

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
AUGUST 23, 2021**

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on the 23rd of August, 2021 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/channel/UCItnx7BQt0TCIYJRiZ14g5w> If you have any questions during the meeting please email them to council@navasotatx.gov or text 936-825-5557. Please ensure to provide your full name and home address. If you prefer to call-in please dial +13462487799 and enter Meeting ID: 709 770 2250 # To Join Meeting virtually please click link below:<https://zoom.us/j/7097702250>

1. Call to Order.
2. Invocation
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) Recognize staff for Years of Service - Jessie West - 15 years;
 - (b) Recognition of Jennifer Reyna, Texas Municipal Clerks Certification Program graduate;
 - (c) Parks and Recreation update;
 - (d) Arts Council quarterly report;
 - (e) Board and Commission update; and
 - (f) Reports from City Staff or City Officials regarding items 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 regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by 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.
5. Discussion, consideration and possible action on the development of a dog park at August Horst Park.

6. Conduct a public hearing for the purpose of receiving public comments and testimony regarding a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.
7. Consideration and possible action on the first reading of Ordinance No. 972-21, approving a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.
8. Conduct a public hearing for the purpose of receiving public comment and testimony regarding a proposed zoning amendment initiated by the City of Navasota, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.
9. Consideration and possible action on the first reading of Ordinance No. 974-21, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.
10. Consideration and possible action on the first reading of Ordinance No. 973-21, amending Chapter 13 Utilities, Article 13.02 Rates, Charges and Costs, Section 13.02.011 Extension of Main Lines And Service Lines, of the code of ordinances, City of Navasota, Grimes County, Texas, 77868, for the purpose of adopting warranty regulations on public improvements dedicated to the City.
11. Consideration and possible action on acceptance of the School Resource Officer Contract with Navasota Independent School District.
12. Consideration and possible action on Resolution No. 699-21, nominations to the Board of Directors of the Grimes County Appraisal District.
13. Budget workshop for FY 2021-2022.
14. Consideration and possible action on proposal to adopt tax rate for 2021 and announce time, date, and place of public hearings and the meetings to vote on the tax rate.

15. Consent Agenda: The following items may be acted upon with one motion and vote. No separate discussion or action is necessary unless requested by the Mayor or City Councilmember, 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.

Consent Items are:

A. Consideration and possible action on the second reading of Ordinance No. 969-21, approving a zoning change application submitted to the City of Navasota by Jarvis Tire and Wheel LLC, for the property located near North LaSalle/Millican St and Laredo St, Navasota, Grimes County, Texas, 77868. The zoning change application requests to change the zoning from Article XI B-1: General Business District to Hidden Hills PUD, a planned unit development, for the development of a 103-lot, single-dwelling residential subdivision. The property affected is legally described as A0002. D Arnold, Tract 11, Par 10, Acres 17.175;

B. Consideration and possible action on the second reading of Ordinance No. 970-21, approval of a conditional use permit for Brazos Valley Community Action Agency, Inc., dba HealthPoint (BVCAA) for the property located at 8310 State Highway 6, Navasota, Grimes County, Texas, 77868, for the development of a medical clinic, a conditional use listed under Article XI B-1: General Business District. The property affected is legally described as S1100 - Acklam Acres, Lot 1-5, Acres 1.5; and

C. Consideration and possible action on the second reading of Ordinance No. 971-21, vacating a forty-one foot (41') section of Allen Street right-of-way and a twenty foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas.

16. Adjourn.

DATED THIS THE 19TH OF AUGUST, 2021

/BS/

BY: BRAD STAFFORD, 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 19th of August, 2021 at 10:10 AM 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 19TH OF AUGUST, 2021

/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.

City Manager's Message
An Executive Summary of Agenda Items and Current Issues

City of Navasota
City Council Meeting
8-23-21

1. Call to order

2. Invocation and Pledges of Allegiance

3. Remarks of Visitors

Staff is unaware of anyone wishing to address City Council.

4. Staff Report:

Recognize staff for Years of Service - Jessie West - 15 years of service.

Recognition of Jennifer Reyna, Texas Municipal Clerks Certification Program graduate – Jennifer has been working for several years on this certification and has completed all course work and testing. We are proud of Jennifer and her hard work and dedication.

Parks and Recreation update – Colton Haffey will provide an update on activities in the Parks and Recreation department.

Arts Council quarterly report – The Arts Council quarterly report is attached.

5. Discussion, consideration, and possible action on the development of a dog park at August Horst Park.

The Parks board discussed and determined that a dog park was a need in Navasota. They are proposing to construct the park at August Horst Park near the old Pro Shop. The board is requesting to utilize money from the Voluntary Park Fund to construct the park. The amount requested is \$15,662. If you choose to allow them to begin construction prior to October, a budget amendment will be required. If you approve to begin construction October 1, then we will include the funds in the proposed budget. I recommend if you approve of the project that we include the funding in the new budget as it is not an emergency and is only just over one month away. This is a more appropriate way to move forward with the project.

6. **Conduct a public hearing for the purpose of receiving public comments and testimony regarding a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.**

Paul Hammock submitted a request to annex a 42.381-acre tract of land that is adjacent to the Pecan Lakes Estates subdivision. Mr. Hammock plans to develop a residential subdivision with some commercial lots on the Hwy 105 frontage.

7. **Consideration and possible action on the first reading of Ordinance No. 972-21, approving a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.**

Paul Hammock submitted a request to annex a 42.381-acre tract of land that is adjacent to the Pecan Lakes Estates subdivision. Mr. Hammock plans to develop a residential subdivision with some commercial lots on the Hwy 105 frontage.

8. **Conduct a public hearing for the purpose of receiving public comment and testimony regarding a proposed zoning amendment initiated by the City of Navasota, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.**

The change proposed in this amendment adds warranty wording for public improvements that are accepted in a subdivision to the zoning ordinance as well.

9. **Consideration and possible action on the first reading of Ordinance No. 974-21, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.**

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This ordinance adds the warranty language to the Utilities Chapter of the City Codes. Requiring developers to provide a one-year warranty for any public improvements they dedicate to the city.

11. Consideration and possible action on acceptance of the School Resource Officer Contract with Navasota Independent School District.

The City and Navasota ISD have had an agreement for many years for School Resource Officers. The proposed contract is a two-year contract to provide two officers as school resource officers. NISD agrees to pay the city for the time the officers work at NISD.

12. Consideration and possible action on Resolution No. 699-21, nominations to the Board of Directors of the Grimes County Appraisal District.

The Board of Directors for the Grimes County Appraisal District are elected every two years by the City Councils, County Commissioners Court and School Boards of Grimes County. Each entity has the opportunity to nominate someone to serve on the board. For many years, the city has nominated Kathleen Terrell. Staff asked Kathleen if she was interested in continuing to serve, and she said that if the City Council wished for her to continue that she would serve. She said she enjoys this board.

13. Budget workshop for FY 2021-2022.

The proposed budget has been complete for a month, with just a couple of minor adjustments. We will add the dog park if approved this evening, and I have asked Lance to include \$30,000 for park projects to be funded through the Voluntary Park Fund, just in case the board comes up with another project during the fiscal year. We will also discuss the tax rate proposals, which may have some minor affect on the budget depending on your wishes.

14. Consideration and possible action on proposal to adopt tax rate for 2021 and announce time, date, and place of public hearings and the meetings to vote on the tax rate.

He cities taxable value continues to grow with the new development and the appreciation of values of existing properties. The new taxable value is \$508,297,370.

The no new revenue tax rate is \$0.5510/\$100 valuation

This rate would generate \$2,800,718

The tax rate for the current fiscal year is \$0.5693/\$100 valuation

This rate would generate \$2,893,736

A rate just below the voter approved rate is \$0.5947/\$100 valuation

This rate would generate 3,022,844

The average home price in Navasota is \$136,492

Taxes on avg. home
 $\$0.5510 \times \$136,492 = \$750.16$
 $\$0.5693 \times \$136,492 = \$777.05$
 $\$0.5947 \times \$136,492 = \$780.60$

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Consent Items are:

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- C. Consideration and possible action on the second reading of Ordinance No. 971-21, vacating a forty-one-foot (41') section of Allen Street right-of-way and a twenty-foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas.

16. Adjourn.

Calendar of Events

August 27 th 9:00 a.m.	CM Study Group Dallas, Texas
September 1 st 7:00 p.m.	Celebrating the Arts Hotel Stella, Bryan, Texas

September 6 th	Labor Day City offices closed
September 13 th 6:00 p.m.	City Council Meeting Municipal Building
September 16 th – 17 th	Brad Vacation Whitharral
September 27 th 6:00 p.m.	City Council Meeting Municipal Building
October 6 th - 8 th	TML Annual Conference Houston, Texas
October 11 th 6:00 p.m.	City Council Meeting Municipal Building
October 14 th - 18 th	Brad Vacation Florida
October 25 th 6:00 p.m.	City Council Meeting Municipal Building

Respectfully submitted,

Brad Stafford
City Manager



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.”*

Mission Statement:

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



THE CITY OF NAVASOTA COUNCIL LEADERSHIP POLICY

It is the desire of the Navasota City Council to demonstrate responsible leadership by:

- (a) Establishing a 2027 Strategic Growth Map for the City of Navasota.*
- (b) Assuring stable and effective city operations.*
- (c) Developing and adopting policies that will guide the growth of the City of Navasota.*
- (d) Facilitating private/public sector partnerships at the local, regional, state and federal level that will invest in the future of Navasota.*
- (e) Ensuring all Navasota boards, commissions and committees are aligned with the Council's growth policies.*



S.M.A.R.T. GOAL SETTING SYSTEM

Area	Today's Date	Target Date	Date Achieved
City Council Retreat	May 19, 2020	2020 – 2021	

Goal Statement: A descriptive statement of the DESIRED OUTCOME.
(a S.M.A.R.T. Goal is Specific, Measurable, Actionable, Responsible and Time-bound)

The Management Connection, Inc. provided Professional Facilitation to the City of Navasota City Council on May 19th, 2020. This document captures the discussion outcomes and Council's direction to the staff for FY 2020 – 2021.

