R.#362) bears N 21°43'18" E at a distance of 417.09 feet for reference;

THENCE: into and through the called 50.66 acre Beal tract and along an existing fence for the following two (2) calls:

- 2) N 23°43'10" E for a distance of 451.86 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the fenced southwest line of the called 5.2 acre Sullivan tract (1421/832);

THENCE: S 70°25'55" E (DEED CALL: S 67°41'00" E) along the fenced common line of this tract, the called 50.66 acre Beal tract and the called 5.2 acre Sullivan tract (1421/832) for a distance of 314.98 feet to a found 3/8-inch iron rod marking an angle point in the tract, said iron rod also marking an angle point in the 50.66 acre Beal tract, the south corner of the called 5.2 acre Sullivan tract (1421/832) and being in the southwest line of the called 28.63 acre Sullivan tract (1445/478);

THENCE: S 23°37'55" E (DEED CALL: S 20°53'00" E) along the fenced common line of this tract, the called 50.66 acre Beal tract, the called 28.63 acre Sullivan tract (1445/478) for a distance of 1,952.63 feet to the POINT OF BEGINNING and containing 96.618 acres of land (calculated surface).

Tract One:

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the JESSE B. McNEALY SURVEY, Abstract No. 44, being out of a called 50.66 acre tract of land described in a Special Warranty Deed to Jess Henry H. Beal, dated July 2, 2019, of record in Volume 1746, Page 29 of the Real Property Records of Grimes County, Texas.

Tract Two:

Tract Two:
All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the JESSE B. McNEALY SURVEY, Abstract No. 44, being all of the called 50.00 acre tract of land described in a Special Warranty Deed to Kenneth Robert Skillern, dated July 2, 2019, of record in Volume 1746, Page 24 of the Deed Records of Grimes County, Texas.

1. Bearings shown on this survey are based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. Distances shown hereon are Grid Distances, to obtain Surface Distances multiply by a Combined Scale Factor of 1.0000787723.
3. Survey is valid only if print has original seal and signature of Surveyor.
4. There are no visible improvements other than those shown hereon.
5. According to the Flood Insurance Rate Maps for Grimes County, Texas and Incorporated Areas, Map Number 48185C0345C, Map Revised April 3, 2012, no portion of this property is located within a Special Flood Hazard Area.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey.
7. The locations of the underground utilities/structures shown on above-ground structures, utility markers and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
8. This survey does not constitute a title search by Surveyor. All information regarding record easement and other documents that might affect the quality of title to tract shown hereon was gained from title commitment # LF No. W2101870 prepared by South Land Title Company of Grimes County dated September 17, 2021. The following comments correspond to the items as numbered in the above referenced commitment:

Schedule B:

- 10.g. Easement from I.M. Camp et ux to Robert Foster, dated February 1, 1884, recorded in Volume 51, Page 133, Deed Records of Grimes County, Texas. (Shown on survey)
- 10.h. Easement from Mottie B. Foster to Western Public Service Company, dated November 18, 1924, recorded in Volume 104, Page 142, Deed Records of Grimes County, Texas. (Blanket)
- 10.i. Easement from R.F. Foster et ux to Sinclair Refining Company, dated February 17, 1947, recorded in Volume 182, Page 354, Deed Records of Grimes County, Texas. (Blanket)
- 10.j. Terms and conditions contained in Boundary Agreement by and between Kenneth Robert Skillern and Rose M. Joswiak, in instrument dated September 5, 2018, recorded in Volume 1754, Page 597, Real Property Records of Grimes County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify that this survey was made on the ground on December 23, 2021 to reflect the above mentioned title commitment, and that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.



State Highway 90

LAND TITLE SURVEY

96.618 ACRES

BEING ALL OF THE CALLED 50.66 ACRE BEAL
TRACT RECORDED IN VOLUME 1746, PAGE 29
& ALL OF THE CALLED 50.00 ACRE SKILLERN
TRACT RECORDED IN VOLUME 1746, PAGE 24

JESSE B. McNEALY SURVEY, A-44
GRIMES COUNTY, TEXAS

DECEMBER 23, 2021

SCALE: 1" = 150'

SURVIVOR:
McClure, 8

Proposed Insured:
Andy Cervantez, Chandler Arden
and/or Assigns

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

170004-le.dwg

Exhibit “C”

Altamira PUD Development Standards

GENERAL PURPOSE AND DESCRIPTION

Altamira Planned Unit Development, herein called “the District” or “this District” is intended to guide land use and physical development of the subject property attached as Exhibit “A”. This District’s development plan is envisioned as a tool to help establish uses of this property, to facilitate appropriate future development of the property, and to strengthen the area’s economy and promote the general welfare of the community. The proposed Planned Unit Development is to provide for development of detached and attached dwelling units on lots of not less than 4,500 square feet. The Developer’s vision is to create a balanced, orderly, convenient, and attractive residential and mixed use community with an interconnected sidewalk system that provides pedestrian travel throughout the public rights-of-ways and common spaces in the community. The eight and a half foot-wide sidewalks along the proposed Altamira Parkway will be convenient to residents in Altamira to access the future commercial areas as well to provide pedestrian connectivity to future residents on the property to the south of Altamira. All Altamira residents will have access to 5’, 6’, 8’, 8.5’ and 10’ sidewalks that will loop throughout the subdivision as outlined in the Concept Plan attached as Exhibit “D”.

SECTION 1: DEFINITIONS

When not inconsistent with the context, words used in the present tense include the future; and words used in the plural number include the singular. Definitions not expressly prescribed herein are to be determined according to definitions found in the City of Navasota Zoning Ordinance, and failing that, customary usage based on the latest edition of Merriam-Webster’s Unabridged Dictionary.

Construction Field Office – shall mean a temporary building used as an office for supervisory or administrative functions related to the construction of (1) new residential structures within the subdivision in which the construction field office is located or (2) a new commercial development on the tract on which the construction field office is located. A Construction Field Office shall not be used as a residence and shall not be constructed with sleeping facilities. RVs, motor homes, or manufactured/mobile homes are not permitted or defined as a Construction Field Office.

Model Home – shall mean a detached residential dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

Neighborhood Amenity Center – shall mean a private facility associated with a specific residential development that provides social gathering areas, recreational facilities, or other types of common space for the exclusive benefit of residents of the development. The Neighborhood Amenity Center may also serve as a Real Estate Sales Center or information center during the sales life of the community.

In this specific context, the term “permitted” shall mean all uses permitted by right within the zoning classification specified, as well as other uses defined and described in the Zoning Ordinance of the City of Navasota as being permitted with approval of a Conditional Use Permit. Said uses permitted with approval of a Conditional Use Permit shall be subject to development review procedures of the City of Navasota Zoning Ordinance described for Conditional Use Permits.

SECTION 2: LAND USES

The district is structured to provide for the development of detached and attached dwelling units. The schematic site plan is divided into three general areas: commercial, common areas and residential lots.

2.1 PERMITTED USES FOR RESIDENTIAL PROPERTIES.

- A. Single dwelling units (DUs).
- B. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction.
- C. Real estate sales offices during the development of residential subdivision.
- D. Accessory units, customarily incident to the above uses, and located on the same lot not involving the conduct of retail business except as allowed by this Ordinance, and provided that any accessory structure shall be located not less than five (5) feet from any side or rear lot line.
- E. In home daycare (six or fewer persons).
- F. Two, three, and four multiple Dwelling Unit (DUs)
- G. Water supply reservoirs, pumping plants, transmission towers, and sewer lift stations.

2.2 CONDITIONAL USES FOR RESIDENTIAL PROPERTIES.

- A. Parks and Open Spaces.

2.3 DEVELOPMENT STANDARDS FOR RESIDENTIAL PROPERTIES.

- A. Height restrictions. No structure shall exceed thirty-five (35) feet in height.
- B. Building setbacks:
 - (1) Front Setback. There shall be a front setback having a depth of not less than twenty-five (25) feet.
 - (2) Rear Setback. There shall be a rear setback having a depth of not less than fifteen (15) feet.
 - (3) Side Setback. There shall be side setbacks, on each side, having a width of not less than five (5) feet. When abutting a street, the minimum side setback shall be at least fifteen (15) feet (Street Side Setback).
- C. Lot dimensions.
 - (1) Lot Area. The minimum lot size is 4,500 square feet.
 - (2) Lot Width. No lot shall average less than fifty (50) feet wide between the building lines for no less than 50% of the proposed lots, with the remainder being at least forty-five (45) feet between the building lines for no more than 50% of the proposed lots.
 - (3) Lot Depth. No lot shall average less than one hundred (100) feet in depth between the side building lines.
- D. Density. The maximum dwelling units (DUs) per acre shall not exceed twenty-eight (28) units per acre.
- E. On-site parking standards. Refer to Article XVIII, Schedule of On-site Parking Requirement.
- F. Mobile homes and manufactured homes are not permitted in this District.

2.4 PERMITTED USES FOR COMMERCIAL PROPERTIES.

- A. Accessory units.
- B. Banks, savings and loans or credit union offices.
- C. Offices.
- D. Commercial Day Cares, Class B & C
- E. Educational facilities, including colleges, universities, indoor and outdoor instruction, primary and secondary schools, and vocational and trade schools.
- F. Indoor and outdoor sports facilities, Health Clubs.
- G. Governmental facilities.
- H. Hospitals and medical clinics.
- I. Hotels, motels, and extended stay facilities.
- J. Art studio/gallery, including the studios of artists and photographers, excluding tattoo parlors/studios.
- K. Extended Care Facility/Nursing Homes.
- L. Personal service shops.
- M. Radio or television broadcasting studio (without tower).
- N. Restaurants.
- O. Retail sales and service (structures under 50,000 square feet).
- P. Theaters.
- Q. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction.
- R. Indoor animal care facility.
- S. Fuel sales (non-truck stop).

2.5 DEVELOPMENT STANDARDS FOR COMMERCIAL PROPERTIES

- A. Development Standards for Commercial Properties to be in accordance with B-1: General Business District Development Standards.

2.6 ADDITIONAL DEVELOPMENT STANDARDS.

1. The following additional standards or exceptions shall apply to the physical development and continued use of land in this District:
 - a. Only lots with widths reduced to forty-five (45) feet shall have a lot area reduced to 4,500 square feet.
 - b. Model Homes may be present through the final phase of residential development
 - c. To mitigate against reduced open space and increased fire danger, the following enhanced

fire safety standards shall apply:

1. Any condenser that is to be installed within a minimum required side building setback area must be in front of any fence enclosing the back yard of any lot.
2. There shall be no more than one (1) condenser between two (2) dwellings within the same side setback areas.
3. If condensers are in front of the enclosed rear yard, no fencing shall be allowed between the condenser and the front property line that causes the condenser to be in the enclosed rear yard area. Attractive decorative fencing around condensers shall be allowed.
4. Condensers are also permitted in the rear yard if they are not within the side building setback.
5. Only fencing and or decorative screening and condensers may be permitted within minimum side building setback
6. Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with the table below:

WAC Table R302.1(1) Exterior Walls			
Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1-hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside ^{a, b}	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area <u>per story</u>	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For IS: 1 foot = 304.8 mm. N/A = Not Applicable

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

2. Parkland Dedication: The following open/green space areas and improvements will be provided in accordance with the attached **Exhibit "D"**, no additional fee-in-lieu parkland dedication or park development fees are required for any shortages. The proposed Phase 1, Phase 7 and Phase 10 open/green space areas will be open and accessible to the public and be owned and maintained by a property owners association/homeowners association.
3. Sidewalks for each residential lot shall be constructed by the homebuilder or developer in accordance with **Exhibit "D"**, a certificate of occupancy will not be issued for any lot missing the required sidewalk. No additional fee-in-lieu of sidewalk construction is required for streets having sidewalks on one side of the street.
4. Residential streets will serve at least twenty-five (25) dwelling units.
5. Looped residential streets will not terminate in residential collectors, will also serve at least twenty-five (25) dwelling units.

6. Block lengths will be greater than 1,200 linear feet.

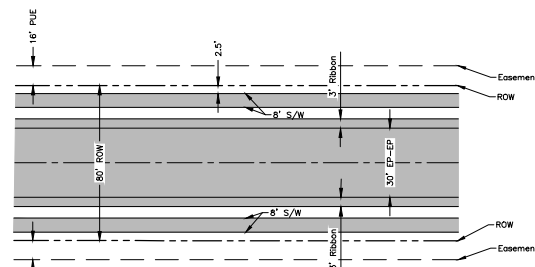
SECTION 3: TIRZ ORDINANCE NO.

According to Ordinance No. 1010-22 the district is located within the TIRZ No.1 created by said ordinance.

SECTION 4: PID: PUBLIC IMPROVEMENT DISTRICT

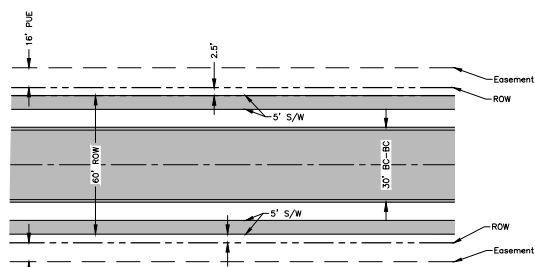
The Altamira District will be located within an approved PID

Exhibit "D" 1 of 2



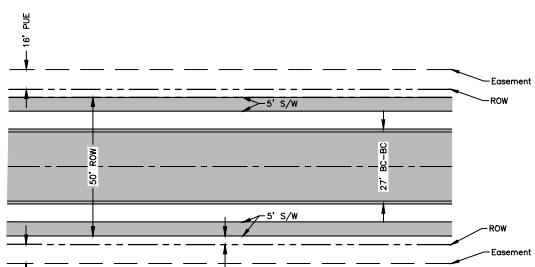
NOTE:
This serves as a general guide only. Utility
Company is to provide location of proposed
electric, gas, and telecommunication lines.

30' Open Ditch Section (Conc.)



NOTE:
This serves as a general guide only. Utility
Company is to provide location of proposed
electric, gas, and telecommunication lines.

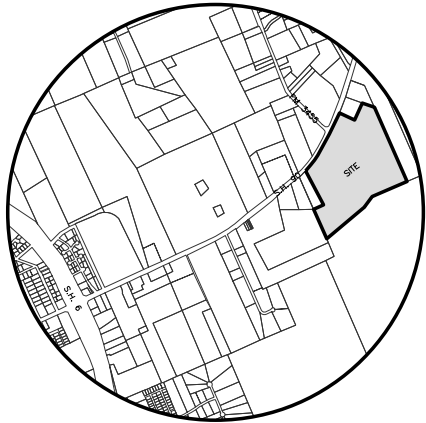
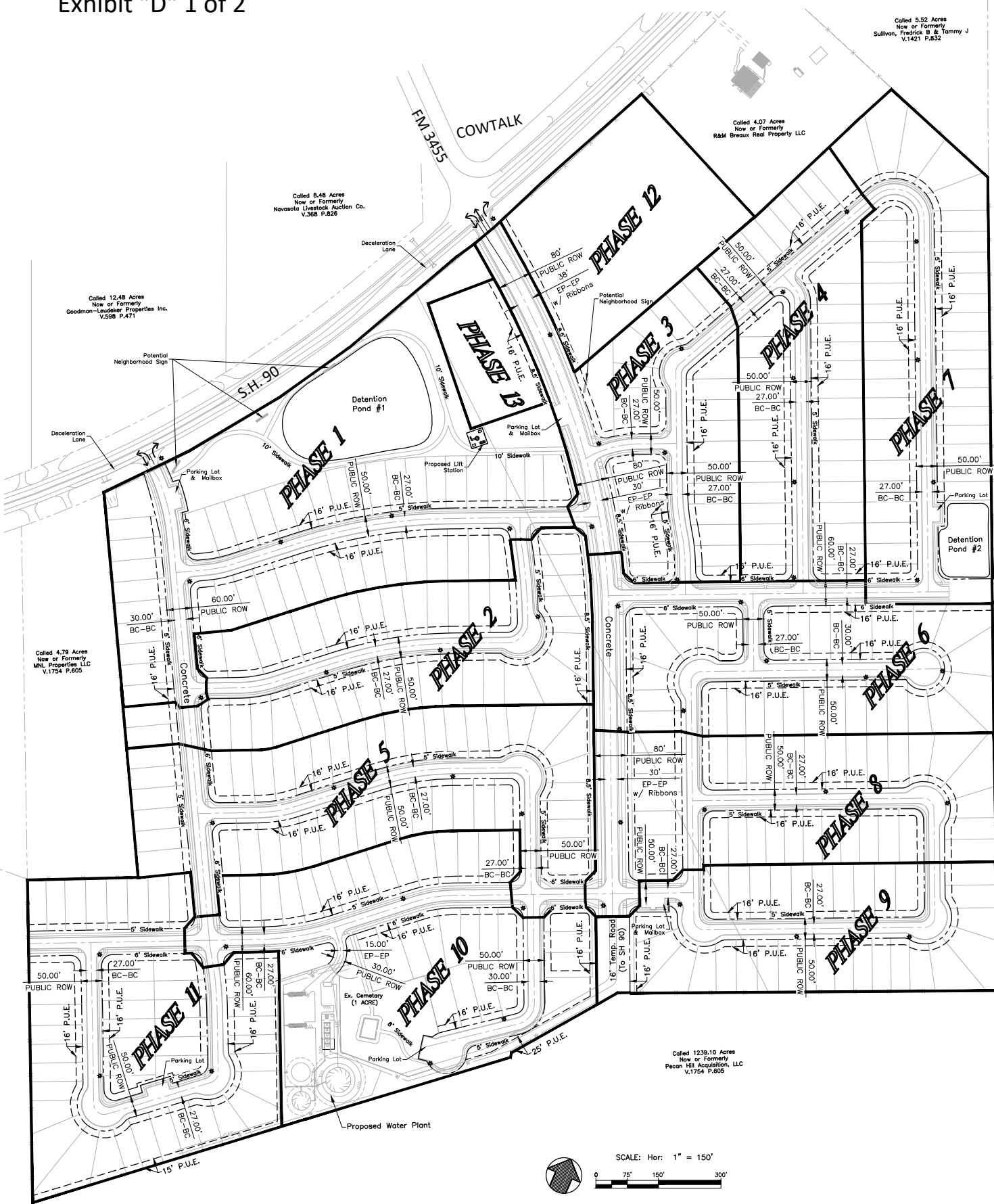
30' Road Section (Conc.)



NOTE:
This serves as a general guide only. Utility
Company is to provide location of proposed
electric, gas, and telecommunication lines.

27' Road Section (HMAC)

- GENERAL NOTES:**
- Total Subdivision Acreage: 96.8 Acres
 - Common Areas shall be owned and maintained by the Homeowners' Association. All common areas shall also serve as Public Utility Easements and Public Drainage Easements.
 - According to the Flood Insurance Rate Maps for Grimes County, Texas, Map Number 4804100425E effective March 16, 2012, no portion of this property is located in Zone A.
 - The building setback requirements are established by the Grimes County Rules and Regulations for Subdivisions dated June 2014.
Front = 20 feet
Rear = 10 feet
Side = 5 feet
Additional setbacks may be required by the covenants, conditions, and restrictions of the subdivision.
All rights-of-way shall be 50' wide, unless noted otherwise. All cul-de-sac rights-of-way shall be a radius of 50'.
 - Potable water, gas, and sanitary sewer for this subdivision are provided by City of Navasota.
 - Placement of street and trees shall not interfere with the placement of traffic control devices or visibility of intersections. Existing and future traffic control devices may require the removal of or preclude the planting of trees.
 - The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - Phase 1-11 are located in Zone: R-1A
Phase 12-13 are located in Zone: B-1
 - Proposed Land Use: Ungated Single Family Residential Lots, two Commercial Lots and a Water Plant
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
● 1/2" Iron Rod Found
● 1/2" Iron Rod Set



VICINITY MAP

LEGEND

8S	8S	Existing Sewer Line w/ size
8W	8W	Existing Water Line w/ size
6W	6W	Existing Gas Line
6W	6W	Proposed Water Line w/size
6W	6W	Gas Line
UE	UE	Telephone Cable
UE	UE	Underground Electric Line
UE	UE	Private Maintenance Easement
UE	UE	Private Utility Easement
UE	UE	Building Setback
4SS	4SS	Right of Way
4S	4S	Proposed Sewer Service w/size
4S	4S	Proposed Sewer Line w/size
4S	4S	Boundary Line
4S	4S	Existing Easement Line
4S	4S	Property Line
4S	4S	Proposed Easement Line
4S	4S	100 yr. Floodplain
4S	4S	Existing Contour Line
4S	4S	Existing Sewer Manhole
4S	4S	Fire Hydrant
4S	4S	Street Light
4S	4S	Common Area
4S	4S	Public Utility Easement
4S	4S	Right of Way
4S	4S	Public Maintenance Easement
4S	4S	Set Back Line

MASTER PLAN

Altamira Subdivision

NAVASOTA, GRIMES COUNTY, TEXAS
DECEMBER 2024

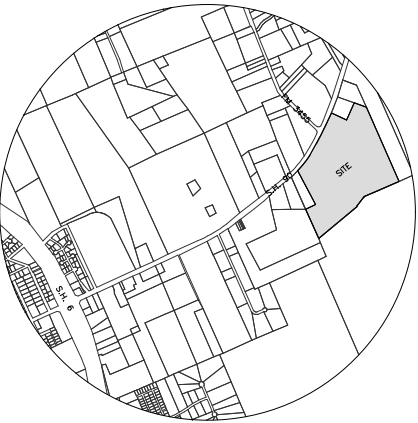
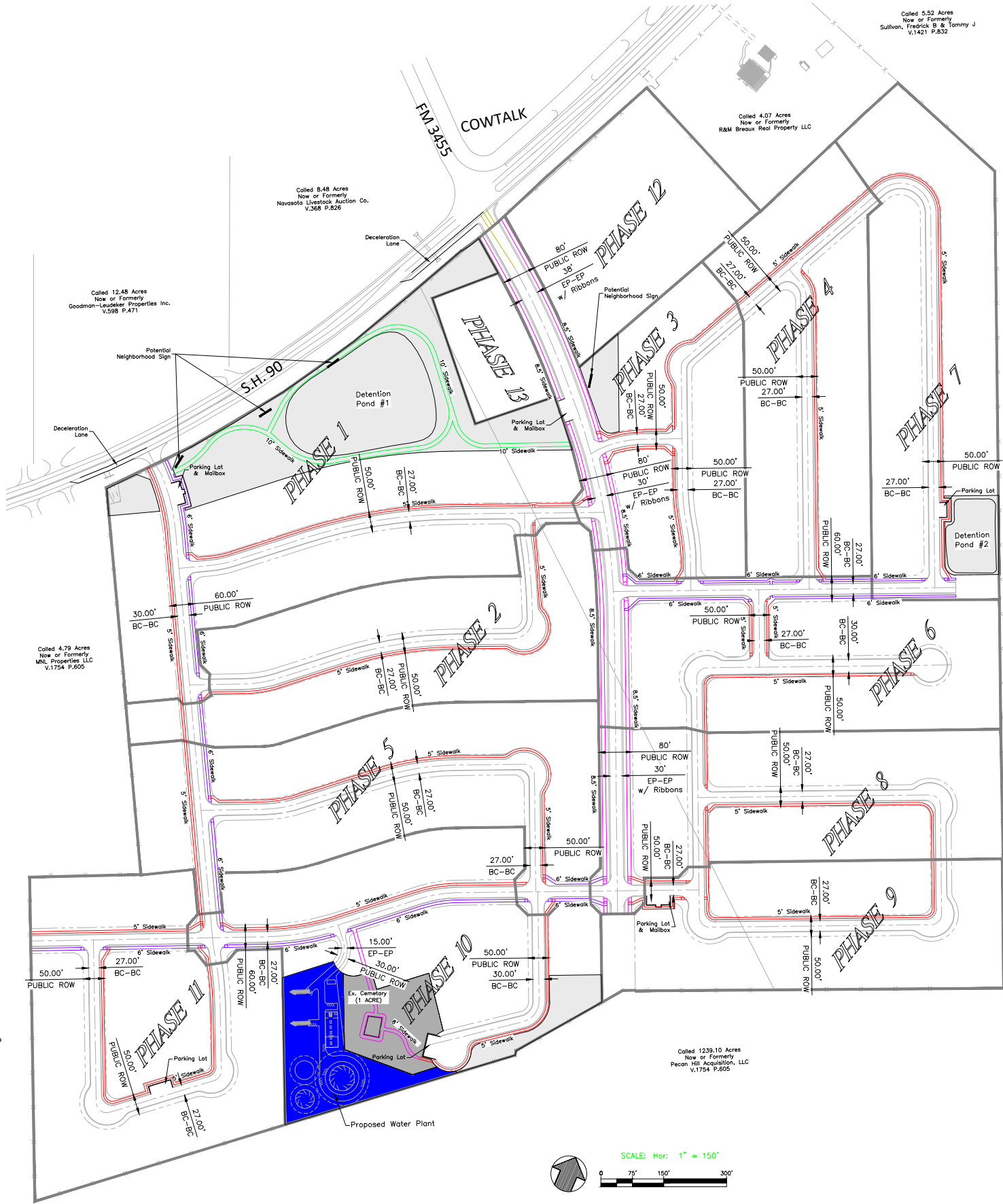
Owner:
Grimes Altamira LLC
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 575-4019

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

MB

Ex. Cemetery - 
Total: 1.000 Acres
Water Tower - 
Total: 1.514 Acres
COMMON AREA - 
Phase 1: 4.857 Acres
Phase 3: 0.322 Acres
Phase 7: 0.536 Acres
Phase 10: 0.488 Acres
Total: 6.203 Acres

Called 27.00 Acres
Now or Formerly
Lee, Jinx M



VICINITY MAP

LEGEND

- | | |
|------------|-------------------------------|
| — BS — | Existing Sewer Line w/ size |
| — BW — | Existing Water Line w/ size |
| — G — | Existing Gas Line |
| — 6W — | Proposed Water Line w/size |
| — G — | Gas Line |
| — UE — | Telephone Cable |
| — UE — | Underground Electric Line |
| — PUE — | Private Maintenance Easement |
| — PUE — | Private Utility Easement |
| — BSL — | Building Setback |
| — R/W — | Right of Way |
| — 4SS — | Proposed Sewer Service w/size |
| — 4S — | Proposed Sewer Line w/size |
| — B — | Boundary Line |
| — E — | Existing Easement Line |
| — P — | Property Line |
| — P — | Proposed Easement Line |
| — 100 — | 100 yr. Floodplain |
| — C — | Existing Contour Line |
| — O — | Existing Sewer Manhole |
| — H — | Fire Hydrant |
| — S — | Street Light |
| — P.U.E. — | Public Utility Easement |
| — R.O.W. — | Right of Way |
| — P.M.E. — | Public Maintenance Easement |
| — S.B.L. — | Set Back Line |
| — 5' — | 5' Sidewalk |
| — 6' — | 6' Sidewalk |
| — 8/8.5' — | 8/8.5' Sidewalk |
| — 10' — | 10' Sidewalk |

MASTER PLAN

Altamira Subdivision

NAVASOTA, GRIMES COUNTY, TEXAS
DECEMBER 2024

Owner:
Grimes Altamira LLC
9200 Whitney Ct.
College Station, TX 77845
(979) 575-4019

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458





REQUEST FOR CITY COUNCIL AGENDA ITEM # 7.

