

**CITY COUNCIL
SPECIAL MEETING
APRIL 19, 2023
8:00 A.M.**



William A. "Bert" Miller, III
Mayor
Bernie Gessner
Councilmember
Josh M. Fultz
Councilmember



Grant E. Holt
Mayor Pro-Tem
Pattie Pederson
Councilmember

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
APRIL 19, 2023**

Notice is hereby given that a Special Meeting of the governing body of the City of Navasota will be held on the 19th of April, 2023 at 8:00 AM 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/channel/UCltnx7BQt0TCIYJRiZ14g5w>

- 1 Call to Order.
- 2 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 7:45 a.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.
- 3 Consideration and possible action on Resolution No. 734-23, opposing special districts, including Municipal Utility Districts, in the City of Navasota and its extraterritorial jurisdiction. [Jason Weeks, City Manager]
- 4 Executive Session: The City Council shall meet in Executive Session in accordance with Texas Government Code, Section 551.072 – Deliberation Regarding Real Property for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes.
- 5 Reconvene in open session.
- 6 Consideration and possible action on the City of Navasota's potential acquisition of real property for City projects/purposes.
- 7 Workshop on the 2023-2024 Strategic Plan for the City of Navasota. [Jason Weeks, City Manager]
- 8 Adjourn.

DATED THIS THE 14TH OF APRIL, 2023

/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 14th of April, 2023 at 03:07 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 14TH OF APRIL, 2023

/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 #3

Agenda Date Requested: April 19, 2023

Requested By: Jason Weeks, City Manager

Department: Administration

Report Resolution Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exhibits: Resolution No. 734-23

AGENDA ITEM #3

Consideration and possible action to approve Resolution 734-23, opposing special districts, including Municipal Utility Districts, in the City of Navasota and its extraterritorial jurisdictions.

SUMMARY & RECOMMENDATION

Since March 2022, the City of Navasota has been working with Grimes Altamira, LLC, (a local developer) owner of 96.618-acre parcel within Navasota’s Extraterritorial Jurisdiction (“ETJ”) located on Highway 90, Navasota, Texas for the development of a single-family housing subdivision.

Chandler Arden with Grimes Altamira, LLC, has requested that the proposed development be annexed by the City of Navasota as soon as possible. Since the summer of 2022, the City of Navasota and Mr. Arden have been working with property owners to secure property to allow for annexation of the 96.618 parcel owned by Grimes Altamira, LLC, and is in the final stages of securing the necessary property for annexation. As an added benefit of this annexation, Navasota’s city limits and its ETJ will be extended a mile past the Grimes Altamira, LLC, tract.

Recently, staff has become aware of a proposed creation of a Municipal Utility District (“MUD”) that will impact the future of the city and ETJ due to location of proposed development would be within the newly extended ETJ area. This 1100+ acre development will produce at minimum of 4400 new single-family homes, which would more than double the population of Navasota (city and ETJ). This MUD would create multiple taxing jurisdiction’s within the development (such as Emergency Services District for fire services, the MUD Board, and agreements with either NPD for police or GCSO for deputy services). Special districts have been improperly used by certain developers to avoid compliance with city and county infrastructure plans. MUDs create a taxing authority within their jurisdiction that increases property taxes, allows for high-

density development, and seem to be automatically approved by the Texas Commission on Environmental Quality (TCEQ). MUDs impact on the existing infrastructure and environment does not appear to be considered in the current approval process leaving the cities and counties to deal with increased wastewater and drainage runoff, flooding impacts, school overcrowding, crime and other strains on services leading to a reduction in the quality of life for all citizens.

Therefore, staff is recommending City Council to approve Resolution N. 734-23, opposing special districts, including MUDs in the City of Navasota and its ETJ area without the City Council consent.

ACTION REQUIRED BY CITY COUNCIL

Approve Resolution 734-23, opposing special districts, including Municipal Utility Districts, in the City of Navasota and its extraterritorial jurisdictions without city council consent.

Approved for the City Council meeting agenda.