Retreat Summary

Mayor Bert Miller called the meeting to order at 9:20am. The City Manager reviewed the accomplishments made based on Council's direction at the last Retreat in September 2019. A staff member from each department shared a SWOT Analysis of the department based on current circumstances and highlighted a few key areas they wanted Council think about as they move forward. The Council provided direction on multiple items from the agenda. The direction from the Council is provided below.

City Council Direction for 2020 - 2021

Action Steps (List the specific actions you will take to achieve this goal)	Target Date	Who	Percentage Completion
1. The Council directed the City Manager not to lay off anyone from the workforce due to the current environment. The Council expressed concern that the staff was already shorthanded and operating with a heavy workload. a. The City Manager was asked to explore options on how to strengthen the workforce by adding positions. The City Manager is to conduct a Cost/Benefit Analysis for positions needed.	2020 – 2021	City Staff	
2. The Fire Chief will provide the Council with a monetary amount of what it will take to move part-time staff to full-time staff.	6/19/20	Fire Chief	
3. The City Manager and Fire Chief will consider	2020 –	City Manager,	



The Management Connection, Inc.

PROFESSIONAL FACILITATORS

options for the new Fire Station. a. Look into possible options to finance the new station with low interest rates. b. Look into building a new station with partnerships, i.e. the animal shelter. c. Staffing is the priority for the Fire Department.	2021	Fire Chief	
4. The City Staff gave a comprehensive explanation of the City's Financial Picture. The Council complimented the Staff's ability to manage the City's finances in an efficient and effective manner. The Council also acknowledged that their perspective of the finances had changed from possibly being in trouble to having a good handle on them.	2020 – 2021	City Staff	
5. The Council agreed on the criteria in which the City's Reserve funds may be used: a. The funds should be left untouched unless they are absolutely needed. b. The funds should be used as leverage for other things during this time. c. Per the Financial Policy, the Reserve funds may be used in one or a combination of the following ways: i. Emergencies; ii. One-time expenditures that do not increase reoccurring operating costs iii. Major capital purchases iv. Start-up expenditures for new programs undertaken at mid-year, provided such action is considered in the context of multiyear projections or program revenues and expenditures	2020 – 2021	City Staff	
6. The City Staff will consider opportunities to capitalize on the low interest rates and use them to the City's advantage. The Staff will present these opportunities to Council.	2020 – 2021	City Staff	
7. The City Staff gave a detailed update on the	2020 –	City Staff	



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PROFESSIONAL FACILITATORS

Appraisal District. This gave the Council a clear picture of what to expect.	2021		
8. The Mayor and City Manager will create a Legislative Agenda and present it to the Council.	2020 – 2021	Mayor, City Manager	
9. The Council directed the City Manager to continue the Downtown Plan as he explained it. The City Manager is to leverage private/public partnerships in completing the project. a. The Downtown Plan addressed the streetscapes, traffic patterns, quiet zone, cross walk, building construction and financial resources.	2020 – 2021	City Staff	
10. The Council discussed the pros and cons of being part of the BCS MSA. The Council and Staff did not identify any real benefit of being part of the MSA. In fact, there was more agreement as to why the City should not be part of the MSA. The Council decided to continue to monitor the MSA.	2020 – 2021	City Staff	
11. The City Staff will continue to strengthen partnerships with other entities.	2020 – 2021	City Staff	
12. The City Manager will lead the staff in incorporating their Department SWOT Analysis into an Action Plan for 2020 – 2021.	2020 – 2021	City Staff	

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 4. **AGENDA DATE:** August 23,
2021

PREPARED BY: Brad Stafford, City Manager

APPROVED BY: BS

ITEM: Staff Report:

- (a) Recognize staff for Years of Service - Jessie West - 15 years;
- (b) Recognition of Jennifer Reyna, Texas Municipal Clerks Certification Program graduate;
- (c) Parks and Recreation update;
- (d) Arts Council quarterly report;
- (e) Board and Commission update; and
- (f) Reports from City Staff or City Officials regarding items 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 regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by 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.

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Years of Service Award - Jessie West

CERTIFICATE OF APPRECIATION

15
YEARS

OF HARD WORK AND DEDICATION



JESSIE WEST

PRESENTED BY THE CITY OF NAVASOTA

AUGUST 23, 2021

Brad Stafford, City Manager

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 5. **AGENDA DATE:** August 23,
2021

PREPARED BY: Colton Haffey, Parks and Recreation
Specialist

APPROVED BY: BS

ITEM: Discussion, consideration and possible action on the development of a dog park at August Horst Park.

ITEM BACKGROUND:

The Parks Board would like to install a dog park at August Horst Park. The area will be 100 feet by 100 feet and include separate areas for large and small dogs. The fenced area will be near the old pro-shop and include one of the stone picnic areas.

BUDGETARY AND FINANCIAL SUMMARY:

The Parks Board and the Parks and Recreation staff is requesting to use the voluntary park funds in the amount of \$ 15,662.

STAFF RECOMMENDATION:

Staff recommends approval of the installation of a dog park at August Horst Park and to fund the project through the voluntary park fund in the amount of \$15,662.

ATTACHMENTS:

1. Dog Park Information

Navasota Dog Park

Brings The Community Closer

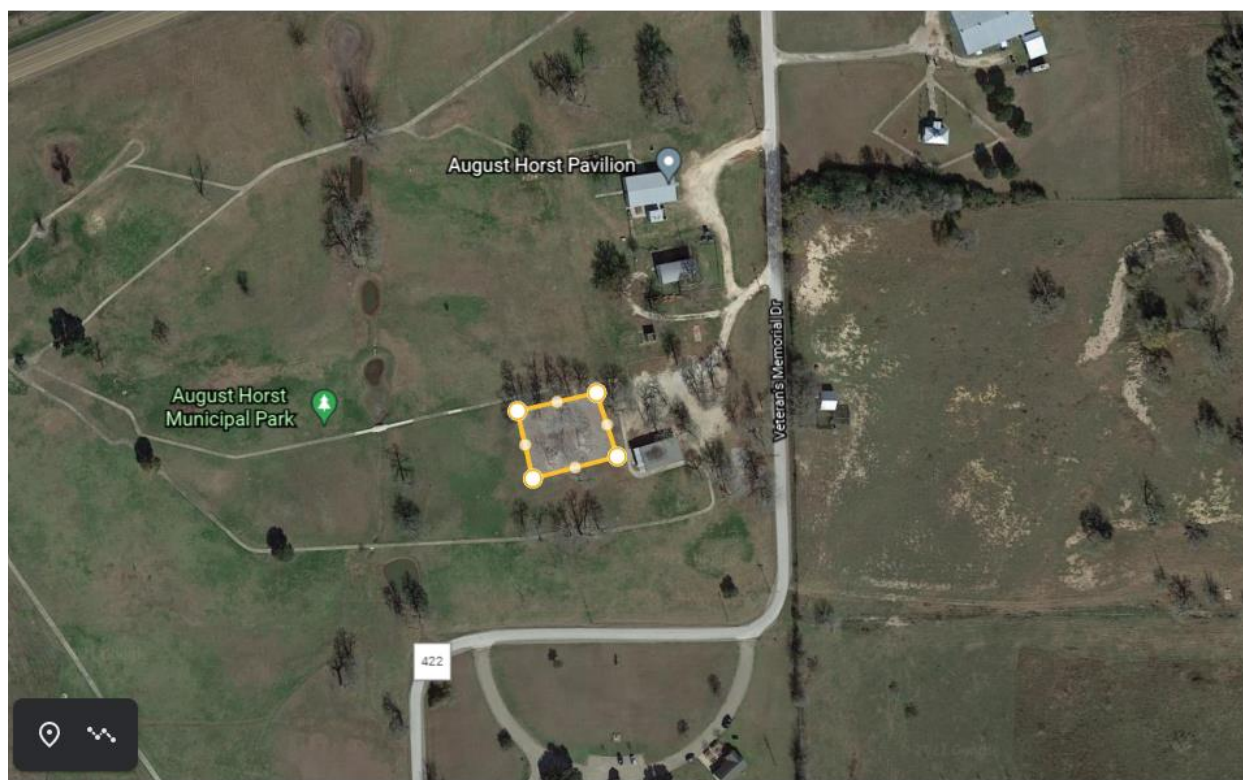
The people of your community may come to the dog park to provide exercise for their canine companion. The real advantage of adding a dog park to your community is providing a central location for people to gather. A dog park immediately establishes a commonality among those present. These parks encourage healthy social interaction and the creation of bonds. And people have a great conversation starter if their dogs take the initiative by playing with each other.