Agenda Date Requested	01/13/2025
Requested By	Lupe Diosdado, Development Services Director
Department	Development Services
Type	Ordinance

Agenda Item

Conduct a public hearing for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868.

Consideration and possible action on Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868. [Lupe Diosdado, Development Services Director]

Summary & Recommendation

Opened Public Hearing at _____ p.m.

Background:

In September 2017, a portion of the subject tract underwent and received approval for rezoning for a planned unit development titled Stone Ridge Phase 2 PUD. Subsequently, the project was not developed. The new proposed PUD encompasses the entire tract, minus the B-1: General Business District zoned area abutting Business 6/N La Salle. The proposed PUD will provide a buffer and transition area between the existing phase of Stone Ridge. The proposed PUD will also potentially request PID (Public Improvement District) approval from City Council at a future date to assist in financing certain public infrastructure improvements.

P&Z Public Hearing and Recommendation:

On December 11, 2024, the Planning & Zoning Commission held a public hearing and voted unanimously to **deny** the proposed zoning change as presented. During the public hearing, the Planning & Zoning Commission received comments and concerns from the public related to increased traffic, water pressure, construction activity affecting existing residents, smaller lot sizes impacting property values, concerns regarding design and elevation standards not matching phase 1 of Stone Ridge, and lastly, concerns about a new separate HOA.

Following the concerns and feedback received from the public at the December 11th P&Z meeting, the developer has made several modifications to the proposed PUD listed below. Concerning interior traffic, Boulder Drive, Stone Ridge Drive, and Emerald Drive were originally designed and constructed as collector streets with wider pavement width to support traffic generated by future phases of the subdivision.

1. Increased common areas with the addition of common areas 7 and 8, bringing the total common area to 21.9 acres vs the original 21.45.
2. Minimum lot widths have increased to 50' wide vs the original 40' wide.
3. The total lot count has been revised down to 235 vs the original 283. A total of 225 lots are now 50' wide and remaining 10 lots are 60' wide.
4. Stone or brick masonry finishes are required along 50% of the front elevations of all new homes.

City staff have also been in communication with TXDOT related to BS6/N La Salle traffic concerns. TXDOT will likely require right-hand deceleration lanes for Boulder and or Emerald Drive and a possible center left-hand turning lane during the **platting process**.

Summary:

East Loop Real Estate, LLC, has submitted a zoning change application to change the zoning from A/O: Agriculture/Open Space district and Stone Ridge Phase 2 PUD, a previously approved planned unit development, to Stone Ridge Phase 2A PUD, a planned unit development. The PUD Development standards attached for P&Z review outlines the permitted uses for the residential area and the development regulations outlining the requirements of the subdivision. The attached Concept Plan meets the proposed PUD Development standards.

Stone Ridge Phase 2A PUD Highlights:

1. 235 Single-Dwelling Residential Lots comprised of 50' and 60' wide lots, matching Phase 1 lots along Boulder Dr.
2. Common area buffers between the larger lots found in Phase 1 along Stone Ridge Drive.
3. 5' side building setbacks throughout the proposed PUD.
4. 21.9 acres of HOA/POA owned and maintained open space/greenways open and accessible to the public with approximately 12.44 acres that include walking/biking trails, versus the required 4.89 acres of parkland required (based on 235 proposed lots).
5. Stone or brick masonry finishes are required along 50% of the front elevations of all new homes.

Property Information:

Project Rep: Daniel Beamon, Project PE

Parcel ID: R10271

Legal Description: A0002. D ARNOLD, TRACT 17, ACRES 73.21, PAR 8-1

Owner: EAST LOOP REAL ESTATE, LLC

Address: N La Salle/BS 6

Current Use: Vacant

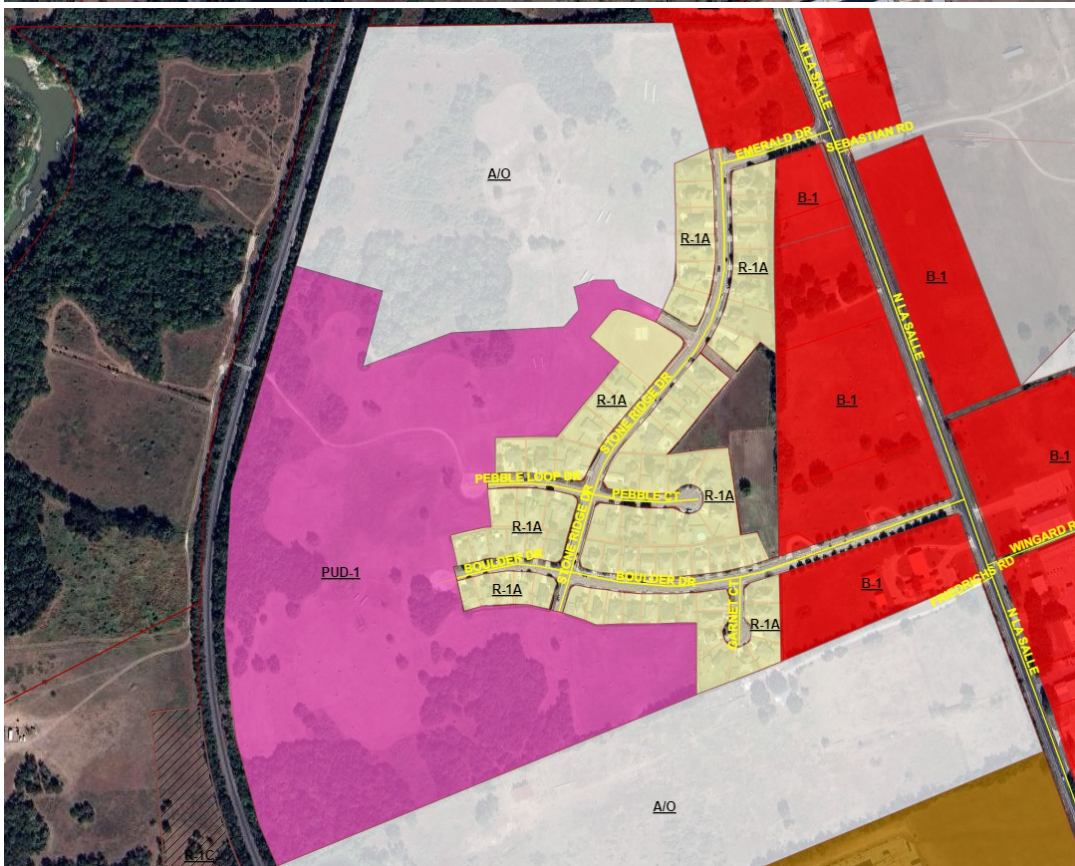
Proposed Use: Single Dwelling Subdivision

Zoning: A/O, PUD, B-1

Public Notice Summary:

An ad was published in the November 27th edition of the Navasota Examiner. 92 public hearing notice letters were mailed out to adjacent property owners. A sign was also placed near the property.

Aerial/Street View:



Staff Recommendation:

Staff recommend the City Council conduct a public hearing and take action approving the proposed zoning change application.

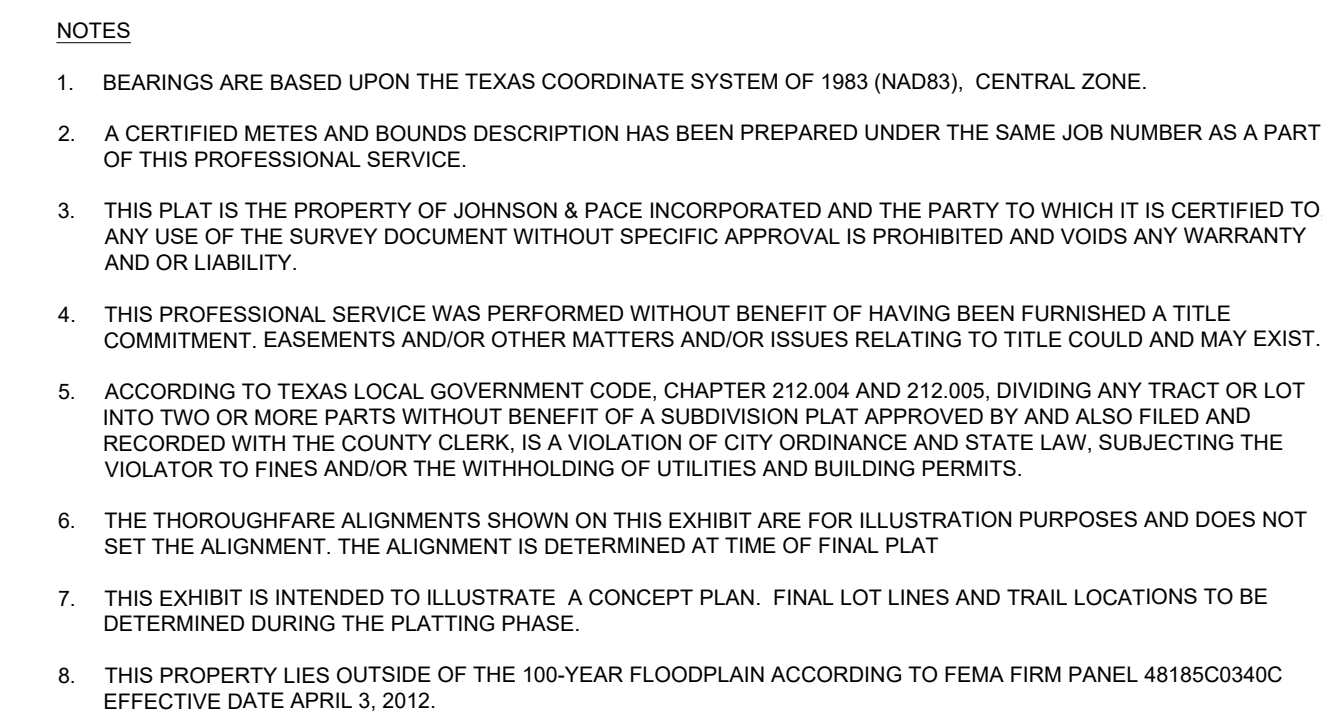
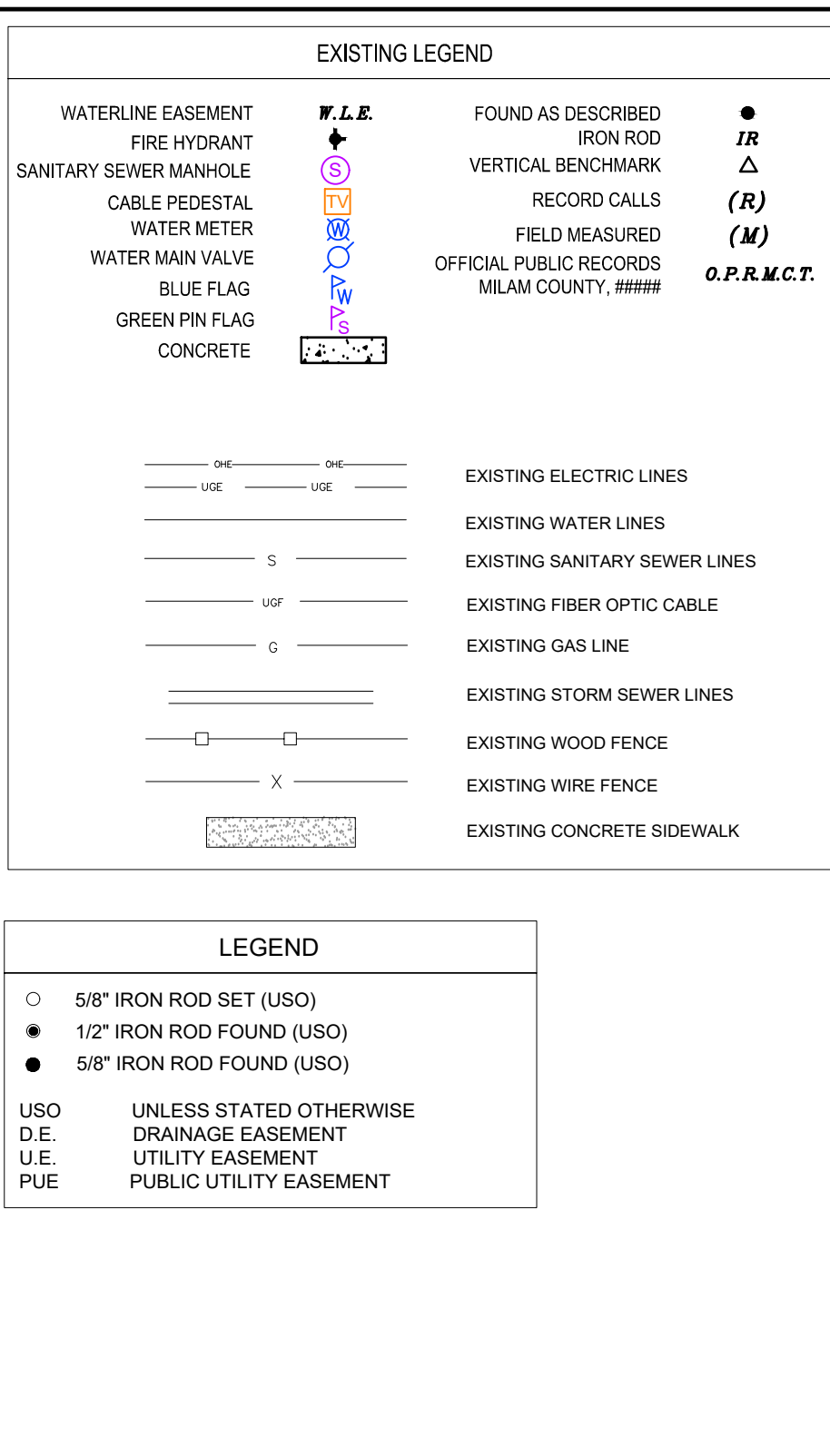
Closed Public Hearing at _____p.m.

Action Requested by Council

Vote to approve, approve with conditions or deny Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868.

Attachments

First Concept Plan
Ordinance No. 1062-25



LINE TABLE

LINE	DIRECTION	LENGTH
L19	N03°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°25'10"W	127.78'
L22	S20°17'17"W	121.98'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°55'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	S79°10'53"E	81.33'
L36	S79°47'59"E	50.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	090°53'37"	25.22'	40.00'	S23°18'36"W	35.94'
C10	088°51'14"	25.13'	38.97'	N58°46'12"W	35.18'
C11	015°46'32"	475.28'	130.86'	N72°33'10"W	130.45'
C12	003°17'54"	684.52'	39.41'	S82°42'23"W	39.40'

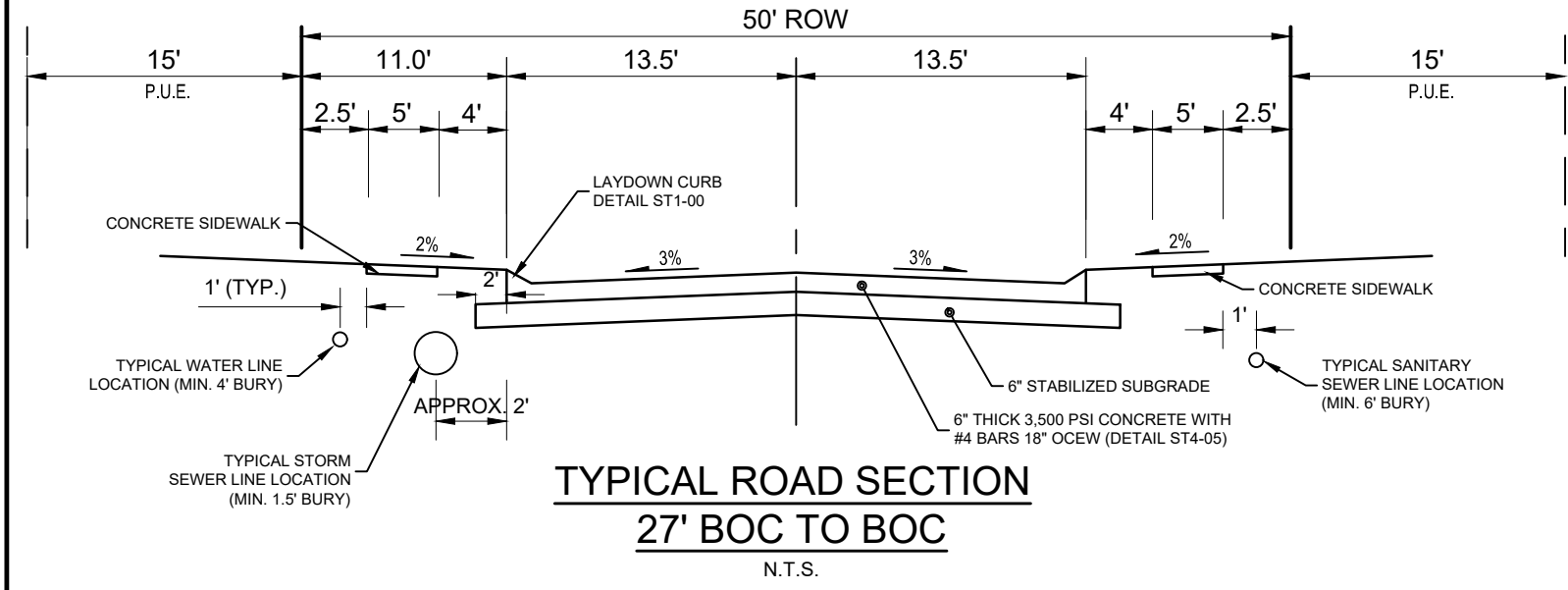
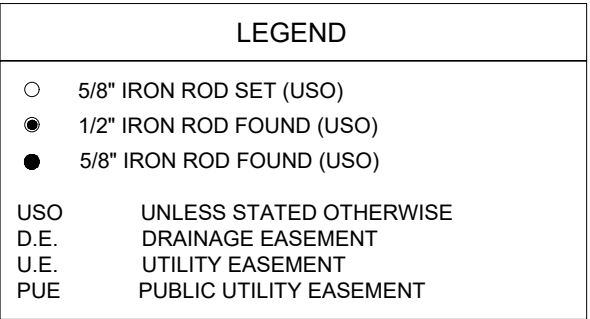
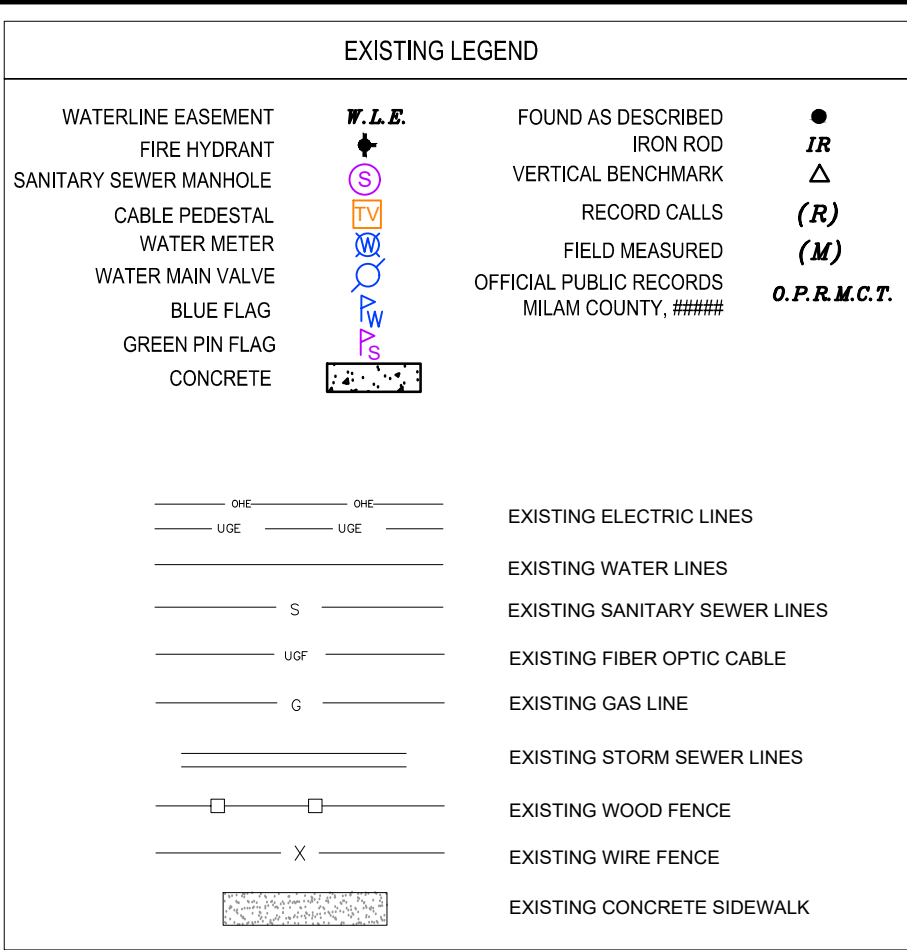
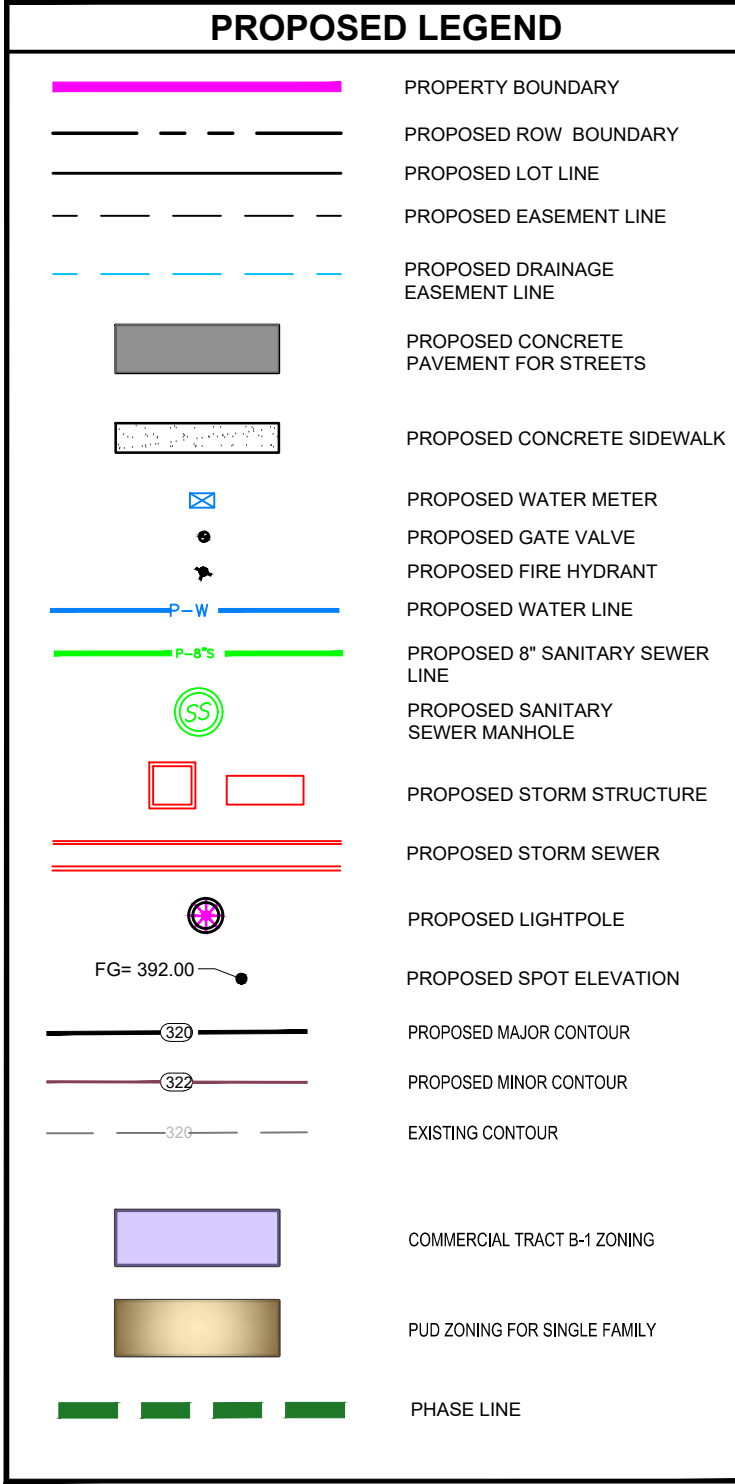
LINE TABLE		
LINE	DIRECTION	LENGTH
L19	N03°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°25'10"W	127.78'
L22	S20°17'17"W	121.98'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°55'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	N70°10'53"E	81.33'
L36	S79°47'59"E	50.25'