Jason Weeks

Jason B. Weeks, City Manager

4/14/23

Date

RESOLUTION NO. 734-23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS
OPPOSING SPECIAL DISTRICTS, INCLUDING MUNICIPAL UTILITY DISTRICTS,
IN THE CITY OF NAVASOTA AND ITS EXTRATERRITORIAL JURISDICTION**

WHEREAS, the City of Navasota and Grimes County, Texas have been and continue to experience significant growth; and

WHEREAS, city government and county government should have the appropriate authority to regulate growth in their respective cities and counties; and

WHEREAS, since March 2022, the City of Navasota has been working with Grimes Altamira, LLC (a local developer), owner of 96.618 acre parcel within the City of Navasota Extraterritorial Jurisdiction located on Highway 90 S., Navasota, Texas for the development of a single-family housing development; and

WHEREAS, Grimes Altamira, LLC has requested that the development be annexed by the City of Navasota as soon as possible; and

WHEREAS, the City of Navasota and Grimes Altamira, LLC have been working with property owners to facilitate annexation of the 96.618 parcel owned by Grimes Altamira, LLC since the summer of 2022, and are in the final stages of securing annexation of the necessary property that will increase the City of Navasota city limits and its extraterritorial jurisdiction; and

WHEREAS, special districts have been improperly used by certain developers to avoid compliance with city and county infrastructure plans; and

WHEREAS, Municipal Utility Districts (MUDs) create a taxing authority within their jurisdiction that increases property taxes, allow for high-density development and seem to be automatically approved by the Texas Commission on Environmental Quality (TCEQ); and

WHEREAS, MUDs' impact on the existing infrastructure and environment does not appear to be considered in the current TCEQ approval process leaving the cities and counties to deal with increased wastewater and drainage runoff, flooding impacts, school overcrowding, crime and other strains on public services, resulting in a significant reduction in the quality of life for all citizens.

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

The City opposes the formation, by a developer, of any and all special districts, including MUDs in the City of Navasota and its Extraterritorial Jurisdiction, without City Council consent;

And further, the City requests that the Texas Senate Committee on Water, Agriculture, and Rural Affairs reform the way that Municipal Utility Districts are created, whether administratively or legislatively, and provide for greater transparency and local input.

ADOPTED THIS 19th DAY OF APRIL, 2023.

APPROVED:

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



REQUEST FOR CITY COUNCIL AGENDA ITEM # 4

Agenda Date Requested: April 19, 2023
 Requested By: Susie M. Homeyer, Secretary
 Department: Administration
 Report Resolution Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exhibits:

AGENDA ITEM # 4

The City Council shall meet in Executive Session in accordance with the Texas Government Code, Section 551.072, deliberation regarding real property for the purpose of discussion and deliberation regarding the City of Navasota’s potential acquisition of real property for City projects/purposes.

SUMMARY & RECOMMENDATION

City staff has determined there is a need for City Council to meet in Executive Session in accordance with the Texas Government Code, Section 551.072, to discuss the acquisition of real property for City projects/purposes.

The time is _____ p.m.

ACTION REQUIRED BY CITY COUNCIL

Conduct an Executive Session in accordance with Texas Government Code, Section 551.072, deliberation regarding real property for the purpose of discussion and deliberation regarding the City of Navasota’s potential acquisition of real property for City projects/purposes.

Approved for the City Council meeting agenda

Jason B. Weeks, City Manager

Date



REQUEST FOR CITY COUNCIL AGENDA ITEM # 5

Agenda Date Requested: April 19, 2023

Requested By: Susie M. Homeyer, Secretary

Department: Administration

Report Resolution Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exhibits: None

AGENDA ITEM # 5

Reconvene into open session.

SUMMARY & RECOMMENDATION

The time is _____ p.m.

ACTION REQUIRED BY CITY COUNCIL

Reconvene in open session.

Approved for the City Council meeting agenda

Jason B. Weeks, City Manager

Date



REQUEST FOR CITY COUNCIL AGENDA ITEM # 6

Agenda Date Requested: <u>April 19, 2023</u>
Requested By: <u>Susie M. Homeyer, Secretary</u>
Department: <u>Administration</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exhibits: None

AGENDA ITEM # 6

Consideration and possible action on the City of Navasota’s potential acquisition of real property for City projects/purposes.

SUMMARY & RECOMMENDATION

ACTION REQUIRED BY CITY COUNCIL

City Council to take action, if necessary, on Executive Session Item.

Approved for the City Council meeting agenda

Jason B. Weeks, City Manager

Date



REQUEST FOR CITY COUNCIL AGENDA ITEM # 7

Agenda Date Requested: <u>April 19, 2023</u>
Requested By: <u>Jason Weeks, City Manager</u>
Department: <u>Administration</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>NA</u>
Account Number:	<u>NA</u>
Amount Budgeted:	<u>NA</u>
Amount Requested:	<u>NA</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Election Order

AGENDA ITEM # 7

Workshop on the 2023-2024 Strategic Plan for the City of Navasota.

SUMMARY & RECOMMENDATION

ACTION REQUIRED BY CITY COUNCIL

Conduct workshop on the 2023-2023 Strategic Plan for the City of Navasota.

Approved for the City Council meeting agenda.

Jason B. Weeks, City Manager

Date