Encourages Outdoor Recreation

Adding a dog park area to August Horst Park will add to the appeal of an already highly visited outdoor recreation area. With the recent addition of the Disc Golf course at this location, August Horst Park will continue to draw more visitors. Providing an off-leash area for dogs will attract dog owners that previously have not had a space in Navasota to let their dogs play.

Adds Property Value

As with any park, a dog park will also help raise property values within your community. Most people think of dog parks as amenities. They are especially attractive to potential residents with dogs of their own, and they may be willing to pay more to live near a park. Even those without dogs can enjoy the pleasant environment, and they may have fun visiting the park and seeing dogs play. In all, everyone can reap the financial benefits of a dog park through increased property values.



DOG PARK ESTIMATE

Fence by JW Fence Company.....	11,650.00
Dog watering stations.....	2,015.00
Pavers, sand and landscape cloth for watering station.....	400.00
Signs.....	215.00
2 Dog waste stations.....	500.00
2 Benches.....	881.90
 ESTIMATED TOTAL.....	 15,661.90



**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 6. **AGENDA DATE:** August 23,
2021

PREPARED BY: Lupe Diosdado, Community Development
Director

APPROVED BY: BS

ITEM: Conduct a public hearing for the purpose of receiving public comments and testimony regarding a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.

ITEM BACKGROUND:

The City received a petition for annexation from Paul Hammock requesting voluntary annexation that consists of one (1) tract of land containing 42.381 acres. The area proposed for annexation is located on and along the western City limits line adjacent to Pecan Lakes Estates Phase 2.

On August 9, 2021 Resolution No. 698-21 was passed setting a date, time and place for a public hearing as well as approving the attached service plan agreement.

Public hearing opened at _____p.m.

Public hearing closed at _____p.m.

BUDGETARY AND FINANCIAL SUMMARY:

none

STAFF RECOMMENDATION:

Staff recommends holding a public hearing for the purpose of receiving public comments and testimony regarding a voluntary annexation request submitted by Miriah Cunneen on behalf of Anthony J. Cunneen for a 9.063-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas

ATTACHMENTS:

1. Meets and Bounds
2. Annexation Area
3. Service Plan

EXHIBIT "A"

Page 1 of 2

METES AND BOUNDS DESCRIPTION
of a
42.381 Acre Tract
Daniel Tyler Survey, A-55, Grimes County, Texas
March 23, 2021

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Daniel Tyler Survey, Abstract No. 55, being a part of a Tract One, called 5.4475 acres, a part of Tract Two, called 3.6989 acres, and all of Tract Three, called 39.3497 acres, as described in a Special Warranty Deed from R.L. Waltrip to J & H Navasota Development, LLC, dated January 10, 2020, of record in Document No. 2020-305736 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{4}$ inch iron rod, at the Northwest side of a 10 inch treated fence corner post, for the Northwest corner of the called 3.6989 acre tract mentioned above, the occupied Northeast corner of a called 9.9 acre tract as described in a Deed to Charles Greenwood (1061/421), the Northwest corner of a 1.567 acre tract surveyed this date and same being in the Southeast ROW of State Highway 105 (120 ft. ROW – Per TxDOT ROW Map control #: 315-4-17 & dated June 6, 1956);

THENCE N 66°07'26" E, 384.81 ft., along the generally fenced and Southeast ROW of SH 105, a portion of a Northwest line of the called 3.6989 acre tract mentioned above, the Northwest line of said 1.567 acre tract and the Northwest line of a 3.000 acre tract surveyed this date to a Point for the Northeast corner thereof, the Northwest corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described, from which a found 1 inch iron rod with a square top brs. S 04°14'38" E, 0.33 ft.;

THENCE N 66°07'26" E, 1,271.97 ft., along the generally fenced and Southeast ROW of SH 105 and the Northwest line of the called 39.3497 acre tract mentioned above to a Point for the Northeast corner thereof and the Northwest corner of a called 2.01 acre tract as described in a Deed to Ralph Torres, Jr. (1327/814), from which a found $\frac{3}{8}$ inch iron rod, at the Northerly base of a 10 inch treated fence corner post, brs. S 02°52'43" E, 0.14 ft. and a found broken concrete ROW monument brs. N 66°07'26" E, 689.24 ft.;

THENCE S 02°52'43" E, 1,004.88 ft., along the generally fenced and West line of said 2.01 acre Torres tract (1327/814), the West line of a called 0.60 acre tract as described in a Deed to Ralph Torres, Jr. (1363/535), the West line of a called 2.87 acre tract as described in a Deed to Gene Baldobino, Jr. (1503/115) and an East line of the called 39.3497 acre tract mentioned above to a found $\frac{3}{8}$ inch iron rod, at the Northwest base of an 8 inch treated fence corner post, for an Interior corner thereof and the Southwest corner of said 2.87 acre Baldobino tract;

THENCE N 86°57'58" E, 208.56 ft., along the generally fenced and South line of said 2.87 acre Baldobino tract (1503/115) and a North line of the called 39.3497 acre tract mentioned above to a Point for a Northeast corner thereof, the Southeast corner of said 2.87 acre tract and same being in the West line of Lot 2, Block 1, Fly Away Field (Plat – 2020-308796), from which a found disturbed $\frac{3}{8}$ inch iron rod, in concrete at the Easterly base of an 8 inch treated fence corner post, brs. S 67°22'21" E, 0.23 ft.;

THENCE S 02°50'55" E, 217.35 ft., along a portion of the West line of Lot 2, Block 1, Fly Away Field, the generally fenced and West line of Lot 3 as described in a Deed to Leonard Firth, et al (2020-309530) and an East line of the called 39.3497 acre tract mentioned above to a Point for a Southeast corner thereof, the Southwest corner of Lot 3 and same being in the North line of a called 8.00 acre tract as described in a Deed to Christy Curry Garcia (1230/160), from which a found disturbed $\frac{3}{8}$ inch iron rod, in concrete and at the Westerly base of an 8 inch treated fence corner post, brs. N 55°00'32" E, 1.32 ft.;

THENCE S 86°59'53" W, 309.23 ft., along a portion of the generally fenced and North line of said 8.00 acre Garcia tract (1230/160) and a South line of the called 39.3497 acre tract mentioned above to a found $\frac{1}{4}$ inch iron rod, in concrete and at the Northwest base of an 8 inch treated fence corner post, for an Interior corner thereof and the Northwest corner of said 8.00 acre Garcia tract;

THENCE S 03°03'00" E, 406.48 ft., along a portion of the generally fenced and West line of said 8.00 acre Garcia tract (1230/160) and a South line of the called 39.3497 acre tract mentioned above to a found $\frac{1}{4}$ inch iron rod, at the Northeast base of a 10 inch treated fence corner post, for the Southerly Southeast corner thereof and a Northeast corner of Pecan Lake Estates, Phase 2 (Plat – 295779);

THENCE S 87°14'15" W, along a generally fenced and South line of the called 39.3497 acre tract mentioned above, a North line of Pecan Lakes Estates, Phase 2 and **PASSING** at 1,060.67 ft. a found $\frac{5}{8}$ inch iron rod in

concrete and projecting 6 inch, for the Northwest corner thereof, the Northerly Northeast corner of Pecan Lakes Estates, Phase 3, Section 1 (Plat - 309888) and continuing along a generally fenced and North line thereof for a **TOTAL DISTANCE** of 1,352.58 ft. to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described, the Southeast corner of said 1.567 acre tract surveyed this date and same being a Northeast corner of Pecan Lakes Drive;

THENCE N 04°14'38" W, 664.40 ft., along a portion of the East line of said 1.567 acre tract surveyed this date to a set 5/8 inch iron rod for the Southwest corner of said 3.000 acre tract surveyed this date;

THENCE N 85°45'22" E, 292.17 ft., along the South line of said 3.000 acre tract to a set 5/8 inch iron rod for the Southeast corner thereof in the East line of the called 5.4475 acre tract and the West line of the called 39.3497 acre tract mentioned above;

THENCE N 04°12'47" W, 499.24 ft., along a partly fenced and East line of said 3.000 acre tract, a portion of the East line of the called 5.4475 acre tract and called 39.3497 acre tracts mentioned above to the **TRUE PLACE OF BEGINNING** and containing 42.381 acres of land.

BASIS OF BEARINGS & DISTANCES: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 936 954 38.