ENGINEER:
BEAMON ENGINEERING
DANIEL BEAMON, P.E.,
11108 ELLA LANE
HEARNE, TEXAS, 77807
PH. (979) 571-2407

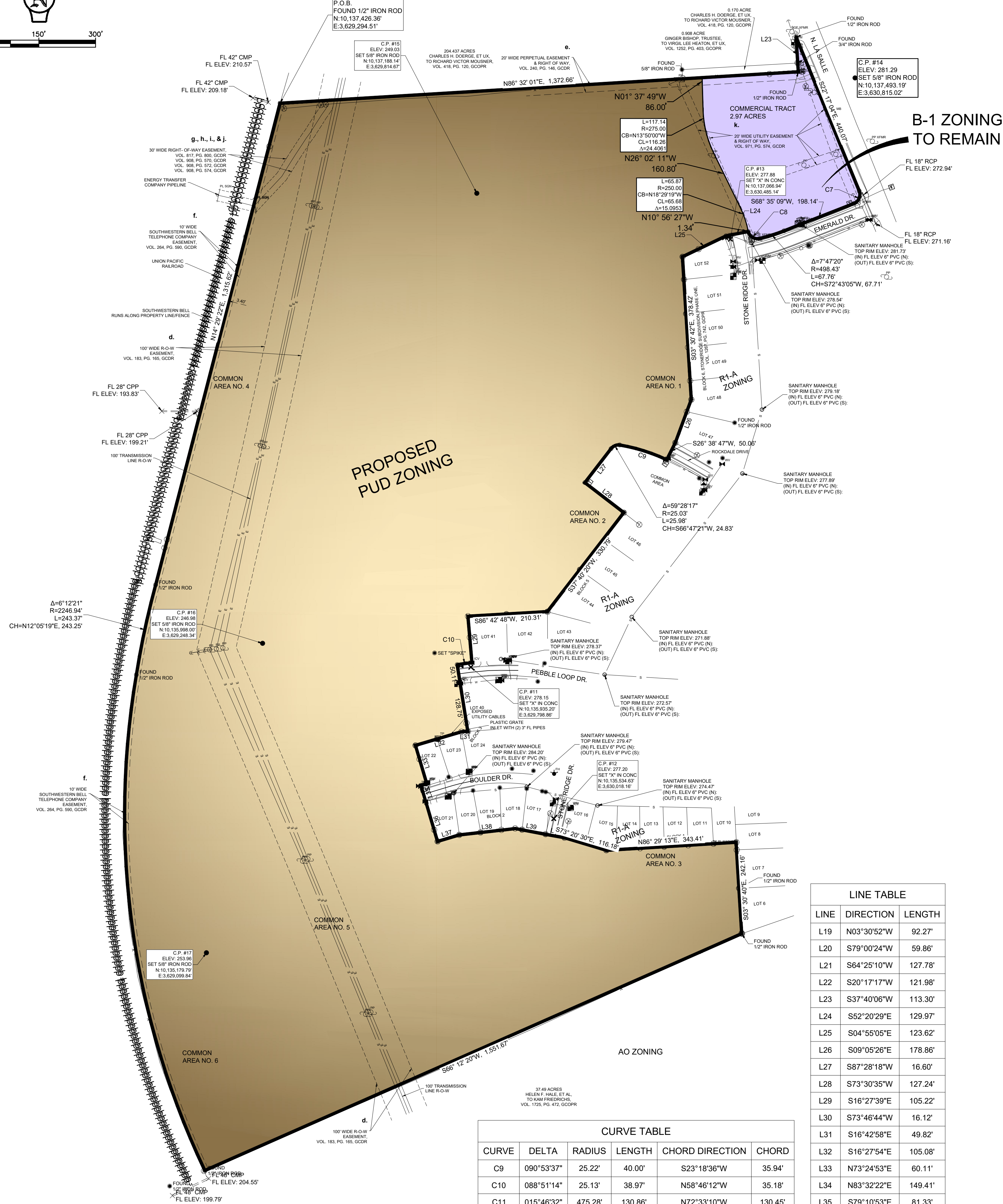
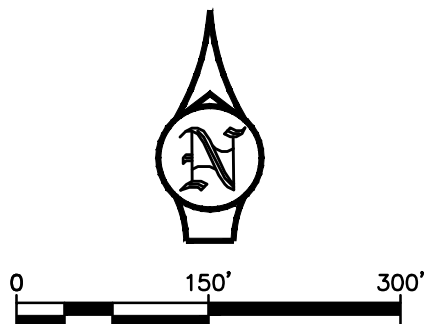
SURVEYOR:
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281 STE. 100
LONGVIEW, TX 75604

OWNER:
EAST LOOP REAL ESTATE, LLC
701 N LOOP 336 E, STE 108
CONROE, TX 77301

SITE INFORMATION	
GRIMES CAD ID:	R10271
LEGAL DESCRIPTION:	TRACT 17 73.21 ACRES DANIEL ARNOLD SURVEY MILAM COUNTY, TEXAS
CURRENT ZONING:	PUD-1, B-1, AO
CURRENT LAND USE:	VACANT
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND AREA:	73.28 ACRES
NUMBER OF LOTS:	283 SINGLE FAMILY LOTS 5 COMMON AREAS 1 COMMERCIAL LOT
RESIDENTIAL DENSITY:	3.9 LOTS PER ACRE



- NOTES**
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
 - A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
 - THIS PLAN IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
 - THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT
 - THIS PROPERTY LIES OUTSIDE OF THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL 48185C0340C EFFECTIVE DATE APRIL 3, 2012.



LINE TABLE		
LINE	DIRECTION	LENGTH
L19	N03°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°25'10"W	127.78'
L22	S20°17'17"W	121.98'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°55'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	S79°10'53"E	81.33'
L36	S79°47'59"E	50.25'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C9	090°53'37"	25.22'	40.00'	S23°18'36"W
C10	088°51'14"	25.13'	38.97'	N58°46'12"W
C11	015°46'32"	475.28'	130.86'	N72°33'10"W
C12	003°17'54"	684.52'	39.41'	S82°42'23"W

ENGINEER: BEAMON ENGINEERING DANIEL BEAMON, P.E. 11198 ELLA LANE HEARNE, TEXAS, 77807 PH. (979) 571-2407	
SURVEYOR: JOHNSON & PACE INCORPORATED 1201 NW LOOP 281 STE. 100 LONGVIEW, TX 75604	
OWNER: EAST LOOP REAL ESTATE, LLC 701 N LOOP 336 E, STE 108 CONROE, TX 77301	
SITE INFORMATION	
GRIMES CAD ID:	R10271
LEGAL DESCRIPTION:	TRACT 17 73.21 ACRES DANIEL ARNOLD SURVEY A-2 MILAM COUNTY, TX
CURRENT ZONING:	PUD-1, B-1, AO
CURRENT LAND USE:	VACANT
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND AREA:	73.28 ACRES
NUMBER OF LOTS:	283 SINGLE FAMILY LOTS, 5 COMMON AREAS 1 COMMERCIAL LOT
RESIDENTIAL DENSITY:	3.9 LOTS PER ACRE

BEAMON ENGINEERING

TBPE FIRM NO. F-21588
11198 ELLA LANE
HEARNE, TEXAS 77859
PH. (979) 571-2407

THIS EXHIBIT HAS BEEN PREPARED BY DANIEL BEAMON, P.E. #105876. THIS EXHIBIT SHALL BE USED FOR REFERENCE ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.

STONERIDGE SUBDIVISION 2
NAVASOTA, TX

REVISIONS		DATE
NO.	DESCRIPTION	BY

EXHIBIT D
REZONING
OVERALL PLAN

DRAWN BY: DPB
APPROVED BY: DPB
DATE: AUGUST 19, 2024
SCALE: 1"=150'
SHEET NO.: 2 OF 2

ORDINANCE NO. 1062-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NAVASOTA, TEXAS TO REZONE 70.307 ACRES, OUT OF THE TRACT MORE PARTICULARLY DESCRIBED AS A0002. D ARNOLD, TRACT 17, ACRES 73.21, PAR 8-1, FROM A/O: AGRICULTURE/OPEN SPACE DISTRICT & STONE RIDGE PHASE 2 PUD TO "STONE RIDGE PHASE 2A PUD" A PLANNED UNIT DEVELOPMENT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th of November 2024, property owner East Loop Real Estate, LLC, filed a petition requesting the rezoning of 70.307 acres out of the tract more particularly described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, and legally described by metes and bounds on Exhibit "A" which is attached hereto and incorporated herein for all purposes pertinent, from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD, to "Stone Ridge Phase 2A PUD" a planned unit development; and

WHEREAS, the rezoning request is in harmony with the Comprehensive Plan of the City of Navasota; and

WHEREAS, the property is shown on Exhibit "B" attached hereto and incorporated herein for all purposes pertinent; and

WHEREAS, the Stone Ridge Phase 2A PUD Development Standards are attached hereto as Exhibit "C" and incorporated herein for all purposes pertinent, outlining the requirements and standards of the "Stone Ridge Phase 2A PUD," a Planned Unit Development; and

WHEREAS, the Stone Ridge Phase 2A PUD Concept Plan is also attached hereto as Exhibit "D" and incorporated herein for all purposes pertinent, outlining a general plan showing the location and relationship of the land uses to be permitted for the PUD and other improvements; and

WHEREAS, on the 11th day of December 2024, a public hearing was held before the Planning and Zoning Commission of the City of Navasota, a quorum being present on the occasion and said matter of rezoning being part of the agenda for said Commission meeting, an opportunity to present arguments for and against the proposed rezoning was held; and

WHEREAS, the Planning and Zoning Commission recommends against the rezoning of the property from A/O Agriculture Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD a Planned Unit Development and finds that it is not

in the best interest of the residents of the City of Navasota, that the said property be rezoned; and

WHEREAS, on the 13th day of January 2025, after notice as required by law, a public hearing was held before the Navasota City Council, a quorum being present on the occasion and said matter of rezoning being part of the agenda, an opportunity to present arguments for and against the proposed rezoning was held; and

WHEREAS, at least three-fourths (3/4) of all members of the City Council desire to overrule the recommendation of the Planning and Zoning Commission and adopt the proposed amendments to the City's Official Zoning Map;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS THAT:

SECTION 1. The Official Zoning Map of the City of Navasota is hereby amended to change the Property legally described on Exhibit "A" and shown on Exhibit "B" from A/O Agriculture Open Space District and Stone Ridge Phase 2 PUD to "Stone Ridge Phase 2A PUD" a Planned Unit Development. Unless otherwise provided for or modified by Exhibit "C", the Property located within the Stone Ridge Phase 2A PUD area shall conform to the provisions of the City's Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances.

SECTION 2. If any section, subsection, word, sentence or phrase of this Ordinance is held invalid, it shall not affect the remaining parts of this Ordinance.

SECTION 3. This Ordinance shall become effective from and after its passage, approval, and adoption on second reading.

PASSED, APPROVED AND ADOPTED ON THIS THE 13TH DAY OF JANUARY 2025.

HON. BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit A

METES AND BOUNDS DESCRIPTION 73.277 ACRES

All that certain tract or parcel containing 73.277 acres of land in the Daniel Arnold Survey, A-2, Grimes County, Texas, being all of a tract which was called 73.263 acres and conveyed from Westwick Construction, LP, to East Loop Real Estate, Inc. by an instrument of record in Clerk's File #2022-322707, of the Grimes County Official Public Records, (GCOPR), said 73.277 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northwest corner, being the northwest corner of said 73.263 acre tract and southwest corner of a tract which was called 204.437 acres and conveyed from Charles H. Doerge, et ux, to Richard Victor Mousner, by an instrument of record in Volume 418, Page 120, GCOPR, lying in the east right-of-way (R-O-W) line of the Houston and Texas Central Railroad;

THENCE N86°32'01"E, 1,372.66 feet along the common line of said 73.263 acre tract, said 204.437 acre tract, and a tract which was called 0.170 acre and conveyed from Charles H. Doerge, et ux, to Richard Victor Mousner, by an instrument of record in Volume 418, Page 120, GCOPR, to a 1/2" iron rod found for interior corner, being the southeast corner of said 0.170 acre tract;

THENCE N03°30'52"W, along the common line of said 73.263 acre tract and said 0.170 acre tract, at 23.32 feet pass a 3/4" iron rod found for northeast corner of said 0.170 acre tract and southeast corner of a tract which was called 0.908 acre and conveyed from Ginger Bishop, Trustee, to Virgil Lee Heaton, et ux, by an instrument of record in Volume 1252, Page 403, GCOPR, and continuing along the common line of said 73.263 acre tract and said 0.908 acre tract for a distance in all of 92.27 feet to a 1/2" iron rod found for northeast corner, being the northeast corner of said 73.263 acre tract and an angle point of said 0.908 acre tract, lying in the west R-O-W line of N. La Salle Street;

THENCE S22°17'04"E, 440.07 feet along the common line of said 73.263 acre tract and N. La Salle Street to a 1/2" iron rod found for an east corner and the beginning of a curve, lying in the north R-O-W line of Emerald Drive;

THENCE departing N. La Salle Street, 40.00 feet along common line of said 73.263 acre tract, Emerald Drive, and the arc of a curve to the right, (Delta= 90°53'37", Radius= 25.22 feet, Chord= S23°18'36"W, 35.94 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE S68°35'09"W, 198.14 feet continuing along said common line to a 1/2" iron rod found for angle point and beginning of a curve;

THENCE 67.76 feet continuing along said common line and the arc of a curve to the right, (Delta= 07°47'20", Radius= 498.43 feet, Chord= S72°43'05"W, 67.71 feet), to a 1/2" iron rod found for angle point and end of curve and beginning of a compound curve;

THENCE 38.97 feet continuing along said common line and the arc of a curve to the right, (Delta= 88°51'14", Radius= 25.13 feet, Chord= N58°46'12"W, 35.18 feet), to a 1/2" iron rod found for interior corner and end of curve, lying in the east R-O-W line of Stone Ridge Drive;

THENCE departing Emerald Drive, S79°00'24"W, 59.86 feet along the common line of said 73.263 acre tract and Stone Ridge Drive to a 1/2" iron rod found for angle point, being the northeast corner of Lot 52, Block 6, Stoneridge Subdivision, Phase One, a subdivision of record in Volume 1267, Page 742, of the Grimes County Plat Records, (GCPR);

THENCE departing Stone Ridge Drive, S64°25'10"W, 127.78 feet along the common line of said 73.263 acre tract and Block 6 to a 1/2" iron rod found for interior corner, being the northwest corner of Lot 52;

THENCE S03°30'42"E, continuing along said common line, at 60.49 feet pass a 1/2" iron rod found for common corner of Lot 52 and Lot 51, and continuing along said common line, at 150.54 feet pass a 1/2" iron rod found for common corner of Lot 51 and Lot 50, and continuing along said common line for a distance in all of 378.42 feet to a 1/2" iron rod found for angle point, being an angle point of Lot 48;

THENCE S20°17'17"W, 121.98 feet continuing along said common line to a 1/2" iron rod found for angle point, being the southwest corner of Lot 47 and northwest corner of Rockdale Drive;

THENCE S26°38'47"W, 50.06 feet along the common line of said 73.263 acre tract and Rockdale Drive to a 1/2" iron rod found for interior corner and the beginning of a curve, being the southwest corner of Rockdale Drive, lying in the north line of the Common Area, Block 5;

THENCE departing Rockdale Drive, 130.86 feet along the common line of said 73.263 acre tract, Common Area, and arc of a curve to the left, (Delta= 15°46'32", Radius= 475.28 feet, Chord= N72°33'10"W, 130.45 feet), to a 1/2" iron rod found for angle point and end of curve and beginning of a compound curve;

THENCE 25.98 feet continuing along said common line and the arc of a curve to the left, (Delta= 59°28'17", Radius= 25.03 feet, Chord= S66°47'21"W, 24.83 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE S37°40'06"W, 113.30 feet continuing along said common line to a 1/2" iron rod found for interior corner, being the west corner of Common Area;

THENCE S52°20'29"E, 129.97 feet continuing along said common line to a 1/2" iron rod found for an east corner, being the northwest corner of Lot 46;

THENCE S37°40'20"W, continuing along said common line, at 190.95 feet pass a 1/2" iron rod found for common corner of Lot 45 and Lot 44, and continuing along said common line for a distance in all of 330.79 feet to a 1/2" iron rod found for angle point, being the common corner of Lot 44, Lot 43, and Lot 42;

THENCE S86°42'48"W, continuing along said common line, at 108.25 feet pass a 1/2" iron rod found for common corner of Lot 42 and Lot 41, and continuing along said common line for a distance in all of 210.31 feet to a wood fence corner post found for interior corner, being the northwest corner of Lot 41;

THENCE S04°55'05"E, 123.62 feet continuing along said common line to a 1/2" iron rod found for an east corner and beginning of a curve, being the southwest corner of Lot 41, lying in the north R-O-W line of Pebble Loop Drive;

THENCE 39.41 feet continuing along said common line and the arc of a curve to the left, (Delta= 03°17'54", Radius= 684.52 feet, Chord= S82°42'23"W, 39.40 feet), to a 1/2" iron rod found for interior corner and end of curve, being the northwest corner of Pebble Loop Drive;

THENCE S09°05'26"E, along the common line of said 73.263 acre tract and Pebble Loop Drive, at 50.11 feet pass a 1/2" iron rod found for northwest corner of Lot 40, Block 3, and departing Pebble Loop Drive and along the common line of said 73.263 acre tract and Block 3 for a distance in all of 178.86 feet to a 1/2" iron rod found for an east corner, being the southwest corner of Lot 40, lying in the north line of Lot 24;

THENCE S87°28'18"W, 16.60 feet along the common line of said 73.263 acre tract and Block 3 to a point for corner in a wooden fence corner post found for angle point, being the common corner of Lot 24 and Lot 23;

THENCE S73°30'35"W, continuing along said common line, at 67.20 feet, 127.24 feet to a 1/2" iron rod found for interior corner, being the northwest corner of Lot 22;

THENCE S16°27'39"E, 105.22 feet continuing along said common line to a 1/2" iron rod found for an east corner, being the southwest corner of Lot 22, lying in the north line of Boulder Drive;

THENCE S73°46'44"W, 16.12 feet along the common line of said 73.263 acre tract and Boulder Drive to a 1/2" iron rod found for interior corner, being the northwest corner of Boulder Drive;

THENCE S16°42'58"E, 49.82 feet continuing along said common line to a 1/2" iron rod found for angle point, being the northwest corner of Lot 21, Block 2 and southwest corner of Boulder Drive;

THENCE departing Boulder Drive, S16°27'54"E, 105.08 feet along the common line of said 73.263 acre tract and Block 2 to a 1/2" iron rod found for interior corner, being the southwest corner of Lot 21;

THENCE N73°24'53"E, 60.11 feet continuing along said common line to a 1/2" iron rod found for angle point, being the common corner for Lot 21 and Lot 20;

THENCE N83°32'22"E, continuing along said common line, at 56.86 feet pass a 1/2" iron rod found for common corner of Lot 20 and Lot 19, and continuing along said common line for a distance in all of 149.41 feet to an angle point, being an angle point of Lot 18, from which a wooden fence post found for reference bears: N72°37'35"W, 0.94 feet;

THENCE S79°10'53"E, continuing along said common line, at 17.31 feet pass a 1/2" iron rod found for common corner of Lot 18 and Lot 17, and continuing along said common line for a distance in all of 81.33 feet to a 1/2" iron rod found for angle point, being the southeast corner of Lot 17 and southwest corner of Stone Ridge Drive;

THENCE S79°47'59"E, 50.25 feet along the common line of said 73.263 acre tract and Stone Ridge Drive to a 1/2" iron rod found for angle point, being the southwest corner of Lot 16, Block 1;

THENCE departing Stone Ridge Drive, S73°20'30"E, 116.18 feet along the common line of said 73.263 acre tract and Block 1 to a 1/2" iron rod found for angle point, being the most southerly southwest corner of Lot 15;

THENCE N86°29'13"E, continuing along said common line, at 153.15 feet pass a 1/2" iron rod found for common corner of Lot 13 and Lot 12, and continuing along said common line for a distance in all of 343.41 feet to a 1/2" iron rod found for a north corner, being the southeast corner of Lot 10, lying in the west line of Lot 8;

THENCE S03°30'40"E, continuing along said common line, at 121.52 feet pass a 1/2" iron rod found for common corner of Lot 7 and Lot 6, and continuing along said common line for a distance in all of 242.16 feet to a 1/2" iron rod found for southeast corner, being the southeast corner of said 73.263 acre tract and southwest corner of Lot 6, lying in the north line of a tract which was called 37.49 acres and conveyed from Helen F. Hale, et al, to Kam Friedrichs, by an instrument of record in Volume 1725, Page 472, GCOPR;

THENCE S66°12'20"W, 1,551.67 feet along the common line of said 73.263 acre tract and said 37.49 acre tract to a 1/2" iron rod found for southwest corner and the beginning of a curve, being the southwest corner of said 73.263 acre tract and northwest corner of said 37.49 acre tract, lying in the east R-O-W line of the Houston and Texas Central Railroad;

THENCE 1,343.79 feet along the common line of said 73.263 acre tract, Houston and Texas Central Railroad, and the arc of a curve to the right, (Delta= 35°03'10", Radius= 2,196.50 feet, Chord= N07°51'36"W, 1,322.93 feet), to a 1/2" iron rod found for angle point and end of curve and the beginning of a compound curve;

THENCE 243.37 feet continuing along said common line and the arc of a curve to the right, (Delta= 06°12'21", Radius= 2,246.94 feet, Chord= N12°05'19"E, 243.25 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE N14°29'22"E, 1,315.62 feet continuing along said common line to the PLACE OF BEGINNING, containing 73.277 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4826-008.


Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585

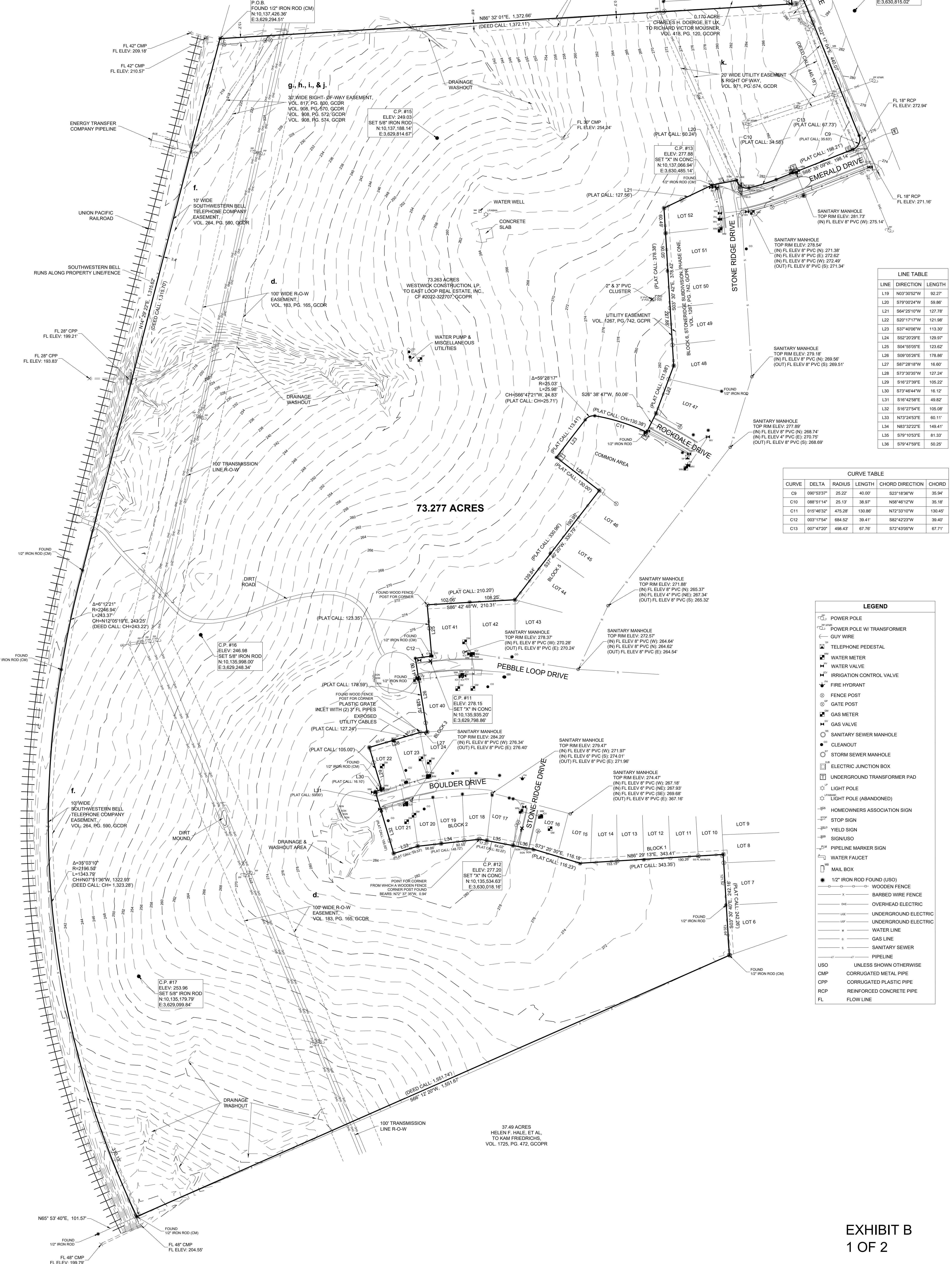


Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas, 75604
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4826-008
Date: May 29, 2024

NOTES

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3. THIS PLAT IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: TITLE RESOURCES GUARANTY COMPANY, CONTINENTAL HOMES OF TEXAS, LP, EASTLOOP REAL ESTATE INCORPORATED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, AND 13, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2024.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE
TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

APRIL 8, 2024
DATE

EXHIBIT B
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

PLAT OF SURVEY OF
73.277 ACRES
IN THE DANIEL ARNOLD SURVEY, A-2
GRIMES COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(937)753-0663 FAX (937)753-8803
WWW.JOHNSONPACE.COM
TBPESL 1002540
TBPESL F-4981

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PLAT IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

TITLE COMMITMENT

WE HAVE BEEN FURNISHED A COPY OF "COMMITMENT FOR TITLE INSURANCE", ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE, MARCH 15, 2024, ISSUED DATE, APRIL 18, 2024, G.F. NO. 166-246100705. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS LISTED ON SCHEDULE B:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
- a. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN, ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF. **NOT A SURVEY ITEM.**

b. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY) (THIS EXCEPTION WILL BE DELETED UPON SATISFACTION OF THE RELATED SCHEDULE C REQUIREMENT). **NOT A SURVEY ITEM.**

c. ANY AND ALL EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, PROTRUSIONS, BOUNDARY CONFLICTS OR OTHER MATTERS OF A SIMILAR NATURE, THE EXISTENCE OF WHICH WOULD BE REFLECTED BY A CURRENT AND ACCURATE SURVEY OF THE SUBJECT PROPERTY. **IF ANY THAT WERE VISIBLE, APPARENT, OR WE WERE MADE AWARE OF, AS SHOWN HEREON.**

d. EASEMENT DATED APRIL 23, 1947, EXECUTED BY R. B. FLOYD TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 183, PAGE 165, DEED RECORDS OF GRIMES COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

e. PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED IN JUDGMENT DATED JUNE 7, 1960, RECORDED IN VOLUME 240, PAGE 146, DEED RECORDS OF GRIMES COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

f. EASEMENT DATED AUGUST 3, 1964 EXECUTED BY MONA FLOYD TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 264, PAGE 590, DEED RECORDS, GRIMES COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

g. EASEMENT DATED JANUARY 14, 1996 EXECUTED BY DIANE LANCASTER, ET AL, TO FERGUSON BURLESON GAS GATHERING SYSTEMS RECORDED IN VOLUME 817, PAGE 800, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

h. EASEMENT DATED OCTOBER 4, 1998, EXECUTED BY DIANE F. LANCASTER TO FERGUSON BURLESON GAS GATHERINGS SYSTEMS, RECORDED IN VOLUME 908, PAGE 570, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

i. EASEMENT DATED OCTOBER 3, 1998, EXECUTED BY HAYDEN W. CRAWFORD TO FERGUSON BURLESON GAS GATHERINGS SYSTEMS, RECORDED IN VOLUME 908, PAGE 572, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

j. EASEMENT DATED OCTOBER 10, 1998 EXECUTED BY ROBERT FLOYD TO FERGUSON BURLESON GAS GATHERING SYSTEMS RECORDED IN VOLUME 908, PAGE 574, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

k. EASEMENT DATED DECEMBER 4, 1996, EXECUTED BY ROBERT FLOYD TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 971, PAGE 281, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

l. RIGHTS OF H. WAYNE CRAWFORD AND DIANNE FLOYD LANCASTER, THEIR SUCCESSORS, HEIRS, AND ASSIGNS TO USE THE EASEMENT, AS SET FORTH IN DEED DATED JANUARY 18, 2007, RECORDED IN VOLUME 1202, PAGE 701, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.**

m. EASEMENT DATED NOVEMBER 17, 2008 EXECUTED BY BRUCE JOHNSONWESTWICK CONSTRUCTION TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1312, PAGE 302, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS. **BY DESCRIPTION, EASEMENT DOES NOT AFFECT SUBJECT TRACT. EASEMENT AFFECTS THE PROPERTY OF STONERIDGE SUBDIVISION PHASE ONE.**

n. MINERAL/ROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED JUNE 9, 1984, EXECUTED BY H. WAYNE CRAWFORD, ET AL, TO ROBERT B. FLOYD, JR. RECORDED IN VOLUME 511, PAGE 841, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **NOT A SURVEY ITEM.**

o. MINERAL/ROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED MARCH 20, 1985, EXECUTED BY MONA A. FLOYD TO ROBERT B. FLOYD, JR. RECORDED IN VOLUME 532, PAGE 303, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **NOT A SURVEY ITEM.**

p. MINERAL/ROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED JANUARY 18, 2007, EXECUTED BY ROBERT B. FLOYD, JR. RECORDED IN VOLUME 1202, PAGE 701, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **BY DESCRIPTION, DOES AFFECT PARENT TRACT.**

q. OIL, GAS, AND MINERAL LEASE DATED JUNE 3, 2001, EXECUTED BY ROBERT B. FLOYD, JR. TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 978, PAGE 475, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **NOT A SURVEY ITEM.**

r. OIL, GAS, AND MINERAL LEASE DATED JULY 10, 2001, EXECUTED BY H. WAYNE CRAWFORD TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 982, PAGE 575, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **NOT A SURVEY ITEM.**

s. OIL, GAS, AND MINERAL LEASE DATED JUNE 3, 2001, EXECUTED BY DIANNE LANCASTER, TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 982, PAGE 579, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **NOT A SURVEY ITEM.**

t. DESIGNATION OF UNIT "MAINLAND ENERGY CORPORATION - MAINLAND-NAVASOTA UNIT#1" RECORDED IN VOLUME 984, PAGE 17, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **BY DESCRIPTION, DOES AFFECT PARENT TRACT.**

u. AFFIDAVIT TO THE PUBLIC REGARDING ON-SITE WASTEWATER TREATMENT SYSTEM EXECUTED BY ROBERT FLOYD, JR. DATED FEBRUARY 10, 1997, RECORDED IN VOLUME 983, PAGE 485, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. **BY DESCRIPTION, DOES AFFECT PARENT TRACT.**

v. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. NOTE: UNLESS SPECIFICALLY EXCLUDED IN AN ABOVE EXCEPTION, T-19.1, T-19.2, AND/OR T-19.3 ENDORSEMENTS, AS APPLICABLE, ARE AVAILABLE PENDING NO EVIDENCE OF OIL, GAS AND MINERAL PRODUCTION OR DEVELOPMENT AND REVIEW BY UNDERWRITING COUNSEL, UPON REQUEST AND PAYMENT BY PURCHASER OF THE ADDITIONAL PREMIUM(S). **NOT A SURVEY ITEM.**

w. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. **NOT A SURVEY ITEM.**

x. SECTION 14 OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY IS HEREBY DELETED. **NOT A SURVEY ITEM.**

METES AND BOUNDS DESCRIPTION
73.277 ACRES

ALL THAT CERTAIN TRACT OR PARCEL, CONTAINING 73.277 ACRES OF LAND IN THE DANIEL ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 73.263 ACRES AND CONVEYED FROM WESTWICK CONSTRUCTION, LP, TO EAST LOOP REAL ESTATE, INC. BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #2022-322707, OF THE GRIMES COUNTY OFFICIAL PUBLIC RECORDS, (GCOPR), SAID 73.277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) CENTRAL ZONE, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 73.263 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 204.437 ACRES AND CONVEYED FROM CHARLES H. DOERGE, ET UX, TO RICHARD VICTOR MOUSNER, BY AN INSTRUMENT OF RECORD IN VOLUME 418, PAGE 120, GCOPR, LYING IN THE EAST RIGHT-OF-WAY (R-O-W) LINE OF THE HOUSTON AND TEXAS CENTRAL RAILROAD;

THENCE N86°32'01"E, 1,372.66 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, SAID 204.437 ACRE TRACT, AND A TRACT WHICH WAS CALLED 0.170 ACRE AND CONVEYED FROM CHARLES H. DOERGE, ET UX, TO RICHARD VICTOR MOUSNER, BY AN INSTRUMENT OF RECORD IN VOLUME 418, PAGE 120, GCOPR, TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.170 ACRE TRACT;

THENCE N03°30'52"W, ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND SAID 0.170 ACRE TRACT, AT 23.32 FEET PASS A 3/4" IRON ROD FOUND FOR NORTHEAST CORNER OF SAID 0.170 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 0.908 ACRE AND CONVEYED FROM GINGER BISHOP, TRUSTEE, TO VIRGIL LEE HEATON, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 1267, PAGE 403, GCOPR, AND CONTINUING ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND SAID 0.908 ACRE TRACT FOR A DISTANCE IN ALL OF 92.27 FEET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 73.263 ACRE TRACT AND AN ANGLE POINT OF SAID 0.908 ACRE TRACT, LYING IN THE WEST R-O-W LINE OF N. LA SALLE STREET;

THENCE S22°17'04"E, 440.07 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND N. LA SALLE STREET TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER AND THE BEGINNING OF A CURVE, LYING IN THE NORTH R-O-W LINE OF EMERALD DRIVE;

THENCE DEPARTING N. LA SALLE STREET, 40.00 FEET ALONG COMMON LINE OF SAID 73.263 ACRE TRACT, EMERALD DRIVE, AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 90°53'37", RADIUS= 25.22 FEET, CHORD= S23°18'36"W, 35.94 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE S68°35'09"W, 198.14 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND BEGINNING OF A CURVE;

THENCE 67.76 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 07°47'20", RADIUS= 498.43 FEET, CHORD= S72°43'05"W, 67.71 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND BEGINNING OF A COMPOUND CURVE;

THENCE 38.97 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 88°51'14", RADIUS= 25.13 FEET, CHORD= N58°46'12"W, 35.18 FEET), TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND END OF CURVE, LYING IN THE EAST R-O-W LINE OF STONE RIDGE DRIVE;

THENCE DEPARTING EMERALD DRIVE, S79°00'24"W, 59.86 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND STONE RIDGE DRIVE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 52, BLOCK 6, STONERIDGE SUBDIVISION, PHASE ONE, A SUBDIVISION OF RECORD IN VOLUME 1267, PAGE 742, OF THE GRIMES COUNTY PLAT RECORDS, (GCOPR);

THENCE DEPARTING STONE RIDGE DRIVE, S64°25'10"W, 127.78 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 6 TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 52;

THENCE S03°30'42"E, CONTINUING ALONG SAID COMMON LINE, AT 60.49 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 52 AND LOT 51, AND CONTINUING ALONG SAID COMMON LINE, AT 150.54 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 51 AND LOT 50, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 378.42 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING AN ANGLE POINT OF LOT 48;

THENCE S20°17'17"W, 121.96 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHWEST CORNER OF LOT 47 AND NORTHWEST CORNER OF ROCKDALE DRIVE;

THENCE S26°38'47"W, 50.06 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND ROCKDALE DRIVE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND THE BEGINNING OF A CURVE, BEING THE SOUTHWEST CORNER OF ROCKDALE DRIVE, LYING IN THE NORTH LINE OF THE COMMON AREA, BLOCK 5;

THENCE DEPARTING ROCKDALE DRIVE, 130.86 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, COMMON AREA, AND ARC OF A CURVE TO THE LEFT, (DELTA= 15°48'32", RADIUS= 475.28 FEET, CHORD= N72°33'10"W, 130.45 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND BEGINNING OF A COMPOUND CURVE;

THENCE 25.98 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 59°28'17", RADIUS= 25.03 FEET, CHORD= S66°47'21"W, 24.83 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE S37°40'06"W, 113.30 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE WEST CORNER OF COMMON AREA;

THENCE S52°20'28"E, 129.97 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE NORTHWEST CORNER OF LOT 46;

THENCE S37°40'20"W, CONTINUING ALONG SAID COMMON LINE, AT 190.95 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 45 AND LOT 44, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 330.79 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, BEING THE COMMON CORNER OF LOT 44, LOT 43, AND LOT 42;

THENCE S86°42'48"W, CONTINUING ALONG SAID COMMON LINE, AT 108.25 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 42 AND LOT 41, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 210.31 FEET TO A WOOD FENCE CORNER POST FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 41;

THENCE S04°55'05"E, 123.62 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER AND BEGINNING OF A CURVE, BEING THE SOUTHWEST CORNER OF LOT 41, LYING IN THE NORTH R-O-W LINE OF PEBBLE LOOP DRIVE;

THENCE 39.41 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 03°17'54", RADIUS= 684.52 FEET, CHORD= S82°42'23"W, 39.40 FEET), TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND END OF CURVE, BEING THE NORTHWEST CORNER OF PEBBLE LOOP DRIVE;

THENCE S09°05'26"E, ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND PEBBLE LOOP DRIVE, AT 50.11 FEET PASS A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER OF LOT 40, BLOCK 3, AND DEPARTING PEBBLE LOOP DRIVE AND ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 3 FOR A DISTANCE IN ALL OF 178.86 FEET TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE SOUTHWEST CORNER OF LOT 40, LYING IN THE NORTH LINE OF LOT 24;

THENCE S87°28'18"W, 16.60 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 3 TO A POINT FOR CORNER IN A WOODEN FENCE CORNER POST FOUND FOR ANGLE POINT, BEING THE COMMON CORNER OF LOT 24 AND LOT 23;

THENCE S73°30'35"W, CONTINUING ALONG SAID COMMON LINE, AT 67.20 FEET, 127.24 FEET TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 22;

THENCE S16°27'39"E, 105.22 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE SOUTHWEST CORNER OF LOT 22, LYING IN THE NORTH LINE OF BOULDER DRIVE;

THENCE S73°46'44"W, 16.12 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BOULDER DRIVE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF BOULDER DRIVE;

THENCE S16°42'58"E, 49.82 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE NORTHWEST CORNER OF LOT 21, BLOCK 2 AND SOUTHWEST CORNER OF BOULDER DRIVE;

THENCE DEPARTING BOULDER DRIVE, S16°27'54"E, 105.08 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 2 TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE SOUTHWEST CORNER OF LOT 21;

THENCE N73°24'53"E, 60.11 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE COMMON CORNER FOR LOT 21 AND LOT 20;

THENCE N83°38'22"E, CONTINUING ALONG SAID COMMON LINE, AT 56.86 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 20 AND LOT 19, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 149.41 FEET TO AN ANGLE POINT, BEING AN ANGLE POINT OF LOT 18, FROM WHICH A WOODEN FENCE POST FOUND FOR REFERENCE BEARS: N72°37'35"W, 0.94 FEET;

THENCE S79°10'53"E, CONTINUING ALONG SAID COMMON LINE, AT 17.31 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 18 AND LOT 17, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 81.33 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHEAST CORNER OF LOT 17 AND SOUTHWEST CORNER OF STONE RIDGE DRIVE;

THENCE S78°47'39"E, 50.25 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND STONE RIDGE DRIVE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK 1;

THENCE DEPARTING STONE RIDGE DRIVE, S73°20'30"E, 116.18 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 1 TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 15;

THENCE N88°29'13"E, CONTINUING ALONG SAID COMMON LINE, AT 153.15 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 13 AND LOT 12, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 343.41 FEET TO A 1/2" IRON ROD FOUND FOR A NORTH CORNER, BEING THE SOUTHEAST CORNER OF LOT 10, LYING IN THE WEST LINE OF LOT 6;

THENCE S03°30'40"E, CONTINUING ALONG SAID COMMON LINE, AT 121.52 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 7 AND LOT 6, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 242.16 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 73.263 ACRE TRACT AND SOUTHWEST CORNER OF LOT 6, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 37.49 ACRES AND CONVEYED FROM HELEN F. HALE, ET AL, TO KAM FRIEDRICH, BY AN INSTRUMENT OF RECORD IN VOLUME 1725, PAGE 472, GCOPR;

THENCE 1,343.79 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, HOUSTON AND TEXAS CENTRAL RAILROAD, AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 35°03'10", RADIUS= 2,196.50 FEET, CHORD= N07°51'36"W, 1,322.93 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND THE BEGINNING OF A COMPOUND CURVE;

THENCE 243.37 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 06°12'21", RADIUS= 2,246.94 FEET, CHORD= N12°05'19"E, 243.25 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE N14°29'22"E, 1,315.62 FEET CONTINUING ALONG SAID COMMON LINE TO THE PLACE OF BEGINNING, CONTAINING 73.277 ACRES OF LAND, MORE OR LESS, AS A PART OF THIS PROFESSIONAL SERVICE. A CERTIFIED PLAT HAS BEEN PREPARED BY JOHNSON & PACE INCORPORATED UNDER JOB # 4826-008.

TITLE COMMITMENT DESCRIPTION

WARRANTY DEED EXECUTED BY WESTWICK CONSTRUCTION, L.P., A TEXAS LIMITED PARTNERSHIP TO EAST LOOP REAL ESTATE, INC., DATED FEBRUARY 15, 2022, RECORDED IN INSTRUMENT NO. 322707, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: TITLE RESOURCES GUARANTY COMPANY, CONTINENTAL HOMES OF TEXAS, LP, EASTLOOP REAL ESTATE INCORPORATED,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, AND 13, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2024.

PRELIMINARY

NOT TO BE RECORDED
FOR ANY PURPOSE

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

APRIL 8, 2024

DATE

EXHIBIT B
2 OF 2

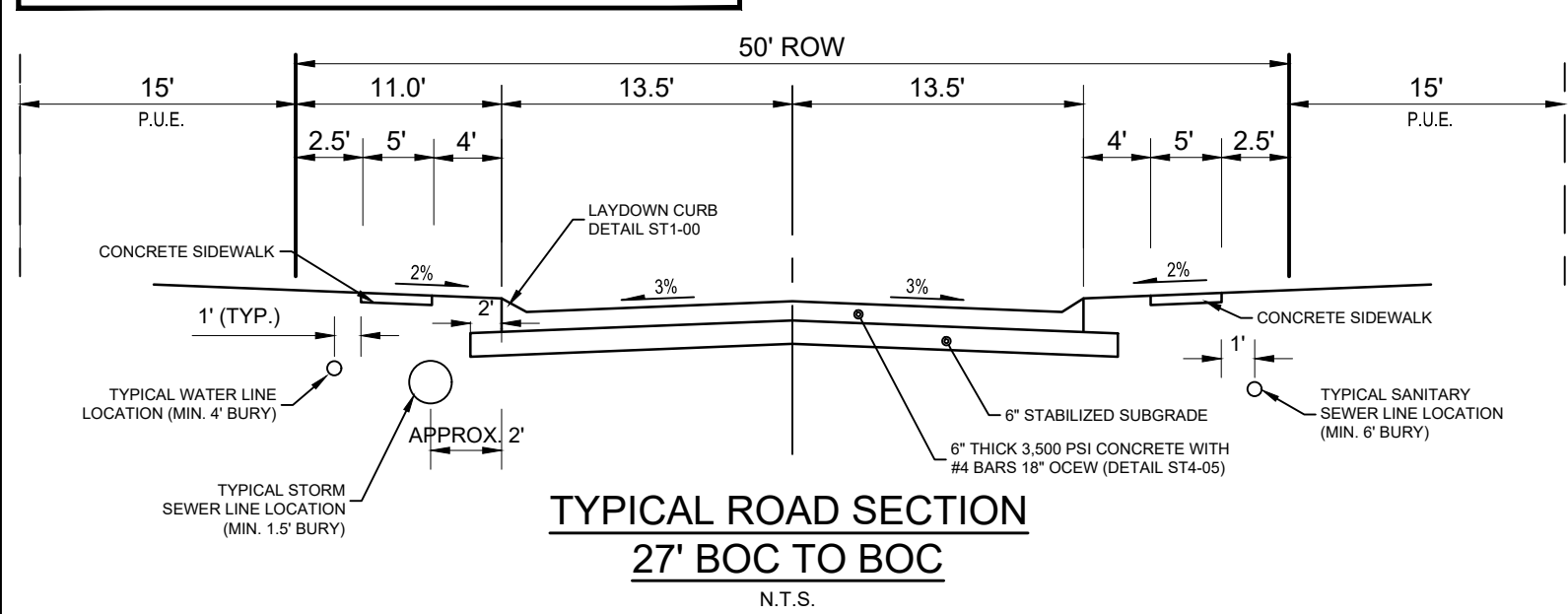
ALTA/NSPS LAND TITLE SURVEY

PLAT OF SURVEY OF
73.277 ACRES
IN THE DANIEL ARNOLD SURVEY, A-2
GRIMES COUNTY, TEXAS

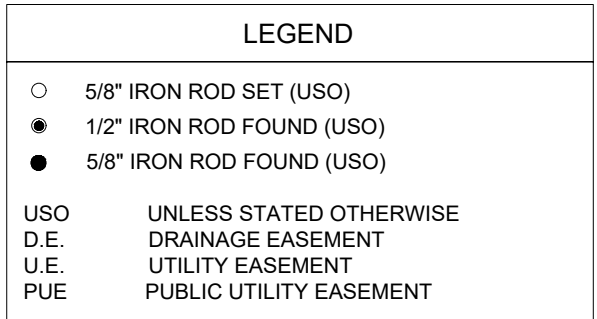


JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8807
WWW.JOHNSONPACE.COM
TBPELS 1002540
TBPE F-4691

EXHIBIT C		
STONE RIDGE PHASE 2 (PROPOSED)		
	PROPOSED 60' LOTS	PROPOSED 50' LOTS
LAND AREA:	70.320 ACRES	70.320 ACRES
ZONING:	PUD	PUD
DISTRICT:	STONERIDGE PHASE 2 PUD (REVISED)	STONERIDGE PHASE 2 PUD (REVISED)
BUILDING HEIGHT:	35' MAX.	35' MAX.
FRONT SETBACK:	25' MIN.	25' MIN.
REAR SETBACK:	20' MIN.	15' MIN.
SIDE SETBACK:	5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)	5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)
LOT AREA:	6,000 SF MIN. 10 LOTS	5,500 SF MIN. 225 LOTS
LOT WIDTH:	60' MIN. (55' WIDE AT FRONT SETBACK AROUND CUL-DE-SACS AND KNUCKLES)	50' MIN. (45' WIDE AT FRONT SETBACK AROUND CUL-DE-SACS AND KNUCKLES)
LOT DEPTH	100' MIN.	100' MIN.
ONSITE PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNIT
5.1 PERMITTED USES:	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS	
5.1 PERMITTED USES:	A. Single Family Dwelling Units B. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction. C. Real Estate Sales offices during the development of the residential subdivision. D. Accessory units, customarily incident to the above uses, and located on the same lot not involving the conduct of retail business except as allowed by this Ordinance, and provided that any accessory structure shall be located not less than five (5) feet from any side or rear lot line.	
5.2 CONDITIONAL USES:	A. Educational facilities, including colleges, universities, indoor and outdoor instruction, primary and secondary schools, and vocational and technical schools. B. Places of worship. C. Country clubs. D. Golf courses (not including miniature golf courses nor driving ranges). E. Personal service shops (hair salons, nail salons, etc.) as a home occupation. F. Water supply reservoirs, pumping plants, transmission towers, and sewer lift stations. G. Parks and Open Spaces. H. Nontraditional Bed and Breakfast.	
5.3 ADDITIONAL DESIGN GUIDELINES:	A. 4' Sidewalks shall be included within the dedicated non-pavement right-of-way on both sides of all streets and on one side in cul-de-sacs. B. Residential streets will serve more than 24 dwelling units. C. Cul-de-sac's will be longer than 400-feet in length, and will have 50-foot radius right of way and a 40-foot radius pavement. D. Looped residential streets will not terminate in residential collectors, will also serve more than 24 dwelling units. E. Block lengths will be greater than 1,200 linear feet. F. At least 50% Stone or brick masonry finishes are required along the front elevations of all new homes, excluding gables, windows, and door openings	
5.4 Parkland Dedication	A. Parkland Dedication: The following open/green space areas and improvements will be provided generally in accordance with the attached Exhibit "D", no additional fee-in-lieu parkland dedication or park development fees are required for any shortages. The proposed open/green space areas will be open and accessible to the public and be owned and maintained by a POA/HOA.	