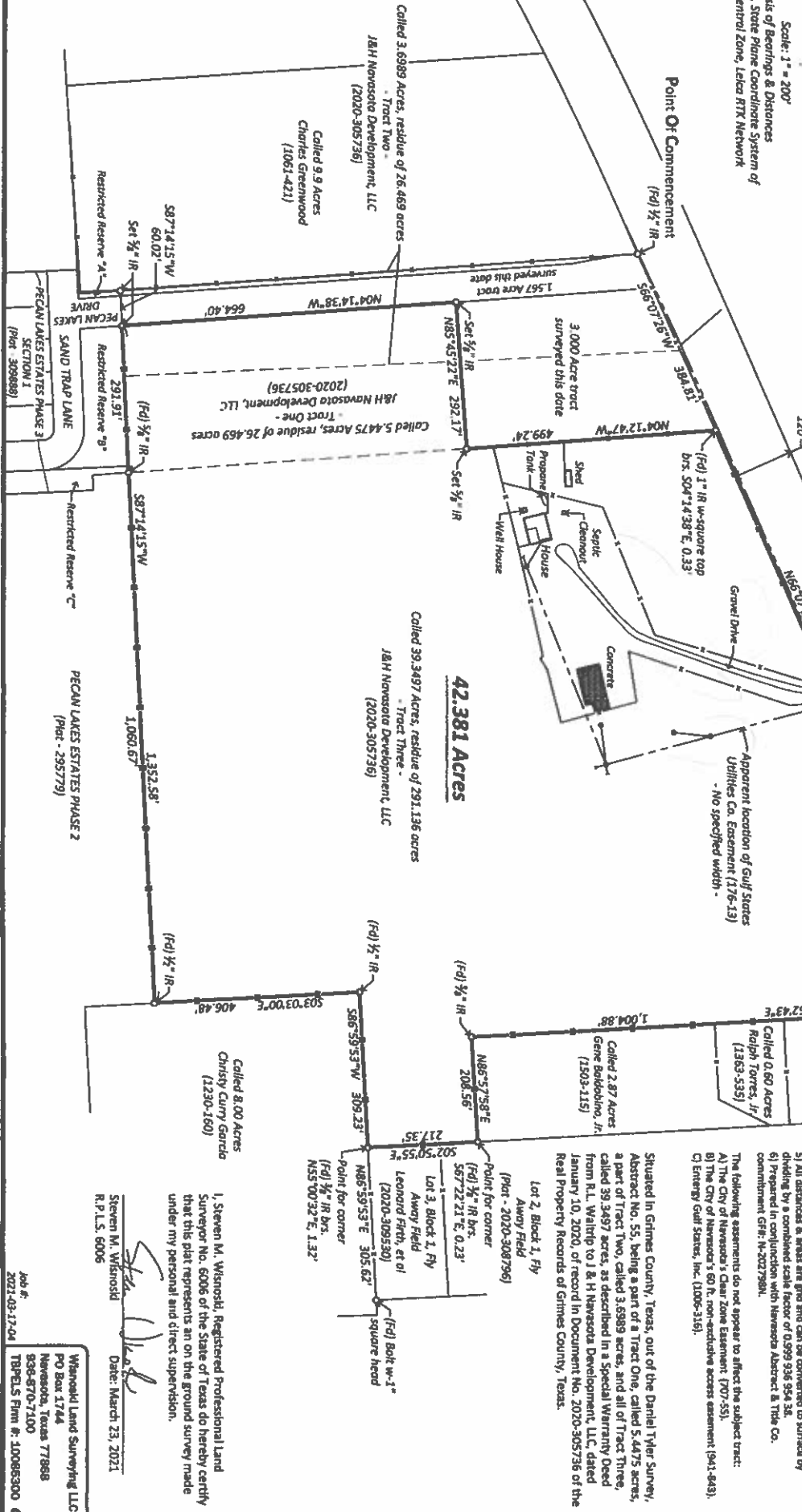
Steven M. Wisniski March 23, 2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-03-17-04

EXHIBIT "A"
Page 2 of 2



Scale: 1" = 200'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System of
1983, Central Zone, Leica RTX Network

STATE HIGHWAY 105



(F&D) Broken Concrete
ROW Monument

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) This survey is only valid if originally signed and endorsed by the surveyor. Declaration is made to the original purchaser of this survey, J&H Navasota Development, LLC. It is not transferable to additional institutions or subsequent owners & is valid for this one transaction only.
 - 3) © 2021 by Winkrodt Land Surveying, LLC. All Rights Reserved.
 - 4) The subject tract does not appear to be located within Zone "X" or FEMA's FIRM No. 48185C 0430C with an effective date of April 3, 2012.
 - 5) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 936 954 38.
 - 6) Prepared in conjunction with Navasota Abstract & Title Co. commitment GFR: N-2027580.
- The following assessments do not appear to affect the subject tract:
A) The City of Navasota's Clear Zone Easement (1707-55).
B) The City of Navasota's 60 ft. non-exclusive access easement (941-643).
C) Emery Gulf States, Inc. (1005-315).

Situated in Grimes County, Texas, out of the Daniel Tyler Survey, Abstract No. 55, being a part of a tract, called 5.4475 acres, a part of Tract Two, called 3.6989 acres, and all of Tract Three, called 39.3497 acres, as described in a Special Warranty Deed from R.L. Waltrip to J & H Navasota Development, LLC, dated January 10, 2020, of record in Document No. 2020-305736 of the Real Property Records of Grimes County, Texas.

Lot 2, Block 1, Fly
Away Field

Point for corner
(F&D) 1/4" IR b/s.
S67°22'21"E 0.23'

Lot 3, Block 1, Fly
Away Field

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Point for corner
(F&D) 1/4" IR b/s.
N55°00'32"E 1.32'

Winkrodt Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-670-7100
TBP&LS Firm #: 10086300 ©
Job #: 2021-03-17-04

Steven M. Winkrodt
Date: March 23, 2021

I, Steven M. Winkrodt, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

"EXHIBIT B"

CITY OF NAVASOTA, TEXAS

ANNEXATION SERVICE PLAN AGREEMENT

Introduction:

Pursuant to the Local Government Code, Chapter 43, Section 43.0672, the City of Navasota has prepared this service plan agreement for the delivery of municipal services to the territory being proposed for annexation to the City. The area proposed for annexation consists of one tract of land containing a total of 42.381 acres. The area proposed for annexation is located on and along the western city limits line. The annexation of these properties is requested by Paul Hammock, by a petition dated July 15, 2021. The property boundaries are contiguous with the existing city limits and are entirely within the City's extraterritorial jurisdiction (ETJ). There are no industrial businesses in this area. The land is Agricultural Open (AO) in all areas and is adjacent to the municipal airport.

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 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 BEGIN 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 FACILITIES

For the next 2-½ years the City Council of the City of Navasota, Texas, believes that City water and wastewater mains exist 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

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

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.

APPROVED on this the 9th day of August 2021.

CITY OF NAVASOTA, TEXAS

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

LAND OWNER

Paul Hammock

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 7. **AGENDA DATE:** August 23,
2021

PREPARED BY: Lupe Diosdado, Development Services
Director

APPROVED BY: BS

ITEM: Consideration and possible action on the first reading of Ordinance No. 972-21, approving a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.

ITEM BACKGROUND:

The City received a petition for annexation from Paul Hammock requesting voluntary annexation that consists one (1) tract of land containing 42.381 acres. The area proposed for annexation is located on and along the western City limits line adjacent to Pecan Lakes Estates Phase 2.

On August 9, 2021 Resolution No. 698-21 was passed setting a date, time and place for a public hearing as well as approving the attached service plan agreement.

BUDGETARY AND FINANCIAL SUMMARY:

None

STAFF RECOMMENDATION:

Staff recommends approving the first reading of Ordinance No. 972-21, approving a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas.

ATTACHMENTS:

1. Ordinance No. 972-21

ORDINANCE NO. 972-21

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 42.381 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 of Navasota received a written request from the property owner requesting the annexation of the hereinafter described area; 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 area hereinafter described lies adjacent and contiguous to the present boundary limits of the City of Navasota; and

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

law; and

WHEREAS, the City of Navasota, Texas and the property owner negotiated and executed a Service Plan Agreement 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 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 42.381 acre tract of land in the Daniel Tyler Survey, A-55, 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 Agreement 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 ON FIRST READING THIS THE 23RD DAY OF AUGUST, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED ON SECOND AND FINAL READING THIS THE 13TH DAY OF SEPTEMBER, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

METES AND BOUNDS DESCRIPTION
of a
42.381 Acre Tract
Daniel Tyler Survey, A-55, Grimes County, Texas
March 23, 2021

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Daniel Tyler Survey, Abstract No. 55, being a part of a Tract One, called 5.4475 acres, a part of Tract Two, called 3.6989 acres, and all of Tract Three, called 39.3497 acres, as described in a Special Warranty Deed from R.L. Waltrip to J & H Navasota Development, LLC, dated January 10, 2020, of record in Document No. 2020-305736 of the Real Property Records of Grimes County, Texas and more fully described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{4}$ inch iron rod, at the Northwest side of a 10 inch treated fence corner post, for the Northwest corner of the called 3.6989 acre tract mentioned above, the occupied Northeast corner of a called 9.9 acre tract as described in a Deed to Charles Greenwood (1061/421), the Northwest corner of a 1.567 acre tract surveyed this date and same being in the Southeast ROW of State Highway 105 (120 ft. ROW – Per TxDOT ROW Map control #: 315-4-17 & dated June 6, 1956);

THENCE N 66°07'26" E, 384.81 ft., along the generally fenced and Southeast ROW of SH 105, a portion of a Northwest line of the called 3.6989 acre tract mentioned above, the Northwest line of said 1.567 acre tract and the Northwest line of a 3.000 acre tract surveyed this date to a Point for the Northeast corner thereof, the Northwest corner and **TRUE PLACE OF BEGINNING** of the tract of land herein described, from which a found 1 inch iron rod with a square top brs. S 04°14'38" E, 0.33 ft.;