- | EXHIBIT C | | |
|--------------------------------|---|---|
| STONE RIDGE PHASE 2 (PROPOSED) | | |
| | PROPOSED 60' LOTS | PROPOSED 50' LOTS |
| LAND AREA: | 70.320 ACRES | 70.320 ACRES |
| ZONING: | PUD | PUD |
| DISTRICT: | STONERIDGE PHASE 2 PUD (REVISED) | STONERIDGE PHASE 2 PUD (REVISED) |
| BUILDING HEIGHT: | 35' MAX. | 35' MAX. |
| FRONT SETBACK: | 25' MIN. | 25' MIN. |
| REAR SETBACK: | 20' MIN. | 15' MIN. |
| SIDE SETBACK: | 5' MIN.
(15' MIN WHEN ADJACENT TO THE STREET) | 5' MIN.
(15' MIN WHEN ADJACENT TO THE STREET) |
| LOT AREA: | 6,000 SF MIN.
10 LOTS | 5,500 SF MIN.
225 LOTS |
| LOT WIDTH: | 60' MIN. (55' WIDE AT FRONT SETBACK AROUND CUL-DE-SACS AND KNUCKLES) | 50' MIN. (45' WIDE AT FRONT SETBACK AROUND CUL-DE-SACS AND KNUCKLES) |
| LOT DEPTH | 100' MIN. | 100' MIN. |
| ONSITE PARKING: | 2 PER DWELLING UNIT | 2 PER DWELLING UNIT |
| 5.1 PERMITTED USES: | SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS | SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS |



ENGINEER:
BEAMON ENGINEERING
DANIEL BEAMON, P.E.,
11198 ELLA LANE
HEARNE, TEXAS, 77807
PH. (979) 571-2407

SURVEYOR:
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281 STE. 1
LONGVIEW, TX 75604

OWNER:
EAST LOOP REAL ESTATE,
701 N LOOP 336 E, STE 10
CONROE, TX 77301

SITE INFORMATION	
GRIMES CAD ID:	R10271
LEGAL DESCRIPTION:	TRACT 17 73.21 ACRES DANIEL ARNOLD SURVEY A-2 MILAM COUNTY, TX
CURRENT ZONING:	PUD-1, B-1, AO
CURRENT LAND USE:	VACANT
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND AREA:	73.28 ACRES
NUMBER OF LOTS:	235 SINGLE FAMILY LOTS, 8 COMMON AREAS 1 COMMERCIAL LOT
GREENSPACE/ COMMON AREA:	21.9 ACRES
RESIDENTIAL DENSITY:	3.3 LOTS PER ACRE



REQUEST FOR CITY COUNCIL AGENDA ITEM # 8.

Agenda Date Requested	01/13/2025
Requested By	Lupe Diosdado, Development Services Director
Department	Development Services
Type	Ordinance

Agenda Item

Consideration and possible action on Ordinance No. 1063-25, annexing approximately 1.279 acres of land, located in the City of Navasota Industrial District, into the corporate limits of the City of Navasota, Texas, said land being described as: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas, located at 9314 Interstate Dr., Navasota, TX, 77868. [Lupe Diosdado, Development Services Director]

Summary & Recommendation

Background:

The City of Navasota Industrial District was established in 1979 and is located within the City's extraterritorial jurisdiction (ETJ), encircled by Navasota's corporate City limits. Businesses/properties located within the Navasota Industrial District are subject to an Industrial District Agreement or (IDA) that outlines utility rates, certain applicable municipal services, and a payment or fee in lieu of property taxes for a certain percentage of the appraised value. After lengthy negotiations and attempts to enter into an IDA with the two (2) subject property/business owners, efforts were not successful. Therefore, the City, in accordance with the Texas Local Government code, is proposing to proceed with annexation of the subject properties.

Proper notice was conducted via the local newspaper, city website posting and mailed letters to the affected property owners, NISD, and other applicable public entities in accordance with the requirements of Section 43.905, of the Texas Local Government Code. A map showing the proposed properties to be annexed is attached for City Council review and consideration. Two public hearings were conducted on 12/9 and 12/16 in accordance with applicable laws.

Update 12/31/24:

Following the second public hearing conducted on 12/16/24, the property owner of **Tract One, Richard Alan Rives** described below, contacted our legal counsel and has agreed to enter into an IDA to prevent annexation. Therefore, staff have removed the subject tract from the proposed annexation ordinance. The attached ordinance includes the service plan outlining the applicable services to be provided to the remaining annexed tract. The City has received a signed IDA agreement and the Mayor has executed the IDA with his signature. Additionally, the property owner has agreed to pay the 2024 and current IDA payments this month.

Tract One: All that certain 8.31 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 8.31-acre tract or parcel of land described in that certain Independent Executor's Deed from Richard Alan Rives, Independent Executor of the Estate of Eileen H. Rives, Deceased, as Grantor,

to Richard Alan Rives, as Grantee, recorded in Vol. 1086, Page 666, of the Real Property Records of Grimes County, Texas.

GCAD Description: A0046 J Moore, Tract 69, Acres 8.31: R35246, located at 9441 Industrial Dr., Navasota, TX, 77868.

Tract Two: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas.

GCAD Description: A0046 J Moore, Tract 63-1, Acres 1.279: R42239, located at 9314 Interstate Dr., Navasota, TX, 77868.

Action Requested by Council

Approve or deny Ordinance No. 1063-25, approving the proposed annexation of the following described territory into the corporate limits of the City of Navasota, Texas: A0046 J Moore, Tract 63-1, Acres 1.279: R42239, located at 9314 Interstate Dr., Navasota, TX, 77868. The tract is located in the City of Navasota Industrial District in Grimes County, Texas.

Attachments

Ordinance No. 1063-25

ORDINANCE NO. 1063-25

AN ORDINANCE OF THE CITY OF NAVASOTA, TEXAS FOR THE PURPOSE OF EXTENDING THE BOUNDARY LIMITS OF THE CITY OF NAVASOTA, TEXAS; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.279 ACRES OF LAND, HEREINAFTER MORE SPECIFICALLY DESCRIBED, TO THE CITY OF NAVASOTA, TEXAS FOR ALL MUNICIPAL PURPOSES; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE INHABITANTS THEREOF, IF ANY, SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Navasota, Texas is a Texas home-rule municipality as defined by the Texas Local Government Code; and

WHEREAS, the City Charter and Chapter 43 of the Texas Local Government Code, authorize the City of Navasota to annex territory in accordance with the procedures provided for therein; and

WHEREAS, the City desires to annex the area described hereinafter; and

WHEREAS, the hereinafter described area lies within the extraterritorial jurisdiction of the City of Navasota; and

WHEREAS, the hereinafter described area lies within the City of Navasota Industrial District; and

WHEREAS, the area hereinafter described lies adjacent and contiguous to the present boundary limits of the City of Navasota; and

WHEREAS, notice of the appropriate public hearings was published in a newspaper having general circulation in the City of Navasota, Texas and on the City's website and the public hearings were conducted and held in accordance with applicable law; and

WHEREAS, the City of Navasota, Texas prepared a service plan for the extension of municipal services into the area to be annexed; and

WHEREAS, all notices, publication and hearings have been duly given and held as required by law; and

WHEREAS, institution of annexation proceedings occurred within the period of time as prescribed by law;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS:

Section 1. That the hereinafter described area of land is within the extraterritorial jurisdiction of, and is adjacent to and is contiguous to the present corporate limits of the City of Navasota, Texas, and is located in the City of Navasota Industrial District and the same is hereby, annexed to the City of Navasota, Texas for all municipal purposes and the corporate lines and limits of the City of Navasota, Texas are hereby extended to embrace the said area of land, which is described as follows:

All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 36, Grimes County, Texas, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section 2. That the inhabitants, if any, of the property hereby annexed to the City of Navasota, Texas shall be entitled to all the rights and privileges of said citizens of the City of Navasota, Texas, and shall be bound by the acts, ordinances, codes, resolutions and regulations of the City of Navasota, Texas.

Section 3. That the Service Plan which is attached hereto as Exhibit "B" is hereby incorporated herein as part of this Ordinance for all purposes.

Section 4. That the official map and boundaries of the City of Navasota, Texas, heretofore adopted and amended be and is hereby amended so as to include the aforementioned area as part of the City of Navasota, Texas.

Section 5. That the City Secretary is hereby directed and authorized to perform or cause to be performed all acts necessary to amend the official map of the City of Navasota, Texas to add the territory hereby annexed as required by law.

Section 6. That this Ordinance shall become effective after its passage.

Section 7. That the Mayor is hereby directed and authorized to file a certified copy of this Ordinance in the Office of the County Clerk, and to perform all other acts necessary to notify the appropriate entities of the City's annexation of territory by this Ordinance.

Section 8. If any section, subsection, sentence, phrase, word, paragraph or provision of this Ordinance be found to be illegal, invalid or unconstitutional or if any portion of said property is incapable of being annexed by the City of Navasota, Texas, for any reason whatsoever, the adjudication shall not affect any other section, subsection, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, subsection, sentence, phrase, word, paragraph or provision of any

other Ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid property without the invalid part, and as to this end the provisions of this Ordinance are declared to be severable.

Section 9. That the meetings at which this Ordinance was considered and enacted were open to the public as required by the Texas Open Meetings Act, and that notice of the time, place, and subject matter of the meetings was given as required by the Texas Open Meetings Act.

PASSED AND APPROVED THIS THE 13TH DAY OF JANUARY, 2025.

HON. BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

EXHIBIT "A"
MAP AND FIELD NOTES

LEGAL DESCRIPTION – 1.279 ACRES – DON PARKERSON PROPERTY

Field notes description of a 1.279 acre tract of land situated on the south side of the City of Navasota, in Grimes County, Texas. The said tract being a portion of Abstract 46, John Moore, original grantee; also being the remaining portion of that certain 2.78 acre tract of land conveyed to Aquila Southwest Pipeline Corporation by an instrument (833/683) recorded in the Grimes County Real Property Records (GCRPR); and more particularly by metes and bounds as follows:

BEGINNING at a point on the southwest right-of-way line of Industrial Road (County Road 419, prescriptive county right-of-way varies) at its intersection with the most easterly, north line of that certain 1.49 acre tract of land conveyed to Gary Fuqua et ux., Debbie, by an instrument (908/283 GCRPR), for the southeast corner of the herein described tract, whence an iron rod set ("iron rod set" denotes a 5/8 inch iron rod set with an orange plastic cap stamped "ABSOLUTE GEOMATICS") for witness bears N84°38'15"W, 4.20 feet;

Thence, S81°39'26"W, leaving the said right-of-way line, across the said 2.78 acre tract, with the most easterly, north line of the said Fuqua tract, at a distance of 3.26 feet passing a chain link fence corner post found for witness, and continuing for a total distance of 291.39 feet to a chain link fence corner post found for an interior corner of same, same being the southwest corner of the herein described tract, whence an iron rod set for witness bears N27°13'55"E, 1.19 feet;

Thence, N21°40'33"W, 161.12 feet continuing across the said 2.78 acre tract, with the most northerly, east line of said Fuqua tract, to a chain link fence corner post found on the south line of that certain 6.273 acre tract of land conveyed to the said Fuqua by an instrument (722/485 GCRPR), for the most northerly, northeast corner of the said 1.49 acre tract, same being the northwest corner of the herein described tract, whence an iron rod set for witness bears S83°18'38"E, 1.56 feet;

Thence, N66°54'57"E, with the southeast line of the said 6.273 acre Fuqua tract at a distance of 277.00 feet passing a chain link fence corner post found for witness, and continuing to a total distance of 279.60 feet to a point on the said southwest right-of-way line for the northeast corner of the herein described tract, whence a concrete monument found for witness bears N66°54'57"E, 5.32 feet;

Thence, S22°39'21"E, 235.23 feet with the said southwest right-of-way line to the POINT OF BEGINNING, and containing within these metes and bounds, 1.279 acres of land.

SAID PROPERTY BEING the same 1.279 acre tract or parcel of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to

Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas.

EXHIBIT "B"
SERVICE PLAN

CITY OF NAVASOTA, TEXAS

ANNEXATION SERVICE PLAN

Upon annexation of the 1.279 acres of territory described in Ordinance No. _____, the City of Navasota will provide City services in accordance with this Service Plan.

FOR SERVICES ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

The City of Navasota, Texas, and its Police Department will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Navasota, Texas, with similar topography, land use and population density within the newly annexed area.

2. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City of Navasota, Texas, is presently serviced by the Navasota Fire Department, which will provide fire protection and emergency medical services to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Navasota, Texas, with similar topography, land use and population density within the City.

3. SOLID WASTE COLLECTION

At the present time the City of Navasota, Texas, is using a franchised contractor for collection of solid waste and refuse within the city limits of the City of Navasota, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

Any and all water and wastewater facilities owned or maintained by the City of Navasota, Texas, and situated in the area at the time of the proposed annexation shall continue to be maintained by the City of Navasota, Texas. Any and all water facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Navasota, Texas, to the extent of its ownership. The now existing water and wastewater mains at their existing locations, or as may be extended, shall be available for point of use extension

based upon the current City's standard water and wastewater extension policies now existing or as may be amended.

5. MAINTENANCE OF ROADS AND STREETS

The City Council of the City of Navasota, Texas, is not aware of the existence of any roads or streets now located in the area proposed for annexation. In the event any such roads or streets do exist and are public facilities owned by or dedicated to the City of Navasota, Texas, the City will maintain such areas to the same extent and degree that it maintains roads and streets and other similar facilities of the City of Navasota, Texas. Any and all roads or streets which have been dedicated to and accepted by the City of Navasota, Texas, or which are owned by the City of Navasota, Texas, shall be maintained to the same degree and extent that other roads and streets are maintained in areas with similar topography, land use and population density. Any and all lighting of road and streets which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Navasota, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Navasota, Texas, is not aware of the existence of any parks, playgrounds or public swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Navasota, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Navasota, Texas.

7. MAINTENANCE OF ANY PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Navasota, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Navasota, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Navasota, Texas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE WITHIN 2-1/2 YEARS:

1. POLICE PROTECTION, FIRE PROTECTION & SOLID WASTE COLLECTION

The City Council of the City of Navasota, Texas, finds and determines it to be unnecessary to acquire or construct any capital improvement within 2-1/2 years of the effective date of the annexation of the particular annexed area for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Navasota, Texas, with the same or similar topography, land use and population density.

2. WATER AND WASTEWATER FACILITIES

For the next 2-1/2 years the City Council of the City of Navasota, Texas, believes that City water and wastewater mains exist, or may be extended, for points of connection for serviceable extensions to provide water and wastewater service within the area to be annexed pursuant to the City's standard water extension policies now in existence or as may be amended by the City Council.

3. ROADS AND STREETS

The City Council of the City of Navasota, Texas finds and determines it is not necessary to acquire or construct any road and street capital improvements for the annexed area within two and one-half (2½) years of the effective date of the annexation. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and population density.

4. MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS, AND THE MAINTENANCE OF ANY OTHER PUBLICLY OWNED FACILITY, BUILDING OR SERVICE

The City Council of the City of Navasota, Texas finds and determines it is not necessary to acquire or construct any capital improvements within two and one-half (2½) years of the effective date of the annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service. To the extent that it becomes necessary because of development demands, population growth, and a bona fide need, the City Council of the City of Navasota, Texas, will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

SPECIFIC FINDINGS

The City Council of the City of Navasota, Texas, finds and determines that this proposed Service Plan will not provide any fewer services, and it will not

provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Furthermore, the City Council of the City of Navasota, Texas, finds and determines the nature of the area is characteristically different from other developed areas within the corporate limits of the City of Navasota, Texas. Consequently, because of the differing characteristics of topography, land use and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided to other areas of the City of Navasota, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Navasota, Texas, will undertake to perform consistent with this service plan so as to provide this newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Navasota, Texas, who reside in areas of similar topography, land use and population density.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 9.

Agenda Date Requested	01/13/2025
Requested By	Tiffany Byers, Librarian
Department	Library
Type	Report

Agenda Item

Workshop on Fine and Fee Schedule related to Community Services Department (Library and Parks & Recreation). [Tiffany Byers, Community Services Director]

Summary & Recommendation

The Community Services Department began reviewing policies for the Library and Parks & Recreation in October 2024. The Library Policy along with the Parks & Facilities Use Policy were presented and approved by City Council on December 9th. Staff then began reviewing library fees and facility rental fees to see if they needed to be adjusted to better cover current costs and improve the City's ability to maintain current facilities. During this process, staff compared the City's rates to surrounding cities, such as Brenham, College Station, and Bryan, to ensure the City's rates remain competitive with other options in the region. The Facility Fees on the Fee Schedule have not been updated since 2010, so costs have not been adjusted to reflect current costs for salaries or maintenance. Based on feedback received from the Parks & Facilities Use Policy City Council Committee established by the Mayor, staff are proposing adding a 3-tier fee system consisting of residents (within the city limits and Extra-Territorial Jurisdiction), non-residents, and non-profit/government organizations. The current facility rental fees are inconsistently applied, especially when it comes to organizations. Staff believe that implementing a 3-tier fee system will allow more consistency in how fees are applied to ensure fairness for all renters. Also, the proposed fee schedule will allow staff to begin generating enough revenue to at least cover staff, building, and supply costs for the rentals. All six (6) of the Navasota Center's A/C units are over twenty years old and will need replacing soon, and many of our park structures need repair or replacement. Any revenue generated from rentals could greatly help the City offset these costs. Currently, many of our rentals are given at no fee or at such a low fee that staff costs are not covered. Staff considered the needs of the community and the City during this process, and are proposing to raise the fees gradually. It is staff's recommendation that fees be reviewed every three (3) years so they can be adjusted gradually as the economy changes, i.e., staff wages, maintenance costs, etc. For library fees, the only changes staff propose are to increase the out-of-county fee from \$10/year to \$20/year to match surrounding libraries and to add a \$5 materials cost fee for lost or damaged items. The materials fee will cover the cost of book covers and bar codes for the replacement items. Once the staff receives feedback from the City Council, an ordinance will be prepared for the next Council meeting.

Action Requested by Council

Provide feedback to staff on the proposed Fine and Fee Schedule as it relates to the Navasota Public Library and Parks & Recreation Facilities.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 10.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Ordinance

Agenda Item

Consideration and possible action on Ordinance No. 1064-25, authorizing participation with Entergy Service Area Cities in matters concerning Entergy Texas, Inc. at the Public Utility Commission of Texas in 2025 and authorizing the hiring of lawyers and rate experts. [Jason Weeks, City Manager]

Summary & Recommendation

It is once again time to authorize municipal participation in regulatory rate proceedings involving Entergy Texas, Inc. ("ETI" or "Company") before the Public Utility Commission of Texas ("PUCT" or "Commission"). Lawton Law Firm will continue to participate in the TCRF and fuel reconciliation proceedings and will monitor the proceedings related to new generation facilities. They anticipate that the Company will file additional TCRF and DCRF applications for interim cost recovery of investments made to its transmission and distribution systems. The Company is also expected to file its annual application to amend its Energy Efficiency Cost Recovery Factor in May 2025. The continued support of each of the Cities in the Steering Committee has been instrumental in the successful regulation of ETI and in maintaining reasonable rates for customers within the Cities.

Action Requested by Council

Staff recommends approval of Ordinance No. 1064-25, authorizing participation with Entergy Service Area Cities in matters concerning Entergy Texas, Inc. at the Public Utility Commission of Texas in 2025 and authorizing the hiring of lawyers and rate experts.

Attachments

Ordinance No. 1064-25
Lawton Law Firm Letter

ORDINANCE NO. 1064-25

AN ORDINANCE OF THE CITY COUNCIL OF NAVASOTA, TEXAS, AUTHORIZING PARTICIPATION WITH OTHER ENTERGY SERVICE AREA CITIES IN MATTERS CONCERNING ENTERGY TEXAS, INC. AT THE PUBLIC UTILITY COMMISSION OF TEXAS IN 2025; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Cities have exclusive original jurisdiction over rates, operations, and services of an electric utility in areas in the municipality pursuant to *Tex. Util. Code* § 33.001; and

WHEREAS, Cities have standing in each case before the Public Utility Commission of Texas that relates to an electric utility providing service in the municipality pursuant to *Tex. Util. Code* § 33.025; and

WHEREAS, Entergy Texas, Inc. ("ETI" or "Company") is expected to file rate change requests in various proceedings before the Public Utility Commission of Texas ("Commission") or before municipalities in 2025, which may include (1) a base rate case, (2) rate proceedings or cost adjustments such as a transmission cost recovery rider, a distribution cost recovery rider, a generation cost recovery rider, energy efficiency cost recovery factor, or storm restoration cost or offset true-ups, (3) and various fuel cost refunds or surcharges and reconciliations; and

WHEREAS, Cities have the statutory right to set fair and reasonable rates for both the Company and customers within Cities; and

WHEREAS, Cities are entitled to reimbursement by the utility of their reasonable rate case expenses to participate in cases that are deemed rate proceedings pursuant to *Tex. Util. Code* § 33.023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA TEXAS, that:

SECTION 1. The City of Navasota shall participate with other Cities to intervene in ETI's various rate filings related to any base rate adjustment proceedings or cost of service adjustments, the various fuel cost surcharges and

reconciliations, and any other interim or incremental surcharge proceedings or surcharge adjustments filed with the Commission or with municipalities in 2025.