THENCE N 66°07'26" E, 1,271.97 ft., along the generally fenced and Southeast ROW of SH 105 and the Northwest line of the called 39.3497 acre tract mentioned above to a Point for the Northeast corner thereof and the Northwest corner of a called 2.01 acre tract as described in a Deed to Ralph Torres, Jr. (1327/814), from which a found $\frac{3}{8}$ inch iron rod, at the Northerly base of a 10 inch treated fence corner post, brs. S 02°52'43" E, 0.14 ft. and a found broken concrete ROW monument brs. N 66°07'26" E, 689.24 ft.;

THENCE S 02°52'43" E, 1,004.88 ft., along the generally fenced and West line of said 2.01 acre Torres tract (1327/814), the West line of a called 0.60 acre tract as described in a Deed to Ralph Torres, Jr. (1363/535), the West line of a called 2.87 acre tract as described in a Deed to Gene Baldobino, Jr. (1503/115) and an East line of the called 39.3497 acre tract mentioned above to a found $\frac{3}{8}$ inch iron rod, at the Northwest base of an 8 inch treated fence corner post, for an Interior corner thereof and the Southwest corner of said 2.87 acre Baldobino tract;

THENCE N 86°57'58" E, 208.56 ft., along the generally fenced and South line of said 2.87 acre Baldobino tract (1503/115) and a North line of the called 39.3497 acre tract mentioned above to a Point for a Northeast corner thereof, the Southeast corner of said 2.87 acre tract and same being in the West line of Lot 2, Block 1, Fly Away Field (Plat – 2020-308796), from which a found disturbed $\frac{3}{8}$ inch iron rod, in concrete at the Easterly base of an 8 inch treated fence corner post, brs. S 67°22'21" E, 0.23 ft.;

THENCE S 02°50'55" E, 217.35 ft., along a portion of the West line of Lot 2, Block 1, Fly Away Field, the generally fenced and West line of Lot 3 as described in a Deed to Leonard Firth, et al (2020-309530) and an East line of the called 39.3497 acre tract mentioned above to a Point for a Southeast corner thereof, the Southwest corner of Lot 3 and same being in the North line of a called 8.00 acre tract as described in a Deed to Christy Curry Garcia (1230/160), from which a found disturbed $\frac{3}{8}$ inch iron rod, in concrete and at the Westerly base of an 8 inch treated fence corner post, brs. N 55°00'32" E, 1.32 ft.;

THENCE S 86°59'53" W, 309.23 ft., along a portion of the generally fenced and North line of said 8.00 acre Garcia tract (1230/160) and a South line of the called 39.3497 acre tract mentioned above to a found $\frac{1}{4}$ inch iron rod, in concrete and at the Northwest base of an 8 inch treated fence corner post, for an Interior corner thereof and the Northwest corner of said 8.00 acre Garcia tract;

THENCE S 03°03'00" E, 406.48 ft., along a portion of the generally fenced and West line of said 8.00 acre Garcia tract (1230/160) and a South line of the called 39.3497 acre tract mentioned above to a found $\frac{1}{4}$ inch iron rod, at the Northeast base of a 10 inch treated fence corner post, for the Southerly Southeast corner thereof and a Northeast corner of Pecan Lake Estates, Phase 2 (Plat – 295779);

THENCE S 87°14'15" W, along a generally fenced and South line of the called 39.3497 acre tract mentioned above, a North line of Pecan Lakes Estates, Phase 2 and **PASSING** at 1,060.67 ft. a found $\frac{5}{8}$ inch iron rod in

concrete and projecting 6 inch, for the Northwest corner thereof, the Northerly Northeast corner of Pecan Lakes Estates, Phase 3, Section 1 (Plat - 309888) and continuing along a generally fenced and North line thereof for a **TOTAL DISTANCE** of 1,352.58 ft. to a set 5/8 inch iron rod for the Southwest corner of the tract of land herein described, the Southeast corner of said 1.567 acre tract surveyed this date and same being a Northeast corner of Pecan Lakes Drive;

THENCE N 04°14'38" W, 664.40 ft., along a portion of the East line of said 1.567 acre tract surveyed this date to a set 5/8 inch iron rod for the Southwest corner of said 3.000 acre tract surveyed this date;

THENCE N 85°45'22" E, 292.17 ft., along the South line of said 3.000 acre tract to a set 5/8 inch iron rod for the Southeast corner thereof in the East line of the called 5.4475 acre tract and the West line of the called 39.3497 acre tract mentioned above;

THENCE N 04°12'47" W, 499.24 ft., along a partly fenced and East line of said 3.000 acre tract, a portion of the East line of the called 5.4475 acre tract and called 39.3497 acre tracts mentioned above to the **TRUE PLACE OF BEGINNING** and containing 42.381 acres of land.

BASIS OF BEARINGS & DISTANCES: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 936 954 38.



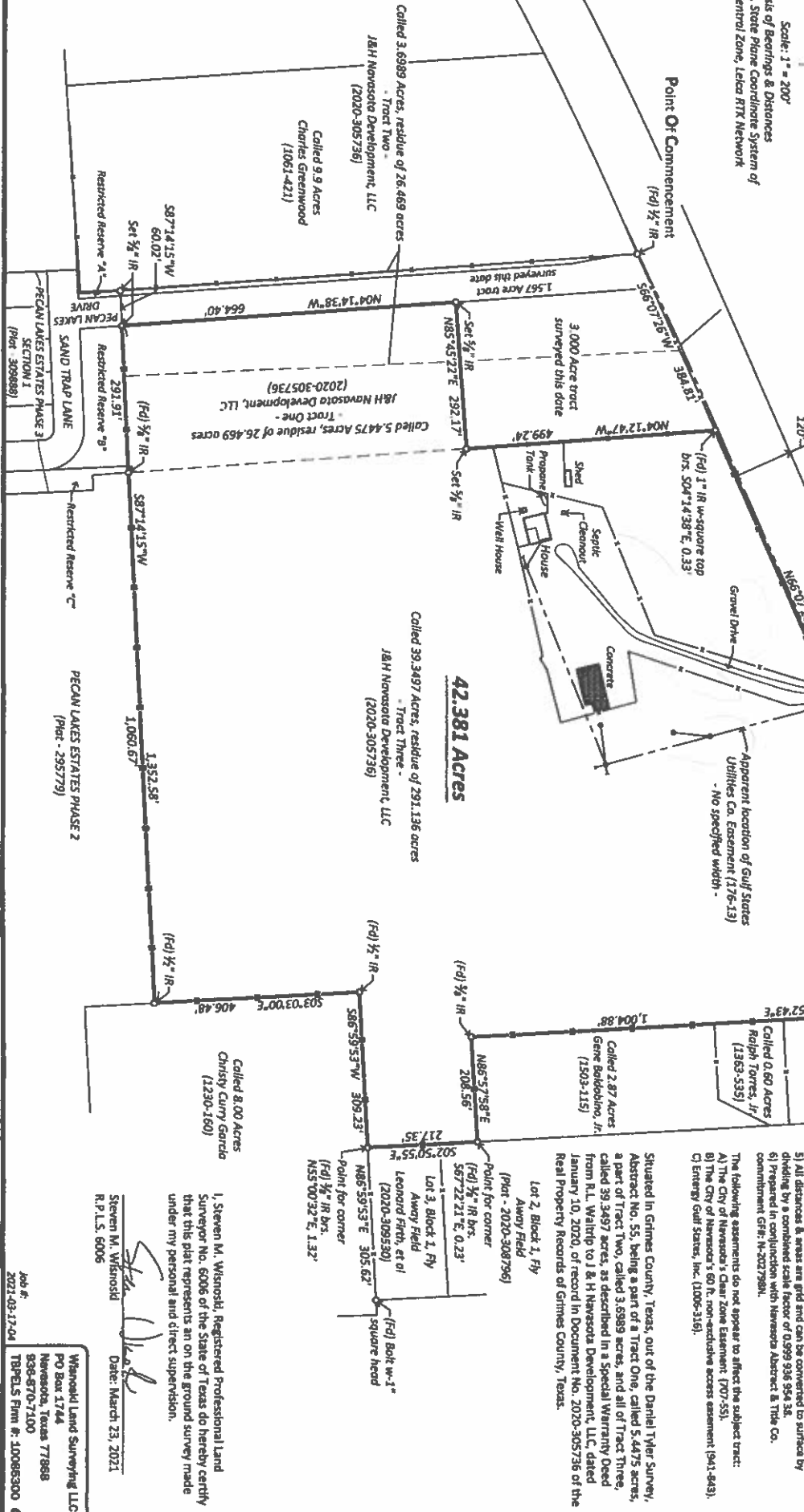
Steven M. Wisniski March 23, 2021
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2021-03-17-04

EXHIBIT "A"
Page 2 of 2



Scale: 1" = 200'
Basis of Bearings & Distances
Grid North, State Plane Coordinate System of
1983, Central Zone, Leica RTX Network

STATE HIGHWAY 105



(Fol) Broken Concrete
ROW Monument

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) This survey is only valid if originally signed and endorsed by the surveyor. Declaration is made to the original purchaser of this survey, J&H Navasota Development, LLC. It is not transferable to additional institutions or subsequent owners & is valid for this one transaction only.
 - 3) © 2021 by Winkrodt Land Surveying, LLC. All Rights Reserved.
 - 4) The subject tract does not appear to be located within Zone "X" or FEMA's FIRM No. 48125C 0430C with an effective date of April 3, 2012.
 - 5) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 936 954 38.
 - 6) Prepared in conjunction with Navasota Abstract & Title Co. commitment GFR: N-2027580.
- The following assessments do not appear to affect the subject tract:
A) The City of Navasota's Clear Zone Easement (1707-55).
B) The City of Navasota's 60 ft. non-exclusive access easement (941-643).
C) Emery Gulf States, Inc. (1005-315).

Situated in Grimes County, Texas, out of the Daniel Tyler Survey, Abstract No. 55, being a part of a tract, called 5.4475 acres, a part of Tract Two, called 3.6989 acres, and all of Tract Three, called 39.3497 acres, as described in a Special Warranty Deed from R.L. Waltrip to J & H Navasota Development, LLC, dated January 10, 2020, of record in Document No. 2020-305736 of the Real Property Records of Grimes County, Texas.

Lot 2, Block 1, Fly
Away Field

Point for corner
(Part - 2020-308796)

(Fol) 1/2" IR b/s.
S67°22'21"E 0.23'

Lot 3, Block 1, Fly
Away Field

Point for corner
(2020-309530)

(Fol) 1/2" IR b/s.
N55°00'32"E 1.32'

Point for corner
N86°59'53"E 305.62'

I, Steven M. Winkrodt, Registered Professional Land
Surveyor No. 6006 of the State of Texas do hereby certify
that this plat represents an on the ground survey made
under my personal and direct supervision.

Steven M. Winkrodt
R.P.L.S. 6006
Date: March 23, 2021

Winkrodt Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-670-7100
TBP&LS Firm #: 10086300 ©
Job #: 2021-03-17-04

"EXHIBIT B"

CITY OF NAVASOTA, TEXAS

ANNEXATION SERVICE PLAN AGREEMENT

Introduction:

Pursuant to the Local Government Code, Chapter 43, Section 43.0672, the City of Navasota has prepared this service plan agreement for the delivery of municipal services to the territory being proposed for annexation to the City. The area proposed for annexation consists of one tract of land containing a total of 42.381 acres. The area proposed for annexation is located on and along the western city limits line. The annexation of these properties is requested by Paul Hammock, by a petition dated July 15, 2021. The property boundaries are contiguous with the existing city limits and are entirely within the City's extraterritorial jurisdiction (ETJ). There are no industrial businesses in this area. The land is Agricultural Open (AO) in all areas and is adjacent to the municipal airport.

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 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 BEGIN 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 FACILITIES

For the next 2-½ years the City Council of the City of Navasota, Texas, believes that City water and wastewater mains exist 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

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

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.

APPROVED on this the 9th day of August 2021.

CITY OF NAVASOTA, TEXAS

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

LAND OWNER

Paul Hammock

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8.

AGENDA DATE: August 23, 2021

PREPARED BY: Lupe Diosdado, Development Services
Director

APPROVED BY: BS

ITEM: Conduct a public hearing for the purpose of receiving public comment and testimony regarding a proposed zoning amendment initiated by the City of Navasota, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.

ITEM BACKGROUND:

Staff continues to see an increase in commercial development. With new development comes added infrastructure like fire hydrants and utility main extensions. The proposed amendment will add one year warranty requirements for all public improvements dedicated to the City matching the current requirements found in the subdivision ordinance.

Public hearing opened at _____ p.m.

Public hearing closed at _____ p.m.

BUDGETARY AND FINANCIAL SUMMARY:

None

STAFF RECOMMENDATION:

Staff recommends conducting a public hearing for the purpose of receiving and testimony regarding a proposed zoning amendment initiated by the City of Navasota, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.

ATTACHMENTS:

1. Staff Report



City of Navasota
Planning & Zoning Commission
Staff Report
August 6, 2021



Send all mail to:
P.O. Box 910
Navasota, TX 77868

www.NavasotaTX.gov

Proposed Amendment - Site Plan Approval Standards

Summary:

To streamline the building permit process staff is proposing to amend the zoning site plan approval standards. The proposed amendments aim to improve processing times for expansions & additions to existing commercial buildings.

Under the proposed amendments staff would have discretionary approval for commercial expansions and or additions that are fifty percent (50%) or under the total square footage of the existing commercial building.

A copy of the **proposed** amendments and **existing** standards is included below for your review and consideration:

Amendment: 1

Chapter 14 Zoning, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, subsection E:

E. A finally approved Site Plan, by the Planning and Zoning Commission shall be required prior to the approval of a building permit for all development types except agricultural buildings on more than 5 acres, a single-family dwelling unit or duplex residential dwelling unit. A site plan approved as part of a conditional use or specific use permit shall be considered a final site plan approval.

E. An approved site plan shall be required prior to the approval of a building permit for all development types. A site plan approved as part of a conditional use or specific use permit shall be considered an approved site plan.

Amendment: 2

Chapter 14 Zoning, Article XXI Building Permits, Certificates of Occupancy and Certificates of Compliance, 21.5 Site Plan Process, B-4. Preliminary Site Plan Standards:

B-4. Preliminary Site Plan Standards of Approval. The Planning and Zoning Commission may approve, conditionally approve, table or deny a Preliminary Site Plan based on the following items:

- a) Conformance with the Comprehensive Plan and adopted design guidelines;

- b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property;
- c) Impact on the site's natural resources (i.e. floodplain, drainage, trees, topography);
- d) Effect on adjacent and area property and land use;
- e) Efficiency and economy of the use of public utilities;
- f) Safety and efficiency of vehicular and pedestrian circulation, traffic control and congestion mitigation, both internal and external;
- g) Public road and street access;
- h) Noise and emission control or dispersion;
- i) Safety and convenience of off-street parking and loading facilities;
- j) Access for firefighting and emergency equipment to buildings;
- k) Visual screening of areas offensive to the public or adjacent developments such as detention areas, retaining walls, utilities, and solid waste facilities;
- l) Lighting to prevent nightlight pollution;
- m) Use of landscaping and screening to shield lights, noise, movement or activities from adjacent properties, and to complement the design and location of buildings and parking; and
- n) Location, size and configuration of useable open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

B-4. Preliminary Site Plan Standards of Approval.

- a) The Development Director shall approve or deny a Preliminary Site Plan for an agricultural building on more than 5 acres, a single family dwelling unit, a duplex dwelling unit, or for an expansion of any commercial building where the proposed expansion is fifty percent (50%) or less of the current building footprint, based on the criteria listed below in subsection B-4(b).

Except as outlined above, the Planning and Zoning Commission shall approve, conditionally approve, table or deny a Preliminary Site Plan based on the criteria listed below in subsection B-4(b).

b) Approval Criteria:

- a) Conformance with the Comprehensive Plan and adopted design guidelines;

- b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property;
- c) Impact on the site's natural resources (i.e. floodplain, drainage, trees, topography);
- d) Effect on adjacent and area property and land use;
- e) Efficiency and economy of the use of public utilities;
- f) Safety and efficiency of vehicular and pedestrian circulation, traffic control and congestion mitigation, both internal and external;
- g) Public road and street access;
- h) Noise and emission control or dispersion;
- i) Safety and convenience of off-street parking and loading facilities;
- j) Access for firefighting and emergency equipment to buildings;
- k) Visual screening of areas offensive to the public or adjacent developments such as detention areas, retaining walls, utilities, and solid waste facilities;
- l) Lighting to prevent nightlight pollution;
- m) Use of landscaping and screening to shield lights, noise, movement or activities from adjacent properties, and to complement the design and location of buildings and parking; and
- n) Location, size and configuration of useable open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

Proposed Amendment – Public Improvement Warranty

Summary:

Over the last few months multiple projects have necessitated the installation of fire hydrants to comply with applicable fire codes. Often as a result a water main extension must also be provided to accomplish adequate spacing.

Once both public fire hydrants and water mains are installed and an easement is established per City standards, the improvements are presented to City Council for acceptance. The proposed language will ensure any public improvements installed will be free from defect for a period of one (1) year.

This provision is found in the subdivision ordinance; however, staff recommends adding similar language to Chapter 14 Zoning Ordinance to increase applicability to projects.

Amendment: 1

Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article XXI Building Permits, Certificates of Occupancy and Certificates Of Compliance, 21.5 Site Plan Process, C-6. Site Plan Standards of Approval, (b) Approval Criteria:

10) Where the installation of public improvements is required, the applicant shall warrant that all required public improvements will be free from defect for a period of one (1) year following the acceptance by the City of the dedication of the last completed public improvement.

Recommendation:

Legal counsel has reviewed all proposed amendments, staff recommends approving all proposed language as presented.



Lupe Diosdado
Development Services Director
City of Navasota
gdiosdado@navasotatx.gov
tel: 936-825-6475
fax: 936-825-4018

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9.

AGENDA DATE: August 23, 2021

PREPARED BY: Lupe Diosdado, Development Services
Director

APPROVED BY: BS

ITEM: Consideration and possible action on the first reading of Ordinance No. 974-21, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.