SECTION 2. The City of Navasota employs the Lawton Law Firm P.C. to represent the City regarding the ETI rate matters before local regulatory authorities and the Commission and authorizes counsel to employ rate experts as are recommended by the Cities' Steering Committee to intervene in rate- or fuel-related proceedings at the Commission concerning ETI's rates charged to Texas customers.

SECTION 3. All such actions shall be taken pursuant to the direction of the Cities' Steering Committee. Cities' Steering Committee shall have authority to retain rate consultants and lawyers. Cities' Steering Committee shall direct the actions of Cities' representatives in the above proceedings. The Steering Committee is directed to obtain reimbursement from ETI of all reasonable expenses associated with participation in said proceedings.

SECTION 4. The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall be effective from and after the date of its passage.

PASSED by _____ vote of the City Council of the City of Navasota, Texas, this 13th day of January 2025.

THE CITY OF NAVASOTA, TEXAS

By: _____
BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

THE LAWTON LAW FIRM, P.C.

12600 Hill Country Blvd., Suite R-275 • Austin, Texas 78738 • 512/322-0019

December 23, 2024

Via e-mail

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Re: **Annual Ordinance Authorizing Municipal Participation in
Regulatory Proceedings of Entergy Texas, Inc. in 2025**

Dear Steering Committee of Cities located in Entergy Texas, Inc.’s Service Territory:

It is once again time to authorize municipal participation in regulatory rate proceedings involving Entergy Texas, Inc. (“ETI” or “Company”) before the Public Utility Commission of Texas (“PUCT” or “Commission”). **Attached is a proposed Ordinance for your consideration to authorize participation in rate proceedings in 2025. Please forward the completed Ordinance to us by email at danlawtonlawfirm@gmail.com and molly@mayhallvandervoort.com.**

In 2024, we participated in several different types of rate proceedings that ETI initiated with the Commission, summarized below:

- *Application of Entergy Texas, Inc. for Approval of Rate Schedule UODG.* Rate Schedule UODG is a voluntary rate rider and customer agreement for customers to participate in its Power Through program. The Power Through program allows host customers to have distributed generation up to 10 MW on their premises. The distributed generators will supply back-up electric service to the host customers during a grid outage but will otherwise be available to provide capacity and energy benefits to all ETI customers. Schedule UODG will only apply to customers that opt into the Power Through program. We coordinated with Commission Staff and other intervening parties to reach a settlement that clarifies ETI’s reporting

responsibilities regarding Schedule UODG in future proceedings. The Commission will consider the parties' settlement agreement in early 2025.

- *Application of Entergy Texas, Inc. to Adjust its Energy Efficiency Cost Recovery Factor.* The EECRF rider recovers costs related to ETI's energy efficiency programs. This rider is adjusted annually with the updated rate going into effect on January 1 of each year. The parties reached a settlement agreement that made a small adjustment to the Company's request with no impact on the proposed rates. The Commission approved the settlement agreement on December 12, 2024.
- *Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Dispatchable Generation Resources.* ETI seeks approval to construct the Legend Power Station and the Lone Star Power Station, two new generation facilities with natural gas and hydrogen co-firing optionality. If approved, these plants will add 1207 MW of capacity to serve ETI's customers by mid-2028.
- *Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Renewable Generation Resources.* ETI seeks approval to construct the Segno Solar Facility and the Votaw Solar Facility. If approved, these facilities will add a total of 311 MW of capacity to serve ETI's customers beginning in 2027 and 2028, respectively.
- *Application of Entergy Texas, Inc. for Approval of a Resiliency Plan.* The Company seeks approval of Phase I of its "Texas Future Ready Resiliency Plan," pursuant to Public Utility Regulatory Act § 38.078 (Transmission and Distribution System Resiliency Planning by and Cost Recovery for Electric Utilities), which was signed into law in 2023. ETI's resiliency plan is a comprehensive set of resiliency measures that are intended to improve service reliability for customers and to mitigate system restoration costs after extreme weather events. The projects included in Phase I are expected to cost approximately \$335 million, but ETI intends to defer recovery of these costs until a future proceeding. The parties reached a settlement that included additional reporting and record-keeping requirements for ETI. The settlement is currently under consideration by the Commission.
- *Application of Entergy Texas, Inc. for Authority to Reconcile Fuel and Purchased Power Costs.* ETI requests to reconcile the fuel and purchased power expenses it incurred between April 1, 2022 and March 31, 2024. ETI calculates an under-recovery balance of approximately \$30 million, which we are still evaluating. A hearing is scheduled for May 14 – 16, 2025.
- ETI filed applications to recover costs related to its distribution system (Distribution Cost Recovery Factor or "DCRF") and its transmission system (Transmission Cost Recovery Factor or "TCRF"). The DCRF applications were uncontested by the Commission Staff and intervening parties and were approved by the Commission. The TCRF is still pending, but as we do not anticipate any

major issues, we expect a final order to be issued in early 2025. The DCRF and TCRF are subject to true-up to prevent the Company from over-recovering its expenses.

Looking forward to 2025, we will continue to participate in the TCRF and fuel reconciliation proceedings and will monitor the proceedings related to new generation facilities. We anticipate that the Company will file additional TCRF and DCRF applications for interim cost recovery of investments made to its transmission and distribution systems. The Company is also expected to file its annual application to amend its Energy Efficiency Cost Recovery Factor in May 2025.

The continued support of each of the Cities in the Steering Committee has been instrumental in the successful regulation of ETI and in maintaining reasonable rates for customers within the Cities. We look forward to each City's continued participation with the Steering Committee in the regulatory process. **Please forward completed Ordinances to us by email at danlawtonlawfirm@gmail.com and molly@mayhallvandervoort.com.**

If you have any questions or concerns, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Molly Vandervoort". The signature is fluid and cursive, with the first name "Molly" and last name "Vandervoort" clearly distinguishable.

For Daniel J. Lawton



REQUEST FOR CITY COUNCIL AGENDA ITEM # 11.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Resolution

Agenda Item

Consideration and possible action on Resolution No. 783-25, approving conveyance of the Horlock House Property and authorizing the Mayor to approve and execute any necessary documentation.

Summary & Recommendation

In 1981, Grimes County Heritage Association ("GCHA") was deeded the Horlock House from Roy Horlock. The deed includes certain restrictions which affect the property and how it can be used, which are noted below:

1. Property & improvements are to be used and preserved as a historical site and building.
2. Property is identified by a historical marker using the words "Horlock House" in some portion of the name of the property selected by the grantee.
3. Property is maintained in a manner which beautifies and enriches the community life of Grimes County, Texas.
4. The property is never to be used as a residence (except as the housing of a caretaker may be necessary in order to maintain the property).

The 1999 Gift Deed from the GCHA to the City of Navasota conveyed the property subject to these conditions, so these conditions still apply to the property. Any potential purchaser of the property would need to comply with these conditions.

The City of Navasota has been meeting the four restrictions of the deed and has utilized the property for the Navasota Artist in Residence ("NAIR") program. The Arts Council of Brazos Valley has been managing our NAIR program. In late 2023, the mayor and city manager met with the Executive Director of the Arts Council and their Board President to discuss the NAIR program. The City of Bryan and College Station both terminated their artist programs. The City of College Station partnered with the Arts Council to provide funds to set up Texas A&M University and Blinn College art students an opportunity to create art within the Arts Council studio. The primary reason for the termination of the artist program has been the lack of applications for the program. Similar to Navasota, there has been a shortage of artists willing to participate in these programs. Therefore, the Arts Council recommended the City of Navasota re-evaluate how to handle our art program. Additionally, the Best Museum in the rear building of the Horlock House has not been utilized as the intention of a museum. City staff continues to work to identify a new location for the Best Museum in downtown Navasota.

In 2024, staff reached out to a historical contractor to provide estimated costs to rehabilitate the property, which included major renovation items at a cost of over \$1.5 million. The mayor assigned a council committee to meet to discuss options, which was determined the best path forward would be to reach out to the Horlock family to see if they wanted to remove the deed restrictions, have the city sell the property, or have the property conveyed back to the family. In late 2024, the Horlock family

requested that the property be conveyed back to the Horlock family, and they would move forward with selling the property. City staff have removed the items from the home and stored them in a rented storage facility. Additionally, legal counsel has worked directly with the Horlock family and their attorney to prepare the necessary documents needed for the City of Navasota to convey the property back to the Horlock family. Therefore, staff recommends City Council approving Resolution 783-25 conveying the Horlock House property back to the Horlock family.

Action Requested by Council

Approve or deny Resolution No. 783-25, approving conveyance of the Horlock House Property and authorizing the Mayor to approve and execute any necessary documentation.

Attachments

Resolution No. 783-25

RESOLUTION NO. 783-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS APPROVING CONVEYANCE OF THE HORLOCK HOUSE PROPERTY AND AUTHORIZING THE MAYOR TO APPROVE AND EXECUTE ANY NECESSARY DOCUMENTATION

WHEREAS, the Horlock House was built in Navasota in the early 1890's by Robert and Agnes Horlock, and in 1984 the Horlock House was designated as a Recorded Texas Historic Landmark; and

WHEREAS, on December 18, 1981, the Horlock House property was conveyed by Special Warranty Deed from Roy M. Horlock to the Grimes County Heritage Association, Inc. ("GCHA"); and

WHEREAS, the Special Warranty Deed to the GCHA, recorded in Volume 436, Page 294 of the Real Property Records of Grimes County, Texas, includes multiple conditions on the conveyance of the Horlock House property to the GCHA, specifically: 1) that the property and improvements be used and preserved as an historical site and building; 2) that the property be identified by an historical marker using the words "Horlock House" in some portion of the name of the property selected therefor by the Grantee; 3) that the property be maintained in a manner which beautifies and enriches the community life of Grimes County, Texas; and 4) that the property never be used as a residence (except insofar as the housing of a caretaker may be necessary in order to maintain the property as contemplated by the conditions); and

WHEREAS, the Special Warranty Deed to the GCHA further provides that the conditions on the conveyance are binding on and must be observed by the GCHA and its successors and assigns, and in the event of any violation or non-observance of any of the conditions, Roy M. Horlock or his heirs or assigns have the right to terminate the estate granted and to re-enter and retake the property; and

WHEREAS, by Gift Deed recorded in Volume 931, Page 784 of the Real Property Records of Grimes County, Texas, the GCHA conveyed the Horlock House property to the City of Navasota, Texas ("City") on September 1, 1999, subject to the same conditions and provisions described herein above; and

WHEREAS, beginning in 1999 and continuing thereafter, the City has invested a significant amount of funds, City staff resources, and management and administrative and services in the Horlock House property to promote, operate, maintain and repair the property in compliance with the conditions in the deed; and

WHEREAS, the City has determined, based on recent cost estimates obtained by the City, that continued compliance with the conditions in the deed will require substantial capital improvements and repairs, as well as ongoing expenditures for maintenance of the property; and

WHEREAS, there are a considerable number of other necessary capital improvement projects for which the City desires to prioritize and expend its limited funds; and

WHEREAS, the City Council hereby determines that it is in the best financial interest of the City and its taxpayers to discontinue its observance of and compliance with the conditions in the deed; and

WHEREAS, in lieu of the City requiring the Horlock heirs to terminate the estate granted to the City and to re-enter and retake the property from the City, the City Council desires to convey the Horlock House property to the proper heirs of Roy M. Horlock as evidenced by the Last Will and Testament and Seventh Codicil of Roy M. Horlock recorded in Instrument No. 2025-344684, Official Records of Grimes County, Texas; and

WHEREAS, the City Council hereby finds that it would be appropriate for the Mayor to approve and execute any and all documents and instruments related to the City's conveyance of said Horlock House property to the proper heirs of Roy M. Horlock;

NOW THEREFORE, be it resolved by the City Council of the City of Navasota that:

Section 1: The City Council of the City of Navasota hereby approves the conveyance of the Horlock House property, being the same property conveyed to the City by Gift Deed recorded in Volume 931, Page 784 of the Real Property Records of Grimes County, Texas, to the proper heirs of Roy M. Horlock; and

Section 2: The Mayor, William A. "Bert" Miller, III, is hereby authorized to approve and execute any and all documents and instruments necessary and appropriate for said conveyance to Nancy Lisenby, Kathy Baker being one in the same person as Kathy Morgan, Peggy Dickerson and Roy M. Horlock, Jr.

RESOLVED on this 13th day of January, 2025.

William A. "Bert" Miller, III, Mayor

ATTEST:

Susie M. Homeyer, City Secretary



REQUEST FOR CITY COUNCIL AGENDA ITEM # 12.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Resolution

Agenda Item

Consideration and possible action on Resolution No. 784-25, expressing official intent to reimburse certain costs related to a new fire station facility, swimming pool facility rehabilitation and reconstruction, and library roof replacement projects. [Jason Weeks, City Manager]

Summary & Recommendation

City Council approved the fiscal year 2024-25 budget that included two major capital improvement projects: 1) Replacement of the Navasota Public Library roof for \$225,000, and 2) Design and Engineering costs for the new fire station for \$600,000.

On October 28, 2024, City Staff and Landmark Aquatics conducted a thorough presentation on the assessment of the Navasota swimming pool. This assessment evaluated the existing conditions of the swimming pool's structure, including its filtration and chemical treatment systems, and examined various components necessary for adherence to the current health code requirements. The presentation outlined specific areas of concern, potential upgrades, and repairs required to ensure the pool meets safety and operational standards. In light of this comprehensive evaluation, City Council requested that the City Staff present a BuyBoard contract from Landmark Aquatic. This contract was to detail the pricing and scope of work required to address the identified issues and enhance the facilities at Navasota's Municipal Pool. The City has determined it will need to issue debt to finance necessary repairs, as funding was not allocated in the fiscal year 2025 budget. If the City Council approves the renovation of Navasota swimming pool, the contractor, Landmark Aquatic, will initiate the project immediately after all contractual agreements are signed and the required city permits are obtained. The expected timeline for the completion of the renovation is set for the end of April 2025. This project aims to enhance the pool facilities and ensure they meet community standards as well as federal health & safety guidelines. The total cost of the agreement with Landmark Aquatics is \$690,580; however, this item was not budgeted. Therefore, a budget amendment will be necessary if this item is approved.

Enclosed with this agenda item you will find a reimbursement resolution allowing for the money expended out of reserves for these three projects to be reimbursed out of proceeds from a proposed upcoming bond issuance that the council will consider for these expenses. The specifics of the debt issue will be discussed at a future City Council meeting. The funds used prior to the issuance of debt will be taken out of the City's reserve fund. This action will allow the City to reimburse the reserve fund for those expenses, which is allowed by our Fund Balance Policy. The policy states that if the reserve fund falls below the 25% expenditure requirement, a plan to replenish the reserve funds must be established. The issuance of future debt is the mechanism that will be used to replenish the reserve funds.

For rounding purposes, staff recommend City Council approve Resolution 784-25, expressing official

intent to reimburse funds expended on the replacement roof at the library for \$400,000.00, design & engineering costs associated with the new fire station of \$600,000.00, and the renovations to the Navasota swimming pool of \$700,000.00 for a total of \$1.6 million.

Action Requested by Council

Approve or deny Resolution No. 784-25, expressing official intent to reimburse certain cost related to a new fire station facility, swimming pool facility rehabilitation and reconstruction, and library roof replacement projects.

Attachments

Resolution No. 784-25

RESOLUTION NO. 784-25

A RESOLUTION OF THE CITY OF NAVASOTA, TEXAS EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN COSTS RELATED TO A NEW FIRE STATION FACILITY, SWIMMING POOL FACILITY REHABILITATION AND RECONSTRUCTION, AND LIBRARY ROOF REPLACEMENT PROJECTS

WHEREAS, the City of Navasota, Texas (the "City") is a political subdivision of the State of Texas; and

WHEREAS, the City expects to pay, or have paid on its behalf, expenditures in connection with the projects on Exhibit "A" hereto (the "Projects") prior to the issuance of obligations for which a prior expression of intent to finance or refinance is required by Federal or state law (collectively and individually, the "Obligations") to finance the Projects;

WHEREAS, the City finds, considers, and declares that the reimbursement for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention to reimburse itself for such payments at such time as it issues Obligations to finance the Projects; and

WHEREAS, Section 1.150-2(d)(2) of the Treasury Regulations sets forth limitations regarding the timing of reimbursements made from the proceeds of certain obligations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS THAT:

Section 1: The City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is sixty (60) days prior to the date hereof and that are to be paid in connection with the Projects from the proceeds of obligations be issued subsequent to the date hereof.

Section 2: The City reasonably expects that the maximum principal amount of Obligations issued to reimburse the City for the costs associated with the Projects will be \$1,700,000. Such Obligations may be issued in one (1) or more series.

Section 3: Unless otherwise advised by bond counsel, any reimbursement allocation will be made not later than eighteen (18) months after the later of (1) the date the original expenditure is paid; or (2) the date on which the Project to which the expenditure relates is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid.

Section 4: This Resolution shall be effective immediately upon its passage and approval.

PASSED AND APPROVED THIS THE 13TH DAY OF JANUARY, 2025.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit "A"

Projects Description

1. The engineering, design, and construction of a new fire station facility and associated improvements for the Navasota Fire Department; the acquisition of land or rights-of-way in connection therewith; and also including any legal, fiscal, and other fees relating thereto;
2. The engineering, design, material, labor, construction, and equipment expenditures for the rehabilitation and reconstruction of the swimming pool facility located at the Navasota Center, and including any legal, fiscal and other fees relating thereto; and
3. The engineering, design, material, labor, and construction expenditures for the replacement of the roof at the Navasota Public Library, and including any legal, fiscal and other fees relating thereto.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 13.

Agenda Date Requested	01/13/2025
Requested By	Susie Homeyer, City Secretary
Department	Administration
Type	Resolution

Agenda Item

Consideration and possible action on Resolution No. 785-25, approving 2025 Joint Election Contract between the City of Navasota, Texas, Grimes County, Texas and Navasota Independent School District.

Consideracion, presentación, discusión, y posible acción sobre la Resolución No. 785-25, que aprueba un contrato electoral conjunto entre la Ciudad de Navasota, el Condado de Grimes y el Distrito Escolar Independiente de Navasota.

Summary & Recommendation

According to the Texas Education Code, Section 11.0581, school districts must conduct a joint election with municipalities. The City of Navasota began this process in 2006 and the process has worked very well. The City and Navasota I.S.D. recommend contracting with the Election Administrator for Grimes County in accordance with the Election Code, Section 31.091. The City has a mutual agreement with the County on the free use of election equipment and, in turn the City allows the County to use the Navasota Center free of charge for their election event needs. Although a resident may vote at any poll that is open in Grimes County, the two main voting places will be the Navasota Center located at 101 Stadium Drive and the Grimes County Courthouse located at 100 S. Main in Anderson, Texas. Staff have estimated the cost of the election in May 2025 to be \$5,200, but has budgeted \$6,000.

Action Requested by Council

Approve or deny Resolution No. 785-25, approving 2025 Joint Election Contract between the City of Navasota, Texas, Grimes County, Texas and Navasota Independent School District.

Attachments

Resolution No. 785-25

RESOLUTION NO. 785-25

**RESOLUTION APPROVING 2025 JOINT ELECTION CONTRACT BETWEEN CITY OF
NAVASOTA, TEXAS,
GRIMES COUNTY, TEXAS AND NAVASOTA
INDEPENDENT SCHOOL DISTRICT.**

WHEREAS, the City of Navasota, Texas, the Navasota Independent School District and the County of Grimes, Texas, desire to enter into a 2025 Joint Election Contract with Rachel Walker, as the Grimes County Election Administrator.

AND WHEREAS, the City Council Navasota, Texas desires to give authorization for said contract, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein for all purposes;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NAVASOTA, TEXAS, THAT:

Said City Council authorizes the 2025 Joint Contract by and among the City of Navasota, Texas, Navasota Independent School District and Rachel Walker, Grimes County Election Administrator of Grimes County, Texas, for the conduct and supervision of the Joint Election on May 3, 2025, said contract attached hereto as **Exhibit "A"** and incorporated herein for all purposes.

PASSED AND APPROVED THIS THE 13TH DAY OF JANUARY, 2025.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



**JOINT ELECTION AGREEMENT
FOR
GENERAL ELECTION for LOCAL SUBDIVISIONS (including SCHOOLS)**

This contract is made and entered into this the _____ day of _____, 20____, by and between **the City of Navasota**, hereinafter referred to as "the Entity," and **Rachel Walker** Election Administrator of **Grimes** County, Texas. All contracting entities agree that elections referenced in this contract include elections scheduled for **May 3, 2025**, as well as any resulting runoffs. All election date references include early voting dates.

For the purpose of the above-mentioned Joint Election Agreement, the Entity agrees to utilize Early Voting and Election Day voting locations identified by Grimes County and the Elections department.

Now, therefore it is agreed that a joint election will be held by the Entity and Grimes County under the following terms and conditions:

- 1) The Entity will contract with the Elections Administrator of Grimes County ("the Contracting Officer") to perform various responsibilities for voters residing in Grimes County to include election staffing for Early Voting, Election Day, Tabulation, and Ballot related duties in connection with the election on behalf of each of the entities participating in the election ("the Entities").
- 2) Except as provided herein, each Entity agrees to share the cost of the election based on the percentage of registered voters within their district or city limits. Including, but not limited to, Early Voting and Election Day polling locations, to include staffing, supplies, equipment, and other related cost as well as the expense of ballot production, programming, shipment, and equipment predefinition. The parties agree that, in exchange for the Entity providing the Navasota Center located at 101 Stadium Drive, Navasota, Texas as a location for voting, the Entity will not be charged a rental fee by the Contracting Officer for the use of voting machines.
- 3) The Entity agrees that the Elections Administrator is the responsible party for determining election staff, polling locations, and possible consolidation of said polling locations for the Joint Election being held.
- 4) If one of the Entities cancel its election, the remaining Entities holding an election will be responsible for all election costs incurred in the Joint Election.
- 5) The Entity will identify a person(s) (limit of 2) to be the point of contact for the Contracting Officer. This person(s) will address concerns, follow up and questions from/for the Contracting Officer. Said person(s) will also serve as the point of contact to receive and then distribute the Joint Election results on Election Day. The Entity agrees that no other staff members will be given results or directed questions.

The Contracting Officer shall be responsible for performing the following duties in relation to the Joint Election for Local Subdivisions:

- 1) Contact owners or custodians of designated polling locations to arrange use in the Joint Election.
- 2) Procure and distribute all necessary election supplies: required documents, maps, supplies needed to operate the election, equipment, signs, and ballots.
- 3) Procure and prepare all necessary equipment for the election including:
 - Know Ink iPad for Voter Check In,
 - Verity Duo: Voting Booth & Ballot Scanner, and
 - Controllor: Election Judges operating booth.
- 4) Serve as the early voting clerk and provide deputy voting clerks to assist with early voting.
- 5) Arrange, notify, and host training classes for all election staff working in said Joint Election.
- 6) Arrange for use of Central Counting Station, Early Voting Ballot Board, including the Ballot By Mail team.
- 7) Publish all required notices of Logic and Accuracy Testing and Election notices, as required by the Secretary of State posted guidelines.

- 8) Assist in the general supervision of the election and provide advisory services as requested by the Entity.

Whereas, upon agreement of the above stated terms of the contract for the Joint Election the Entity, agrees to the following conditions regarding election costs and billing:

- 1) The Entity ***agrees to provide payment in full***, upon receipt of the final invoice and cost breakdown within ***90 days of receipt***.
- 2) The Entity agrees to receive the receipt and any additional cost evidence via email statement at the email address provided to the Contracting Officer by the entity.
- 3) The Entity agrees that contract costs will include a ***10% administrative fee*** to be paid directly to Grimes County-Elections Administration for administration and oversight of the Joint Election.
- 4) Should the Entity request an early voting location that is not a regularly used location for early voting purposes, the Entity agrees to procure and schedule eligible staff (must be Grimes County registered voter(s)) and to pay for all staffing, rental and any other related costs for the early voting period unless otherwise agreed on by the Contracting Officer.

The Contracting Officer agrees to provide the following:

- 1) Immediate notice to all parties involved should any change in costs result in a higher rate of 5% or more of all costs related to the elections being held in the current contract year.
- 2) Notice of Ballot drafts- schedule and review ballot drafts prior to ballot printing or programming with each entity participating in the joint election. (Said review may occur via electronic correspondence or, at the request of the entity, in person.)

In the event of an emergency or severe circumstance such as a natural disaster, weather related emergencies, pandemic or health related occurrences that could affect Grimes County, its voters, and employees- Grimes County reserves the right to terminate the participation of its personnel in the election. In such case, the County will provide all the necessary tools, equipment, and materials for the Entity to host an election, but will not be responsible for staffing or administering said election. Any such determination will be made by the Contracting Officer, in its sole discretion, with the input of the Texas Secretary of State.