ITEM BACKGROUND:

Staff continues to see an increase in commercial development. With new development comes added infrastructure like fire hydrants and utility main extensions. The proposed amendment will add one year warranty requirements for all public improvements dedicated to the City matching the current requirements found in the subdivision ordinance.

BUDGETARY AND FINANCIAL SUMMARY:

None

STAFF RECOMMENDATION:

Staff recommends approval of the first reading of Ordinance No. 974-21, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the code of ordinances of the City of Navasota, Texas, adding public improvement warranty provisions.

ATTACHMENTS:

1. Ordinance No. 974-21

ORDINANCE NO. 974-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, AMENDING CHAPTER 14 ZONING, EXHIBIT A ZONING ORDINANCE, ARTICLE XXI BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND CERTIFICATES OF COMPLIANCE, 21.5 SITE PLAN PROCESS, C-6. SITE PLAN STANDARDS OF APPROVAL, OF THE CODE OF ORDINANCES, CITY OF NAVASOTA, TEXAS; PROVIDING FOR A SEVERABILITY AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING PROPER NOTICE OF MEETING.

WHEREAS, the City of Navasota ("City") is a Texas home-rule municipality; and

WHEREAS, pursuant to Texas Local Government Code, Section 51.001, the City has the authority to adopt ordinances and regulations for the good government, peace and order of the City; and

WHEREAS, as a home-rule municipality, Texas Local Government Code, Section 51.072 confirms that the City has the full power of local self-government; and

WHEREAS, the City's Zoning Ordinance ("Zoning Ordinance") includes provisions outlining site plan standards of approval; and

WHEREAS, the City desires to amend site plan regulations regarding public improvements in the Zoning Ordinance; and

WHEREAS, all notification and public hearing requirements have been satisfied in accordance with state law and the City's Code of Ordinances; and

WHEREAS, the City Council finds and determines that it is in the best interest of the City to adopt the amended regulations as set forth herein;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Navasota, Texas that:

SECTION 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. AMENDMENTS

Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article XXI Building Permits, Certificates of Occupancy and Certificates Of Compliance, 21.5 Site Plan Process, C-6. Site Plan

Standards of Approval, (b) Approval Criteria, of the Code of Ordinances, City of Navasota, Texas is hereby amended by adding subsection (10) to read as follows:

10) Where the installation of public improvements is required, the applicant/developer/owner shall warrant that all required public improvements will be free from defect in materials and workmanship for a period of one (1) year following the date of acceptance by the City of the dedication of the last completed public improvement.

SECTION 3. CUMULATIVE EFFECT

This Ordinance shall be cumulative of all laws of the State of Texas and the United States governing the subject matter of this Ordinance, now existing or as hereafter amended.

SECTION 4. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective from and after its passage, approval and adoption on second reading, and its publication as may be required by law.

SECTION 7. NOTICE OF MEETING

Notice of the time and place, where and when said Ordinance would be considered by the City Council at a public meeting was given in accordance with applicable law, prior to the time designated for meeting.

PASSED ON FIRST READING ON THIS 23RD DAY OF AUGUST, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED ON SECOND READING THIS THE 13TH DAY OF SEPTEMBER, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 10.

AGENDA DATE: August 23,
2021

PREPARED BY: Lupe Diosdado, Development Services
Director

APPROVED BY: BS

ITEM: Consideration and possible action on the first reading of Ordinance No. 973-21, amending Chapter 13 Utilities, Article 13.02 Rates, Charges and Costs, Section 13.02.011 Extension of Main Lines And Service Lines, of the code of ordinances, City of Navasota, Grimes County, Texas, 77868, for the purpose of adopting warranty regulations on public improvements dedicated to the City.

ITEM BACKGROUND:

Staff continues to see an increase in commercial development. With new development comes added infrastructure like fire hydrants and utility main extensions. The proposed amendment will add one year warranty requirements for all public improvements dedicated to the City matching the current requirements found in the subdivision ordinance.

BUDGETARY AND FINANCIAL SUMMARY:

None

STAFF RECOMMENDATION:

Staff recommends approving the first reading of Ordinance No. 973-21, amending Chapter 13 Utilities, Article 13.02 Rates, Charges and Costs, Section 13.02.011 Extension of Main Lines And Service Lines, of the code of ordinances, City of Navasota, Grimes County, Texas, 77868, for the purpose of adopting regulations requiring a warranty on public improvements dedicated to the City.

ATTACHMENTS:

1. Ordinance No. 973-21

ORDINANCE NO. 973-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, AMENDING CHAPTER 13 UTILITIES, ARTICLE 13.02 RATES, CHARGES AND COSTS, Sec. 13.02.011 EXTENSION OF MAIN LINES AND SERVICE LINES, OF THE CODE OF ORDINANCES, CITY OF NAVASOTA, TEXAS; PROVIDING FOR A SEVERABILITY AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING PROPER NOTICE OF MEETING.

WHEREAS, the City of Navasota ("City") is a Texas home-rule municipality; and

WHEREAS, pursuant to Texas Local Government Code, Section 51.001, the City has the authority to adopt ordinances and regulations for the good government, peace and order of the City; and

WHEREAS, as a home-rule municipality, Texas Local Government Code, Section 51.072 confirms that the City has the full power of local self-government; and

WHEREAS, the City's Utility Ordinance ("Utilities Ordinance") includes provisions outlining extension of city utility mains; and

WHEREAS, the City desires to amend utility main regulations requiring a warranty on public improvements dedicated to the City; and

WHEREAS, the City Council finds and determines that it is in the best interest of the City to adopt the amended regulations as set forth herein;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Navasota, Texas that:

SECTION 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. AMENDMENTS

Chapter 13 Utilities, Article 13.02 Rates, Charges and Costs, Sec. 13.02.011 Extension of Main Lines and Service Lines, of the Code of Ordinances, City of Navasota, Texas is hereby amended by adding subsection (e) to read as follows:

(e) Where the installation of public improvements is required, the applicant/subdivider/owner shall warrant that all required public improvements will be free from defect in materials and workmanship for a period of one (1) year following

the date of acceptance by the City of the dedication of the last completed public improvement.

SECTION 3. CUMULATIVE EFFECT

This Ordinance shall be cumulative of all laws of the State of Texas and the United States governing the subject matter of this Ordinance, now existing or as hereafter amended.

SECTION 4. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective from and after its passage, approval and adoption on second reading, and its publication as may be required by law.

SECTION 7. NOTICE OF MEETING

Notice of the time and place, where and when said Ordinance would be considered by the City Council at a public meeting was given in accordance with applicable law, prior to the time designated for meeting.

PASSED ON FIRST READING ON THIS 23RD DAY OF AUGUST, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED ON SECOND READING THIS THE 13TH DAY OF SEPTEMBER, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 11.

AGENDA DATE: August 23,
2021

PREPARED BY: Shawn Myatt, Chief of Police

APPROVED BY: BS

ITEM: Consideration and possible action on acceptance of the School Resource Officer Contract with Navasota Independent School District.

ITEM BACKGROUND:

The School Resource Officer Program is a cooperative effort between the Navasota Police Department and the Navasota Independent School District. The Resource Officers are fully commissioned police officers, through Navasota Police Department, who work with and aid the administration and student body of the Navasota Independent School District. Based on their law enforcement experience, they offer their services as a consultant, instructor, and problem solver. The School Resource Officers work to reduce crime through education and the promotion of positive police/ student relations. The Navasota Police Department proposes to enter into an agreement with the Navasota Independent School District to provide the school district with two certified police officers for the local School Resource Officer program.

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends approval of the School Resource Officer Contract with Navasota Independent School District.

ATTACHMENTS:

1. School Resource Officer Contract 2021

POLICE/SCHOOL RESOURCE OFFICER CONTRACT

This contract (the "Contract") is entered into this 23rd day of August, 2021 between the City of Navasota, a home-rule municipal corporation, Grimes County, Texas (hereinafter called "City") and the Navasota Independent School District, and independent school district of Grimes County, Texas (hereinafter called "NISD")

Wherefore, for and in consideration of the payments and mutual covenants contained herein, and for other good and valuable consideration, the parties agree as follows:

I

SCOPE OF CONTRACT

CITY shall provide the services of two certified police officers for the local school Resource Officer Program beginning September 1, 2021 to be assigned to duties at NISD described in **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Services").

II

TERM OF THE CONTRACT

The term of this Contract shall be for a period of two years beginning September 1, 2021 and ending August 31, 2023.

Subject to Section VI availability of funds, the term of the Contract may be extended for subsequent fiscal years if NISD provides CITY with written intent of their desire to extend the Contract no later than May 15 of the preceding fiscal year, AND if CITY provides NISD with written acceptance. It is agreed and understood that any extension shall provide that the Payment of Services described in Section III below shall be at the current actual costs for providing for the Services.