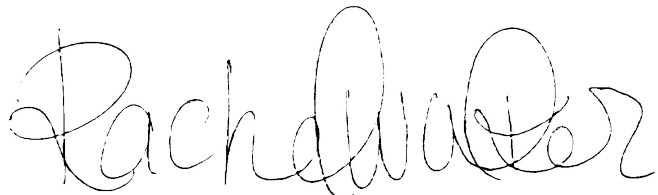
The parties hereto acknowledge that the Contracting Officer may enter a separate elections' services contract with another political subdivision for any election conducted on the same day.

APPROVED by the following parties, also identified as the participants of said election:

Signature

Date

Political Subdivision



Signature

December 6, 2024

Date

Grimes County Elections Administrator





REQUEST FOR CITY COUNCIL AGENDA ITEM # 14.

Agenda Date Requested	01/13/2025
Requested By	Heaven Dominguez, Finance Director
Department	Finance
Type	Resolution

Agenda Item

Consideration and possible action to approve Resolution No. 786-25, designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant -- Mitigation (CDBG-MIT) Resilient Communities Program. [Heaven Dominguez, Finance Director]

Summary & Recommendation

The Texas General Land Office (GLO) allocated up to \$100 million in Community Development Block Grant Mitigation (CDBG-MIT) funds for the Resilient Communities Program (RCP). The RCP will support the development, adoption, and implementation of modern and resilient building codes and flood damage prevention ordinances to ensure that structures within the community are better prepared for future hazards. The City of Navasota has been working with Public Management, the city's grant administrators, to secure funding from the Geeral Land Office (GLO), with a potential allocation of up to \$300,000. The City plans to utilize this grant for the new Comprehensive Plan and Subdivision Zoning Ordinance Revisions. The GLO has submitted a Request for Information (RFI) regarding the City's application and has recommended the City designate the Mayor and City Manager as the authorized individuals for the execution of contractual and environmental review documents between the Texas General Land Office and the City for the CDBG-MIT Resilient Communities Program. Additionally, the City's grant administrators recommend authorizing the Mayor, City Manager, Assistant City Manager, and Finance Director to execute the State of Texas Purchase Voucher and Request for Payment Form documents required for requesting funds approved in the aforementioned program. To proceed, a new resolution is required to designate the appropriate authorized positions -- Mayor, City Manager, Assistant City Manager, and Finance Director, rather than specific individuals by name, as was done in the previous resolution. This new resolution will reflect the updated positions authorized to execute the necessary documents for the CDBG-MIT Resilient Communities Program.

Action Requested by Council

Approve or deny Resolution No. 786-25, designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant -- Mitigation (CDBG-MIT) Resilient Communities Program.

Attachments

Resolution No. 786-25

RESOLUTION No. 786-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT) RESILIENT COMMUNITIES PROGRAM.

WHEREAS, the City of Navasota, Texas has applied for funding under the Community Development Block Grant – Mitigation (CDBG-MIT) Resilient Communities Program, and;

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents for requesting funds from the Texas General Land Office, and;

WHEREAS, an original signed copy of the *Depository/Authorized Signatories Designation Form* is to be submitted with a copy of this Resolution, and;

WHEREAS, the City of Navasota, Texas acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide the Texas General Land Office with the following:

- a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and
- a revised *Depository/ Authorized Signatories Designation Form*.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, AS FOLLOWS:

The **Mayor and City Manager** be authorized to execute contractual and environmental review documents between the Texas General Land Office and the City for the Community Development Block Grant – Mitigation (CDBG-MIT) Resilient Communities Program.

The **Mayor, City Manager, Assistant City Manager, and Finance Director** be authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the Community Development Block Grant – Mitigation (CDBG-MIT) Resilient Communities Program.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
NAVASOTA, TEXAS THIS 13TH DAY OF JANUARY, 2024.**

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



REQUEST FOR CITY COUNCIL AGENDA ITEM # 15.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Report

Agenda Item

Consent agenda: The following items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent agenda items are:

- A. Approve the minutes for the month of November and December 2024.
- B. Approve the Municipal Court report for the month of November and December 2024.
- C. Approve the financials for the month of November 2024.

Summary & Recommendation

Consent agenda items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

- A. Staff have placed the minutes for the month of November and December 2024 on the consent agenda.
- B. Staff have placed the Municipal Court Reports for November and December 2024 on the consent agenda.
- C. Staff have placed the financials for the month of November 2024 on the consent agenda.

Action Requested by Council

Approve the consent agenda items: The minutes for November and December 2024, the Municipal Court Reports for November and December 2024, and the financial report for the month of November 2024.

Attachments

Minutes - 11-12-2024
Minutes - 11-14-2024 - Joint P& Z
Minutes - 12/09/2024

Minutes - 12/16/2024

Municipal Court Report - 11/2024

Municipal Court Report - 12/2024

Financials for 11/30/2024

**MINUTES
REGULAR MEETING
NOVEMBER 12, 2024**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jennifer Reyna, Public Works Director; Cary Bovey, Legal Counsel; Jon MacKay, Graduate Engineer; Lupe Diosdado, Development Services Director; Kristin Gauthier, Assistant City Manager; Mike Mize, Police Chief; Jason Katkoski, Fire Chief/EMC; Pat Gruner, Municipal Judge; Heaven Dominguez, Finance Director; Tiffany Byers, Community Services Director; Taylor Hughes, Marketing and Communications Manager; Matt Julian, Lead Water/Wastewater Operator; Jose Coronilla, Assistant Public Works Director; Geralyn Backhus, Records Clerk; Swank Backhus, Investigator; Robert Wilson, Sergeant, Sarah Moon, Office Supervisor; Todd Moon, Sergeant; Troy Green, Investigator; Anthony Robbins, Officer; Chris Watson, Police Officer; Mark Butler, Patrol Sargent; and other police staff.

VISITORS: Connie Clements, Dia Copeland, James Hardeman, Betsy Lehnert, Patty Sexton, Deborah Richardson, Bobby Gentry, Nancy Vidotto, Mac Vaughn, Cathy Hardeman, Gilverta Diaz, Kerry Bost, Kimberly Hertan, and others.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Pastor Mac Vaughn. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: Dia Copeland addressed the City Council concerning the landscaping at the Navasota Center. James Hardeman addressed the City Council concerning the continued use of the Navasota Center as in years past and continuing with the current agreement. Connie Clements addressed the City Council concerning the Facility Use Agreement relating to political events.

4. Staff report:

- (a) Mayor Bert Miller proclaimed the month of December 2024 as "Tree of Angels". City Representative Geralyn Backhus and County Representative Gilverta Diaz were present to accept the proclamation.
- (b) City Manager Jason Weeks polled the City Council about cancelling the November 25, 2024 Council meeting since it falls during a holiday week and there are not any pressing agenda items to consider. It was the consensus of the City Council to cancel the November 25, 2024 meeting.
- (c) There were not any Board and Commission updates; and
- (d) Councilmembers and staff informed the audience about upcoming events.

5. Mayor Pro-Tem Bernie Gessner moved to approve Ordinance No. 1059-24, repealing Chapter 1, General Provisions, Article 1.09 Library Ordinance, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

6. Councilmember James Harris moved to approve Resolution No. 779-24, adopting the Navasota Public Library Policy, with the noted changes mentioned, seconded by Councilmember Josh Fultz and with each Councilmember present voting AYE, the motion carried.

7. Mayor Bert Miller moved to approve the Parks and Recreation Facility Use Policy with an effective date of January 1, 2025, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

8. Mayor Pro-Tem Bernie Gessner moved to approve Ordinance No. 1060-24, approving the Grimes County tax roll for the tax year 2024, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

9. Mayor Pro-Tem Bernie Gessner moved to approve Resolution No. 780-24, for the submission of a 2025 grant application for MVCPA (Motor Vehicle Crime Prevention Authority), seconded by Councilmember Kenny Stevens and with each Councilmember voting AYE, the motion carried.

10. Councilmember Kenny Stevens moved to approve amending the City of Navasota Employee Handbook by adding a subsection to Section 4 Cell Phones and Mobile Technology where S.B. 1893 prohibited software that outlines: (1) prohibiting the installation of TikTok or another covered application on any device owned by the governmental entity; and (2) requiring the removal of TikTok and covered applications from these devices, seconded by Councilmember James Harris and with each Councilmember voting AYE, the motion carried.

11. Mayor Pro-Tem Bernie Gessner moved to approve the consent agenda items which consist of the minutes for the month of October 2024, Municipal Court Report for October 2024 and the financial report for October 2024, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

12. The City Council conducted an Executive Session in accordance with Section 551.071, Texas Government Code -- Consultation with Attorney -- Consultation with legal counsel regarding City of Navasota water and sewer utility service area(s), including but not limited to Public Utility Commission of Texas Docket No. 54806 re: G & W Water Supply Corporation, and associated matters. The time was 7:46 p.m.

13. The City Council reconvened in open session at 8:22 p.m.

14. Councilmember Kenny Stevens moved that the City Manager be authorized to negotiate, approve and execute all necessary documentation, as discussed in Executive Session, to settle and resolve the ongoing dispute with G&W Water Supply Corporation concerning the provision of water and wastewater utility services, CCN service areas, and associated issues, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

15. Mayor Bert Miller adjourned the meeting at 8:23 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**MINUTES
SPECIAL MEETING
NOVEMBER 14, 2024**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas for a joint meeting with the Planning and Zoning Commission on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Lupe Diosdado, Development Services Director; Jennifer Reyna, Public Works Director; Heaven Dominguez, Finance Director and Kristin Gauthier, Assistant City Manager.

VISITORS: Rob Weeks, Christopher Casazza, Connie Clements, Marty Luedtke, Linda Walicek, Matt Fabian, Larry Eickenhorst, Phillip Cox, Betsy Lehnert, Sharon Hudson, Dee Dee Setzer and Amanda Hernandez.

PLANNING & ZONING MEMBERS: John Walla, Todd Wisner, Carolynn Katkoski, Debbie Hancock, Randy Peters, Kevin Clark, Sherry Gillespie, Ethan Barcak, Kathy Prescott and Dia Copeland.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Dia Copeland. The City Council, staff members, Planning & Zoning members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: Kathy Wells addressed the City Council about Historic Preservation and how important the treasure of homes and buildings is and asked the City Council to keep things the way they are on E. Washington.

Rob Weeks addressed the City Council about the variance process that one must go through to get something changed. He commented that it makes it difficult

to do business in Navasota and that it is not an inviting process to the local people.

Connie Clements addressed the City Council about addressing drive thru standards for businesses.

Sharon Hudson addressed the City Council about keeping the overlay district as is.

4. A joint workshop was held between the City Council, the Planning & Zoning Commission and the Navasota Economic Development Corporation regarding economic development goals, strategies and possible changes related to the East Washington Avenue Overlay Zoning District and associated matters.

5. Mayor Bert Miller adjourned the meeting at 7:07 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**MINUTES
REGULAR MEETING
DECEMBER 9, 2024**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jennifer Reyna, Public Works Director; Cary Bovey, Legal Counsel; Lupe Diosdado, Development Services Director; Mike Mize, Police Chief; Jason Katkoski, Fire Chief/EMC; Pat Gruner, Municipal Judge; Heaven Dominguez, Finance Director; Tiffany Byers, Community Services Director; Taylor Hughes, Marketing and Communications Manager; Robert Wilson, Sergeant, Mark Butler, Patrol Sargent; Officer Hadley and other police staff.

VISITORS: Connie Clements, Berry Colbert, Todd Wisner, Scot Bean, Deborah Richardson, Jonathon Vacante, Sarah Vacante, Ana Mize, Chandler Ardan, Mac Vaughn, Matt Cecil, Zac Votaw, Chad Smith, Deonte Abney, Joe Merkley, Jennifer Fredericks and others.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Rev. Matt Cecil. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: None.
4. Staff report:

- (a) Mayor Bert Miller proclaimed December 9, 2024 as "Coach Wilson Day" and thanked him for his continued dedication and passion for our youth and the many contributions that he has made to our community.
- (b) Community Services Director Tiffany Byers introduced Daisy Guapo as the part-time Library Clerk. Police Chief Mike Mize introduced the following employees: Anthony Robbins, Police Officer; Derrick Hodge, Police Officer, Ravin Perales, Police Officer; Cory Mayo, Police Cadet; Dean Earls, Police Cadet; Daniel Reyez, Police Cadet and Joseph Merkley, Police Reserve Officer. Public Works Director Jennifer Reyna introduced Deonte Abney as the Natural Gas Technician.
- (c) City Manager Jason Weeks polled the City Council about cancelling the December 23, 2024 Council meeting since it falls during a holiday week and there are not any pressing agenda items to consider. It was the consensus of the City Council to cancel the December 23, 2024 meeting.
- (d) Mayor Pro-Tem Bernie Gessner gave an update on the latest Board of Adjustment meeting. Councilmember James Harris thanked the city staff for all their work on the December 6, 2024 City Christmas party.
- (e) Councilmembers and staff informed the audience about upcoming events.

5. A public hearing for the purpose of receiving public comments and testimony regarding the proposed annexation of approximately 9.589 acres of land, located in the City of Navasota Industrial District, into the corporate limits of the City of Navasota, Texas was held, said land being described as:

Tract One: All that certain 8.31 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 8.31 acre tract or parcel of land described in that certain Independent Executor's Deed from Richard Alan Rives, Independent Executor of the Estate of Eileen H. Rives, Deceased, as Grantor, to Richard Alan Rives, as Grantee, recorded in Vol. 1086, Page 666, of the Real Property Records of Grimes County, Texas, located at 9441 Industrial Dr., Navasota, TX, 77868.

Tract Two: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas, located at 9314 Interstate Dr., Navasota, TX, 77868.

Mayor Bert Miller opened the public hearing at 6:18 p.m.

Development Services Director Lupe Diosdado briefly went over the annexation project. With no comment from the public, Mayor Bert Miller closed the public hearing at 6:23 p.m.

6. A public hearing to consider the advisability of the creation of the Altamira public improvement district (PID), to make certain improvements on the property, the property affected is legally described as A0044 Jesse B MC Nealy, Tract 13-3, Acres 96.618, located along State Highway 90 S & FM 3455 within the corporate limits of the City of Navasota was held. Mayor Bert Miller opened the public hearing at 6:25 p.m. Chandler Ardan, owner of the property, briefly went over his intentions for the property. Todd Wisner addressed the City Council about how the reimbursement portion would work as well as the management of the district. Scott Bean, with Hawes Hill, addressed the City Council to answer the questions of citizens that spoke. With no other comments from the public, Mayor Bert Miller closed the public hearing at 6:55 p.m.

7. Councilmember Kenny Stevens moved to approve Resolution No. 781-24, making findings in connection with the proposed Altamira public improvement district (PID) related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed district, the method of assessment and the apportionment of cost between the district and the city as a whole; and making other findings related to the district, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

8. Councilmember Josh Fultz moved to approve Resolution No. 782-24, authorizing the establishment of the Altamira public Improvement district (PID) in the City of Navasota, Texas; authorizing the Altamira public improvement district publication of this resolution, providing for the preparation of a service and assessment plan; and making other provisions related to the subject, seconded by Councilmember Kenny Stevens and with each Councilmember voting AYE, the motion carried.

9. Mayor Bert Miller moved to approve a contract with Teal Services LLC for the purchase and installation of the Digester Blower at the City of Navasota Wastewater Treatment Plant in the amount of \$123,070.00, pursuant to Texas Local Government Code, Sections 252.022(a)(2) and 252.022(a)(3) as a procurement: 1) necessary to preserve and protect the public health and safety

of the City's residents; and 2) because of unforeseen damage to the City's machinery and equipment, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

10. Mayor Pro-Tem Bernie Gessner moved to approve a contract with Teal Services LLC for the repair of one aeration rotor at the City of Navasota Wastewater Treatment Plant in the amount of \$77,278.00, pursuant to Texas Local Government Code, Sections 252.022(a)(2) and 252.022(a) (3) as a procurement: 1) necessary to preserve and protect the public health and safety of the City's residents; and 2) because of unforeseen damage to the City's machinery and equipment, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

11. Mayor Pro-Tem Bernie Gessner to award a contract to Bleyl Engineering for professional services in the amount of \$50,000.00 in relation to the U.S. Development Community Development Block Grant -- Mitigation Method of Distribution ("CDBG-MIT MOD Grant"), seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

12. The City Council conducted an Executive Session as permitted by Section 551.071, Texas Government Code - Consultation with Attorney -- Consultation with Legal Counsel regarding legal issues concerning: 1) the contract with Green Dream International, LLC for the Downtown Revitalization Program -- W. Washington Avenue - 8th Street to 10th Street, and associated matters; 2) petition received from Shead Holdings LLC requesting that 1.893 acres of land located at 3297 State Highway 105 West, Navasota, Texas be released from the City's Extraterritorial Jurisdiction (ETJ) pursuant to Texas Local Government Code, Subchapter D, Section 42.101 et seq., and associated matters; 3) the City of Navasota water and sewer utility service area(s), including but not limited to Public Utility Commission of Texas Docket No. 54806 re: G & W Water Supply Corp., and associated matters; and 4) the City Council shall meet in Executive Session as permitted by Section 551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment, evaluation, duties, and/or dismissal of the City Manager.
The time was 7:23 p.m.

13. The City Council reconvened in open session at 9:08 p.m.

14. Councilmember Kenny Stevens moved that the City Manager be authorized to negotiate, approve and execute all necessary documentation, as discussed in executive session, to settle and resolve the ongoing dispute with Green Dream International LLC concerning the Downtown Revitalization Program on

West Washington Avenue – 8th Street to 10th Street, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

15. Councilmember Kenny Stevens moved that Shead Holdings LLC's petition to remove property from the extraterritorial jurisdiction be denied because Senate Bill 2038 is an unconstitutional delegation of legislative authority and it conflicts with the City's grant of discretionary legislative authority in Texas Local Government Code Section 42.023. The city does not consent to the reduction of its ETJ, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

16. Councilmember Kenny Stevens moved that the City Manager be authorized to negotiate, approve and execute all necessary documentation, as discussed in Executive Session, to settle and resolve the ongoing dispute with G & W Water Supply Corporation concerning the provisions of water and wastewater utility services, CCN service areas, and associated matters, seconded by Councilmember Josh Fultz.

17. Councilmember Kenny Stevens moved that the Mayor be authorized to negotiate, approve and execute a contract with Clear Creek Professionals to assist the City with its recruitment of a new City Manager, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

18. Mayor Bert Miller adjourned the meeting at 9:13 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**MINUTES
SPECIAL MEETING
DECEMBER 16, 2024**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; and Lupe Diosdado, Development Services Director.

VISITORS: Bobby Gentry

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. A second public hearing was held for the purpose of receiving public comments and testimony regarding the proposed annexation of approximately 9.589 acres of land, located in the City of Navasota Industrial District, into the corporate limits of the City of Navasota, Texas was held, said land being described as:

Tract One: All that certain 8.31 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 8.31 acre tract or parcel of land described in that certain Independent Executor's Deed from Richard Alan Rives, Independent Executor of the Estate of Eileen H. Rives, Deceased, as Grantor, to Richard Alan Rives, as Grantee, recorded in Vol. 1086, Page 666, of the Real Property Records of Grimes County, Texas, located at 9441 Industrial Dr., Navasota, TX, 77868.

Tract Two: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel of land

described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas, located at 9314 Interstate Dr., Navasota, TX, 77868.

Mayor Bert Miller opened the public hearing at 6:02 p.m.

With no comment from the public, Mayor Bert Miller closed the public hearing at 6:03 p.m.

3. Mayor Bert Miller adjourned the meeting at 6:03 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Official Municipal Court Monthly Report

Month November Year 2024

Municipal Court for the City of NAVASOTA

Presiding Judge PATRICIA GRUNER

If new, date assumed office _____

Court Mailing Address 200 E. MCALPINE

City NAVASOTA, TX Zip 77868

Phone Number 936-825-6268

Fax Number 936-825-7280

Court's Public Email COURT@NAVASOTATX.GOV

Court's Website <http://WWW.NAVASOTATX.GOV>

THE ATTACHED IS A TRUE AND ACCURATE REFLECTION OF THE RECORDS OF THIS COURT.

Prepared by _____

Date _____ Phone: (936) 825-6268

PLEASE RETURN THIS FORM NO LATER THAN 20 DAYS FOLLOWING THE END OF THE MONTH REPORTED TO:

OFFICE OF COURT ADMINISTRATION
P.O. BOX 12066
AUSTIN, TX
78711-2066

PHONE: (512) 463-1625
Fax: (512) 936-2423

CRIMINAL SECTION

COURT NAVASOTA MUNICIPAL COURT				TRAFFIC			NON-TRAFFIC		
MONTH	November	YEAR	2024	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD
1. Total Cases Pending First of Month:				1,072	0	58	386	67	89
a. Active Cases				364	0	31	28	33	42
b. Inactive Cases				708	0	27	358	34	47
2. New Cases Filed				221	0	17	3	11	6
3. Cases Reactivated				8	0	2	7	1	1
4. All Other Cases Added				0	0	0	0	0	0
5. Total Cases on Docket				593	0	50	38	45	49
6. Dispositions Prior to Court Appearance or Trial:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Uncontested Dispositions				94	0	21	2	2	1
b. Dismissed by Prosecution				1	0	0	1	0	7
7. Dispositions at Trial:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Convictions:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) Guilty Plea or Nolo Contendere				18	0	1	5	0	0
2) By the Court				0	0	0	2	0	0
3) By the Jury				0	0	0	0	0	0
b. Acquittals:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) By the Court				0	0	0	0	0	0
2) By the Jury				0	0	0	0	0	0
c. Dismissed by Prosecution				1	0	1	0	0	2

CRIMINAL SECTION

COURT NAVASOTA MUNICIPAL COURT				TRAFFIC			NON-TRAFFIC		
MONTH	November	YEAR	2024	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD
8. Compliance Dismissals:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. After Driver Safety Course				9	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
b. After Deferred Disposition				10	0	0	0	0	0
c. After Teen Court				0	0	0	0	0	0
d. After Tobacco Awareness Course				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0	XXXXXXXXXX
e. After Treatment for Chemical Dependency				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0	0	XXXXXXXXXX
f. After Proof of Financial Responsibility				0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
g. All Other Transportation Code Dismissals				12	0	0	0	0	0
9. All Other Dispositions				0	0	0	0	0	0
10. Total Cases Disposed				145	0	23	10	2	10
11. Cases Placed on Inactive Status				23	0	4	9	0	2
12. Total Cases Pending End of Month:				1,148	0	52	379	76	85
a. Active Cases				425	0	23	19	43	37
b. Inactive Cases				723	0	29	360	33	48
13. Show Cause Hearings Held				15	0	1	0	2	0
14. Cases Appealed:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. After Trial				0	0	0	0	0	0
b. Without Trial				0	0	0	0	0	0

CIVIL SECTION

COURT NAVASOTA MUNICIPAL COURT				
MONTH	November	YEAR	2024	
			TOTAL CASES	
1. Total Cases Pending First of Month:			0	
a. Active Cases			0	
b. Inactive Cases			0	
2. New Cases Filed			0	
3. Cases Reactivated			0	
4. All Other Cases Added			0	
5. Total Cases on Docket			0	
6. Uncontested Civil Fines or Penalties			0	
7. Default Judgments			0	
8. Agreed Judgments			0	
9. Trial/Hearing by Judge/Hearing Officer			0	
10. Trial by Jury			0	
11. Dismissed for Want of Prosecution			0	
12. All Other Dispositions			0	
13. Total Cases Disposed			0	
14. Cases Placed on Inactive Status			0	
15. Total Cases Pending End of Month:			0	
a. Active Cases			0	
b. Inactive Cases			0	
16. Cases Appealed:			XXXXXXXXXXXXXXXXX	
a. After Trial			0	
b. Without Trial			0	

JUVENILE/MINOR ACTIVITY

COURT	NAVASOTA MUNICIPAL COURT		
MONTH	November	YEAR	2024
		TOTAL	
1. Transportation Code Cases Filed		3	
2. Non-driving Alcoholic Beverage Code Cases Filed		0	
3. Driving Under the Influence of Alcohol Cases Filed		0	
4. Drug Paraphernalia Cases Filed		0	
5. Tobacco Cases Filed		0	
6. Truancy Cases Filed		0	
7. Education Code (Except Failure to Attend) Cases Filed		0	
8. Violation of Local Daytime Curfew Ordinance Cases Filed		0	
9. All Other Non-traffic Fine-only Cases Filed		0	
10. Transfer to Juvenile Court:	XXXXXXXXXXXXXXXXX		
a. Mandatory Transfer		0	
b. Discretionary Transfer		0	
11. Accused of Contempt and Referred to Juvenile Court (Delinquent Conduct)		0	
12. Held in Contempt by Criminal Court (Fined and/or Denied Driving Privileges)		0	
13. Juvenile Statement Magistrate Warning:	XXXXXXXXXXXXXXXXX		
a. Warnings Administered		0	
b. Statements Certified		0	
14. Detention Hearings Held		0	
15. Orders for Non-secure Custody Issued		0	
16. Parent Contributing to Nonattendance Cases Filed		0	

COURT NAVASOTA MUNICIPAL COURT
MONTH November YEAR 2024

[illegible]

ADDITIONAL ACTIVITY

		TOTAL
14. Cases in Which Fine and Court Costs Satisfied by Community Service:		
a. Partial Satisfaction		0
b. Full Satisfaction		0
15. Cases in Which Fine and Court Costs Satisfied by Jail Credit		6
16. Cases in Which Fine and Court Costs Waived for Indigency		0
17. Amount of Fines and Court Costs Waived for Indigency		\$0.00
18. Fines, Court Costs and Other Amounts Collected:		
a. Kept by City		\$30,152.70
b. Remitted to State		\$17,742.40
c. Total		\$47,895.10

Run By: rjessie
Report Type: Summary
Date Range: 11/01/2024 - 11/30/2024
Finalize Report: Yes
Correction: No

*** END OF REPORT ***

Official Municipal Court Monthly Report

Month December Year 2024

Municipal Court for the City of NAVASOTA

Presiding Judge PATRICIA GRUNER

If new, date assumed office _____

Court Mailing Address 200 E. MCALPINE

City NAVASOTA, TX Zip 77868

Phone Number 936-825-6268

Fax Number 936-825-7280

Court's Public Email COURT@NAVASOTATX.GOV

Court's Website http://WWW.NAVASOTATX.GOV

THE ATTACHED IS A TRUE AND ACCURATE REFLECTION OF THE RECORDS OF THIS COURT.

Prepared by _____

Date _____ Phone: (936) 825-6268

PLEASE RETURN THIS FORM NO LATER THAN 20 DAYS FOLLOWING THE END OF THE MONTH REPORTED TO:

OFFICE OF COURT ADMINISTRATION
P.O. BOX 12066
AUSTIN, TX
78711-2066

PHONE: (512) 463-1625
Fax: (512) 936-2423

CRIMINAL SECTION

COURT NAVASOTA MUNICIPAL COURT				TRAFFIC			NON-TRAFFIC		
MONTH	December	YEAR	2024	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD
1. Total Cases Pending First of Month:				1,148	0	52	379	76	85
a. Active Cases				425	0	23	19	43	37
b. Inactive Cases				723	0	29	360	33	48
2. New Cases Filed				134	0	5	13	7	6
3. Cases Reactivated				6	0	1	3	0	1
4. All Other Cases Added				0	0	0	0	0	0
5. Total Cases on Docket				565	0	29	35	50	44
6. Dispositions Prior to Court Appearance or Trial:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Uncontested Dispositions				88	0	13	4	4	5
b. Dismissed by Prosecution				2	0	0	0	0	4
7. Dispositions at Trial:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Convictions:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) Guilty Plea or Nolo Contendere				18	0	0	2	2	1
2) By the Court				0	0	0	0	0	0
3) By the Jury				0	0	0	0	0	0
b. Acquittals:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) By the Court				0	0	0	0	0	0
2) By the Jury				0	0	0	0	0	0
c. Dismissed by Prosecution				2	0	0	0	1	6

COURT NAVASOTA MUNICIPAL COURT
MONTH December YEAR 2024

COURT			NAVASOTA MUNICIPAL COURT			TRAFFIC			NON-TRAFFIC		
MONTH	December	YEAR	2024	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD		
8. Compliance Dismissals:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX		
a. After Driver Safety Course				19	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX		
b. After Deferred Disposition				16	0	0	0	0	0	1	
c. After Teen Court				0	0	0	0	0	0	0	
d. After Tobacco Awareness Course				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	2	XXXXXXXXXX		
e. After Treatment for Chemical Dependency				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0	1	XXXXXXXXXX		
f. After Proof of Financial Responsibility				2	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX		
g. All Other Transportation Code Dismissals				7	0	0	0	0	0	0	
9. All Other Dispositions				0	0	0	0	0	0	0	
10. Total Cases Disposed				154	0	13	6	10	17		
11. Cases Placed on Inactive Status				35	0	0	11	0	0		
12. Total Cases Pending End of Month:				1,128	0	44	386	73	74		
a. Active Cases				376	0	16	18	40	27		
b. Inactive Cases				752	0	28	368	33	47		
13. Show Cause Hearings Held				10	0	1	0	0	0		
14. Cases Appealed:				XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX		
a. After Trial				0	0	0	0	0	0		
b. Without Trial				1	0	0	0	0	0		

CIVIL SECTION

COURT NAVASOTA MUNICIPAL COURT					
MONTH	December	YEAR	2024		TOTAL CASES
1. Total Cases Pending First of Month:					0
a. Active Cases					0
b. Inactive Cases					0
2. New Cases Filed					0
3. Cases Reactivated					0
4. All Other Cases Added					0
5. Total Cases on Docket					0
6. Uncontested Civil Fines or Penalties					0
7. Default Judgments					0
8. Agreed Judgments					0
9. Trial/Hearing by Judge/Hearing Officer					0
10. Trial by Jury					0
11. Dismissed for Want of Prosecution					0
12. All Other Dispositions					0
13. Total Cases Disposed					0
14. Cases Placed on Inactive Status					0
15. Total Cases Pending End of Month:					0
a. Active Cases					0
b. Inactive Cases					0
16. Cases Appealed:				XXXXXXXXXXXXXXXXX	
a. After Trial					0
b. Without Trial					0

JUVENILE/MINOR ACTIVITY

COURT	NAVASOTA MUNICIPAL COURT		
MONTH	December	YEAR	2024
		TOTAL	
1. Transportation Code Cases Filed		2	
2. Non-driving Alcoholic Beverage Code Cases Filed		0	
3. Driving Under the Influence of Alcohol Cases Filed		0	
4. Drug Paraphernalia Cases Filed		0	
5. Tobacco Cases Filed		0	
6. Truancy Cases Filed		0	
7. Education Code (Except Failure to Attend) Cases Filed		0	
8. Violation of Local Daytime Curfew Ordinance Cases Filed		0	
9. All Other Non-traffic Fine-only Cases Filed		0	
10. Transfer to Juvenile Court:	XXXXXXXXXXXXXXXXXX		
a. Mandatory Transfer		0	
b. Discretionary Transfer		0	
11. Accused of Contempt and Referred to Juvenile Court (Delinquent Conduct)		0	
12. Held in Contempt by Criminal Court (Fined and/or Denied Driving Privileges)		0	
13. Juvenile Statement Magistrate Warning:	XXXXXXXXXXXXXXXXXX		
a. Warnings Administered		0	
b. Statements Certified		0	
14. Detention Hearings Held		0	
15. Orders for Non-secure Custody Issued		0	
16. Parent Contributing to Nonattendance Cases Filed		0	

ADDITIONAL ACTIVITY

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		TOTAL
14. Cases in Which Fine and Court Costs Satisfied by Community Service:		XXXXXXXXXXXXXXXXXXXX
a. Partial Satisfaction		0
b. Full Satisfaction		0
15. Cases in Which Fine and Court Costs Satisfied by Jail Credit		6
16. Cases in Which Fine and Court Costs Waived for Indigency		2
17. Amount of Fines and Court Costs Waived for Indigency		\$654.17
18. Fines, Court Costs and Other Amounts Collected:		XXXXXXXXXXXXXXXXXXXX
a. Kept by City		\$29,117.00
b. Remitted to State		\$15,566.10
c. Total		\$44,683.10

Run By: rjessie
Report Type: Summary
Date Range: 12/01/2024 - 12/31/2024
Finalize Report: Yes
Correction: No

*** END OF REPORT ***

100-GENERAL
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,589,702.00	45,996.23	247,926.68	0.00	10,341,775.32	2.34
COURT FINE AND FEE	0.00	0.00	0.00	377,954.00	0.00	26,080.50	0.00	351,873.50	6.90
DEVELOPMENT SERVICES	0.00	0.00	0.00	263,410.00	4,479.66	6,004.66	0.00	257,405.34	2.28
CITY UTILITIES	0.00	0.00	0.00	2,362,481.00	202,099.70	405,785.93	0.00	1,956,695.07	17.18
LIBRARY	0.00	0.00	0.00	26,507.00	790.95	1,293.50	0.00	25,213.50	4.88
PUBLIC SAFETY	0.00	0.00	0.00	341,071.00	19,428.25	30,769.82	0.00	310,301.18	9.02
TOURISM	0.00	0.00	0.00	11,586.00	1,750.00	1,750.00	0.00	9,836.00	15.10
PARKS AND REC	0.00	0.00	0.00	74,566.00	896.30	3,563.30	0.00	71,002.70	4.78
MISCELLANEOUS	0.00	0.00	0.00	1,100,000.00	214.86	214.86	0.00	1,099,785.14	0.02
TOTAL REVENUES	0.00	0.00	0.00	15,147,277.00	275,655.95	723,389.25	0.00	14,423,887.75	4.78
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	249,735.00	0.00	0.00	0.00	249,735.00	0.00
SANITATION	0.00	0.00	0.00	1,547,710.00	124,770.58	245,851.75	619.12	1,301,239.13	15.92
STREET	0.00	0.00	0.00	1,676,323.00	75,158.06	163,903.26	6,765.87	1,505,653.87	10.18
VEHICLE & EQUIP SERVICES	0.00	0.00	0.00	96,261.00	7,505.06	16,367.60	218.48	79,674.92	17.23
SWIMMING POOL	0.00	0.00	0.00	143,720.00	12,940.64	14,965.05	0.00	128,754.95	10.41
PARKS & RECREATION MAINT	0.00	0.00	0.00	678,399.00	39,804.51	90,199.35	2,094.72	586,104.93	13.60
PARKS & RECREATION	0.00	0.00	0.00	327,472.00	16,605.59	30,070.93	0.00	297,401.07	9.18
AIRPORT	0.00	0.00	0.00	28,931.00	225.11	1,369.68	0.00	27,561.32	4.73
POLICE	0.00	0.00	0.00	3,977,950.00	228,570.86	492,094.03	108,907.28	3,376,948.69	15.11
FIRE	4,878.00	4,878.00	0.00	2,109,468.00	95,668.03	199,886.87	(3,982.06)	1,913,563.19	9.29
ANIMAL CONTROL	0.00	0.00	0.00	144,702.00	8,311.02	20,006.29	55.35	124,640.36	13.86
MUNICIPAL COURT	0.00	0.00	0.00	108,573.00	10,172.59	17,995.49	0.00	90,577.51	16.57
LIBRARY	0.00	0.00	0.00	501,883.00	15,218.63	29,741.71	69.93	472,071.36	5.94
CITY COUNCIL	0.00	0.00	0.00	271,620.00	6,116.49	16,500.51	0.00	255,119.49	6.07
GENERAL ADMINISTRATION	0.00	0.00	0.00	602,871.00	42,848.47	84,518.96	0.00	518,352.04	14.02
KEEP NAVASOTA BEAUTIFUL	0.00	0.00	0.00	4,200.00	0.00	0.00	0.00	4,200.00	0.00
CITY HALL	0.00	0.00	0.00	493,711.00	17,582.66	213,699.07	619.24	279,392.69	43.41
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	107,131.00	104.35	317.55	0.00	106,813.45	0.30
DEVELOPMENT SERVICES	0.00	0.00	0.00	504,454.00	55,777.84	88,986.20	23.98	415,443.82	17.64
TOURISM	0.00	0.00	0.00	337,102.00	3,945.60	5,136.29	372.06	331,593.65	1.63
MARKETING&COMMUNICATIONS	0.00	0.00	0.00	183,504.00	9,818.84	31,542.97	0.00	151,961.03	17.19
FINANCIAL SERVICES	0.00	0.00	0.00	923,107.00	30,111.12	66,880.33	0.00	856,226.67	7.25
HUMAN RESOURCES	0.00	0.00	0.00	283,327.00	11,594.82	31,909.07	0.00	251,417.93	11.26
TECHNOLOGY	0.00	0.00	0.00	763,392.00	24,168.71	70,412.23	2,801.98	690,177.79	9.59
TOTAL EXPENDITURES	4,878.00	4,878.00	0.00	16,065,546.00	837,019.58	1,932,355.19	118,565.95	14,014,624.86	12.77
REVENUES OVER/(UNDER) EXPENDITURES	(4,878.00)	4,878.00	0.00	(918,269.00)	(561,363.63)	(1,208,965.94)	(118,565.95)	409,262.89	144.57

200-WATER FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	1,335,734.00	0.00	110.46	0.00	1,335,623.54	0.01
CITY UTILITIES	0.00	0.00	0.00	3,971,383.00	347,040.01	647,906.58	0.00	3,323,476.42	16.31
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,333,239.00</u>	<u>118.76</u>	<u>523.76</u>	<u>0.00</u>	<u>6,332,715.24</u>	<u>0.01</u>
TOTAL REVENUES	0.00	0.00	0.00	11,640,356.00	347,158.77	648,540.80	0.00	10,991,815.20	5.57
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	797,350.00	0.00	0.00	0.00	797,350.00	0.00
WATER PRODUCTION	0.00	0.00	0.00	3,986,121.00	56,508.99	94,867.79	0.00	3,891,253.21	2.38
WATER DISTRIBUTION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,061,240.00</u>	<u>27,219.26</u>	<u>121,633.00</u>	<u>53.20</u>	<u>9,939,553.80</u>	<u>1.21</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	14,844,711.00	83,728.25	216,500.79	53.20	14,628,157.01	1.46
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(3,204,355.00)	263,430.52	432,040.01	(53.20)	(3,636,341.81)	13.48

210-UTILITY CAPITAL IMP
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT DEVELOPMENT SERVICES	0.00 <u>0.00</u>	0.00 <u>0.00</u>	0.00 <u>0.00</u>	3,993.00 <u>554,832.00</u>	0.00 <u>43,700.71</u>	0.00 <u>87,366.19</u>	0.00 <u>0.00</u>	3,993.00 <u>467,465.81</u>	0.00 <u>15.75</u>
TOTAL REVENUES	0.00	0.00	0.00	558,825.00	43,700.71	87,366.19	0.00	471,458.81	15.63
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>400,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>400,000.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	400,000.00	0.00	0.00	0.00	400,000.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	158,825.00	43,700.71	87,366.19	0.00	71,458.81	55.01

300-NATURAL GAS FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,416.00	0.00	110.46	0.00	10,305.54	1.06
CITY UTILITIES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,368,374.00</u>	<u>456,209.12</u>	<u>830,546.73</u>	<u>0.00</u>	<u>5,537,827.27</u>	<u>13.04</u>
TOTAL REVENUES	0.00	0.00	0.00	6,378,790.00	456,209.12	830,657.19	0.00	5,548,132.81	13.02
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	132,904.00	0.00	0.00	0.00	132,904.00	0.00
GAS DISTRIBUTION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,016,429.00</u>	<u>285,257.67</u>	<u>558,293.30</u>	<u>3,293.27</u>	<u>5,454,842.43</u>	<u>9.33</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	6,149,333.00	285,257.67	558,293.30	3,293.27	5,587,746.43	9.13
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	229,457.00	170,951.45	272,363.89	(3,293.27)	(39,613.62)	117.26

400-WASTE WATER FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,416.00	0.00	110.46	0.00	10,305.54	1.06
CITY UTILITIES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,939,171.00</u>	<u>230,714.35</u>	<u>441,785.27</u>	<u>0.00</u>	<u>2,497,385.73</u>	<u>15.03</u>
TOTAL REVENUES	0.00	0.00	0.00	2,949,587.00	230,714.35	441,895.73	0.00	2,507,691.27	14.98
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	459,421.00	0.00	0.00	0.00	459,421.00	0.00
WASTE WTR TRMT PLANT	47,000.00	0.00	47,000.00	929,097.00	58,139.38	105,879.54	144.98	823,072.48	11.41
SEWER COLLECTION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,798,343.00</u>	<u>14,979.41</u>	<u>30,523.99</u>	<u>44.58</u>	<u>1,767,774.43</u>	<u>1.70</u>
TOTAL EXPENDITURES	47,000.00	0.00	47,000.00	3,186,861.00	73,118.79	136,403.53	189.56	3,050,267.91	4.29
REVENUES OVER/ (UNDER) EXPENDITURES	(47,000.00)	0.00	(47,000.00)	(237,274.00)	157,595.56	305,492.20	(189.56)	(542,576.64)	128.67

510-STREET FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	150.00	0.00	(150.00)	0.00
TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	150.00	0.00	(150.00)	0.00
<u>EXPENDITURE SUMMARY</u>									
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	150.00	0.00	(150.00)	0.00

525-CEMETERY OPERATING FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
CITY UTILITIES	0.00	0.00	0.00	34,125.00	22,100.00	37,625.00	0.00	(3,500.00)	110.26
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,400.00</u>	<u>2,700.00</u>	<u>2,700.00</u>	<u>0.00</u>	<u>2,700.00</u>	<u>50.00</u>
TOTAL REVENUES	0.00	0.00	0.00	39,525.00	24,800.00	40,325.00	0.00	(800.00)	102.02
<u>EXPENDITURE SUMMARY</u>									
CEMETERY OPERATING	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>165,828.00</u>	<u>66.84</u>	<u>560.49</u>	<u>51.96</u>	<u>165,215.55</u>	<u>0.37</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	165,828.00	66.84	560.49	51.96	165,215.55	0.37
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(126,303.00)	24,733.16	39,764.51	(51.96)	(166,015.55)	31.44

530-BOARD OF FIREMAN SERVICE
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52
TOTAL REVENUES	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52
<u>EXPENDITURE SUMMARY</u>									
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52

540-GRANT FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	60,000.00	0.00	0.00	0.00	60,000.00	0.00
LIBRARY	0.00	0.00	0.00	7,473,415.00	0.00	0.00	0.00	7,473,415.00	0.00
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300,000.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	7,833,415.00	0.00	0.00	0.00	7,833,415.00	0.00
<u>EXPENDITURE SUMMARY</u>									
AIRPORT	0.00	0.00	0.00	100,000.00	0.00	0.00	0.00	100,000.00	0.00
POLICE	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
LIBRARY	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00
KEEP NAVASOTA BEAUTIFUL	0.00	0.00	0.00	0.00	414.63	414.63	0.00	(414.63)	0.00
DEVELOPMENT SERVICES	0.00	0.00	0.00	300,000.00	0.00	0.00	0.00	300,000.00	0.00
WATER DISTRIBUTION	0.00	0.00	0.00	2,233,900.00	0.00	0.00	0.00	2,233,900.00	0.00
GAS DISTRIBUTION	0.00	0.00	0.00	4,200,915.00	0.00	0.00	0.00	4,200,915.00	0.00
SEWER COLLECTION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>937,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>937,500.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	7,773,415.00	414.63	414.63	0.00	7,773,000.37	0.01
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	60,000.00	(414.63	(414.63)	0.00	60,414.63	0.69

545-VOLUNTARY DONATIONS
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
PUBLIC SAFETY	0.00	0.00	0.00	0.00	331.65	716.65	0.00	(716.65)	0.00
PARKS AND REC	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>311.00</u>	<u>594.00</u>	<u>0.00</u>	<u>(594.00)</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	0.00	642.65	1,310.65	0.00	(1,310.65)	0.00

550-ECONOMIC DEVELOPMENT
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	219,029.00	0.00	18,276.01	0.00	200,752.99	8.34
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL REVENUES	0.00	0.00	0.00	221,529.00	0.00	20,776.01	0.00	200,752.99	9.38
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	146,837.00	0.00	144,531.50	0.00	2,305.50	98.43
DEVELOPMENT SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>153,919.00</u>	<u>466.71</u>	<u>2,106.71</u>	<u>0.00</u>	<u>151,812.29</u>	<u>1.37</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	300,756.00	466.71	146,638.21	0.00	154,117.79	48.76
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(79,227.00)	(466.71)	(125,862.20)	0.00	46,635.20	158.86

905-CAPITAL PROJECTS
NON-DEPARTMENTAL
DEPARTMENTAL EXPENDITURES

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TRANSFERS OUT									
TOTAL									
PROFESSIONAL FEES									
500-600.0PROFESSIONAL FEES	0.00	0.00	0.00	5,000.00	6,282.02	6,282.02	0.00	(1,282.02)	125.64
TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	5,000.00	6,282.02	6,282.02	0.00	(1,282.02)	125.64
BOND & LOAN DEBT									
TOTAL									
MISCELLANEOUS									
TOTAL									
CAPITAL OUTLAY									
500-910.0CAPITAL OUTLAY	0.00	0.00	0.00	750,000.00	865,787.63	865,787.63	0.00	(115,787.63)	115.44
TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	750,000.00	865,787.63	865,787.63	0.00	(115,787.63)	115.44
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	755,000.00	872,069.65	872,069.65	0.00	(117,069.65)	115.51
	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	0.00	0.00	0.00	755,000.00	872,069.65	872,069.65	0.00	(117,069.65)	115.51
	=====	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(357,084.00)	(872,069.65)	(871,959.19)	0.00	514,875.19	244.19
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*** END OF REPORT ***

930-HOTEL
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	167,516.00	11,974.59	34,450.25	0.00	133,065.75	20.57
TOTAL REVENUES	0.00	0.00	0.00	167,516.00	11,974.59	34,450.25	0.00	133,065.75	20.57
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	225,979.00	0.00	0.00	0.00	225,979.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	225,979.00	0.00	0.00	0.00	225,979.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(58,463.00)	11,974.59	34,450.25	0.00	(92,913.25)	58.93

940-TIRZ
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
CITY UTILITIES	0.00	0.00	0.00	71,375.00	0.00	0.00	0.00	71,375.00	0.00
TOTAL REVENUES	0.00	0.00	0.00	71,375.00	0.00	0.00	0.00	71,375.00	0.00

945-BOND FUND GEN OBLIGATION
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	2,916.00	0.00	110.46	0.00	2,805.54	3.79
CITY UTILITIES	0.00	0.00	0.00	383,059.00	0.00	0.00	0.00	383,059.00	0.00
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,745,003.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,745,003.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	2,130,978.00	0.00	110.46	0.00	2,130,867.54	0.01
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,245,476.00</u>	<u>1,907,778.14</u>	<u>1,907,778.14</u>	<u>0.00</u>	<u>337,697.86</u>	<u>84.96</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	2,245,476.00	1,907,778.14	1,907,778.14	0.00	337,697.86	84.96
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(114,498.00)	(1,907,778.14	(1,907,667.68)	0.00	1,793,169.68	1,666.11

970-FOUNDATION FOR COMM PROJ
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	2,132.00	0.00	11.25	0.00	2,120.75	0.53
LIBRARY	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,400.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	19,532.00	0.00	11.25	0.00	19,520.75	0.06
<u>EXPENDITURE SUMMARY</u>									
POLICE	0.00	0.00	0.00	17,400.00	0.00	0.00	0.00	17,400.00	0.00
LIBRARY	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	17,550.00	0.00	0.00	0.00	17,550.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	1,982.00	0.00	11.25	0.00	1,970.75	0.57



REQUEST FOR CITY COUNCIL AGENDA ITEM # 16.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Report

Agenda Item

Executive Session: The City Council shall meet in Executive Session as permitted by Section 551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of an Interim City Manager.

Summary & Recommendation

City staff has determined there is a need for the City Council to meet in Executive Session as permitted by Section 551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment evaluation and duties of an Interim City Manager.

The time is _____p.m.

Action Requested by Council

Conduct an Executive Session as permitted by Section 551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of an Interim City Manager.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 17.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Report

Agenda Item

Reconvene in open session. [City Council]

Summary & Recommendation

The time is _____p.m.

Action Requested by Council

Reconvene in open session.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 18.

Agenda Date Requested	01/13/2025
Requested By	Jason Weeks, City Manager
Department	Administration
Type	Report

Agenda Item

Consideration and possible action regarding the appointment, employment, evaluation and duties of an Interim City Manager.

Summary & Recommendation

The current city manager, Jason Weeks, last day of employment is on Friday, January 24, 2025. City Council needs to designate an Interim City Manager once he departs the City of Navasota on this date. Therefore, City Council needs to take action on this designation and all other matters thereof.

Action Requested by Council

Take action on the item discussed in the Executive Session.