III

PAYMENT FOR SERVICES

NISD shall pay to the CITY at the City Hall in Navasota, Texas the amount billed per hour per officer at the following rate: Officer Ellison-\$34.78, and Officer Garcia-\$29.92. NISD shall provide a calendar of requested work days at the beginning of the school year. Additional days may be added on an as needed basis. Payment for the Services

shall be made no later than the 15th day of each month following the month in which the Services are rendered. In the event that CITY exercises its right to temporarily reassign one or more school resource officers when, in the sole judgment of CITY, the school resource officers services are required in response to a citywide or major emergency, or in the event that a school resource officer is absent due to sickness, NISD job duty related training, or court time, NISD will pay the hourly rate assigned to that officer for city duties. When the regularly assigned School Resource Officer is unavailable due to sickness, training, or court time, the CITY will supply an acceptable certified and qualified police officer as a substitute. If the School Resource Officer is absent due to sickness, training, or court time not related to the School Resource Officer's duties and a substitute officer is not assigned NISD will not be billed for the hours an Officer is not assigned as a result of those specified absences.

IV

INDEPENDENT CONTRACTOR

CITY is and at all-time shall be deemed to be an independent contractor. The CITY and NISD will be responsible for the manner in which it determines which officers are assigned to the School Resource Officer Program and the way CITY performs the services required by the terms of this Contract. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between NISD and CITY's or any of CITY's agents or employees. CITY assumes exclusive responsibility for the acts of its employees as they relate to the services provided during the course and scope of their employment, provided that CITY shall not be deemed to waive any of its rights of governmental immunity. CITY, its agents and employees, shall not be entitled to any rights or privileges of NISD employees and shall not be considered in any manner to be NISD employees.

V

INSURANCE

The CITY shall provide NISD documentation of its insurance coverage. CITY shall also provide, during the term of this contract, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for all employees engaged in work under this contract. As to all insurance provided by CITY, it shall provide NISD with documentation indicating such coverage prior to the beginning of any activities under this Contract.

VI

AVAILABILITY OF FUNDS

Funds are not presently budgeted for performance under this contract beyond the contracted period. NISD shall have no liability for payment of any money for services performed after the end of the contract unless and until such funds are budgeted and this Contract renewed upon the terms and conditions set forth for renewal in Section II hereof.

VII

TERMINATION

This Contract may be terminated by either party at its sole option and without prejudice by giving (90) days written notice of termination to the other party.

VIII

ASSIGNMENT OF CONTRACT

Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this contract without the prior written permission of the other party to this Contract.

IX

WAIVER

No waiver of a breach or any provision of this Contract by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provision of this Contract shall not be construed as a waiver thereof.

X

PLACE OF PERFORMANCE: VENUE

All obligations of each party to this Contract shall be performed in Grimes County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Contract, and the exclusive venue for any legal proceedings involving this Contract shall be Grimes County, Texas.

XI

NOTICES

Notices to NISD shall be deemed given when delivered in person to the Superintendent of Schools of NISD, or on the third business day after the mailing of said notice addressed to NISD at P.O. Box 511, Navasota, Texas 77868, by United States mail, certified mail, return receipt requested.

Notices to CITY shall be deemed given when delivered in person to the City Manager of CITY or on the third business day after mailing of said notice addressed to CITY at P.O. Box 910, Navasota, Texas 77868, by United States mail, certified mail, return receipt requested.

The place for mailing notices for a party may be changed only upon written notice given to the other in the manner herein prescribed for notices sent to the last effective place of mailing for the notifying party.

DATE: This Contract is dated as of the date signed by each party, but shall be deemed effective September 1, 2021.

SIGNATURES:

Navasota Independent School District

By: _____
Dr. Stu Musick, Superintendent of Schools
Navasota Independent School District

Date

City of Navasota

By: _____
Bert Miller, Mayor
City of Navasota

Date

Attest: _____
Susie M. Homeyer, City Secretary
City of Navasota

EXHIBIT "A"

SCHOOL RESOURCE OFFICER PROGRAM

The School Officer Resource Program is a cooperative effort between the Navasota Police Department and the Navasota Independent School District. The Resource Officers are fully commissioned police officers through Navasota Police Department who work with and aid the administration and student body of the Navasota Independent School District schools. Based on their law enforcement experience, they offer their services as a consultant, instructor, and problem solver. The School Resource Officers work to reduce crime through education and the promotion of positive police/ student relations.

Goals

- A. Provide a valuable service to the Navasota Independent School District as a liaison between the School District and the Police Department.
- B. Communicate with the students in positive manner to gain their trust and support by being professional and demonstrating a strong work ethic.
- C. Educate the students by providing relevant and educational programs as requested by school staff.
- D. Maintain a professional image by example and through positive interaction with students.
- E. Provide resolutions by reasonable problem solving, counseling, and enforcement when necessary.

Qualifications

Officers that qualify must have experience as a Navasota Police Officer and in good standing. Officers must meet the expectations as outlined in the vision and mission statement. They must be independent thinking and flexible in their duty hours and assignments and capable of both independent and group tasks. Officers may be required to perform public speaking and will be required to attend crime prevention training as prescribed by the Department.

Vision

To gain the trust and support of the community by being professional and demonstrating a strong work ethic.

Mission

As members of the Navasota Police Department we are committed to a diligent work ethic by being honest, of good moral character, and professional. We will strive to partnership with our community to improve the quality of life for all residents in our city. We are dedicated to solving community problems, reduction of crime, protection of life and property by the equal

enforcement of our laws and ordinances, and the preservation of constitutional rights of all persons within our jurisdiction.

Responsibilities

- A. Serve as a liaison between Navasota Independent School District and the Navasota Police Department.
- B. Solicit, promote and present crime prevention and police-community relations programs on campuses, to parents, or any school related groups that have potential impact on juvenile crime (programs include, but are not limited to, law enforcement role in society, drug/alcohol abuse, rape prevention, and bullying etc..)
- C. Consult with students, parents, teachers, and school officials and generally render assistance at every reasonable opportunity.
- D. Be knowledgeable of referrals to agencies and their services they provide. Share information to any requesting party as applicable by law.
- E. Deter juveniles from criminal activity when possible.
- F. Maintain a current calendar of scheduled school security activities.
- G. Work with staff and administrative school employees in a positive, productive manner.
- H. Provide information to all requesting police agencies that aids their School Security/Crime Prevention/ Community Relations programs and/or affects their juvenile crime.
- I. Perform law enforcement and/ or social maintenance role as the need arises.
- J. Perform reasonable/ lawful tasks, service or assignment as requested by Navasota ISD and approved by the Navasota Police Department.
- K. Disseminate citizen input to the appropriate authority as applicable. This includes, but is no limited to, suggestions on training, citizen's praise or criticism of officers etc.
- L. Promote and participate in community youth recreation programs.

Operations

- A. Accountability
 - 1. School Resource Officers' primary work days are Monday through Friday. Hours are scheduled by the Chief of Police or his designee and may vary depending on

school hours of operation. Hours and day of work are to be considered flexible and can be amended to meet the needs of the school by the Chief of Police or his designee. As a general rule, an officer will be on the High School/Junior High Site beginning at 7:30am and until 4:30pm. Shifts may be staggered as determined by Chief of Police. The Navasota Independent School District shall provide the Navasota Police Department a calendar of days for which coverage is requested.

2. School Resource Officers are assigned by and under the supervision of the Navasota Police Department. Navasota Independent School District officials share responsibility to assist Navasota Police Department in supervision of School Resource Officers and report deficiencies to the Chief of Police or his designee.

B. Campus Duties

1. School Resource Officers are responsible for being available to all campuses throughout the day and maintain a good working relationship with the students and school district personnel.
2. Except when circumstances do not allow, School Resource Officers will make a reasonable effort to be in the cafeteria throughout the lunch schedules.
3. School Resource Officers without unnecessary delay and in a reasonable time will check in and out at each school with school personnel, preferably the principal or assistant principal.
4. Dropping in on classes is prohibited unless asked to do so by school personnel.
5. Officers should be available to consult with teachers and schedule classes. School Resource Officers are expected to make good use of their time on the campuses.

C. Teaching

1. School Resource Officers upon invitation of school administration will give presentations to the student body on issues pertinent to the school's needs. Length of the presentation is controlled by subject matter, time available, and the school official's desires.

D. Enforcement

1. School Resource Officers must maintain current continuing education pertaining to criminal proceedings, Family Code related to juveniles, and current trends with school districts.
2. School Resource Officers at their discretion and applicable to law and department policy may make arrest. Nothing in this section prohibits School Resource Officers from using appropriate and authorized discretion in the decision whether or not to make an arrest.

3. School Resource Officers do not carry out any discipline or enforce school policies.
4. School Resource Officers may be used on searches within a lawful and legal environment as set out by the Texas Constitution, United States Constitution, Texas Penal Code, Code of Criminal Procedure, and Department policy.

E. Public Relations

1. School Resource Officers should update school officials with pertinent information that occurs within the school involving students or school officials.
2. School Resource Officers will serve as an example and model of good moral character.
3. School Resource Officers shall wear issued uniforms as authorized by Department policy. Conforming to policy and where appropriate alternative wear may be worn at times reasonable to the work performed for certain duties.
4. School Resource Officers will maintain an update of referral agencies pertaining to juvenile resource outreach agencies. School Resource Officers should confer with the appropriate referral agencies and on occasion visit with those agencies to determine how they can assist the School Officer Resource Program.
5. School Resource Officers are expected to maintain a good relationship with the school's Parent/Teacher organization and be available as a guest speaker.
6. School Resource Officers shall update and educate school officials on special issues such as arrests, searches and evidence procedures and make a reasonable effort to update school personnel on major changes in those areas.

Administration

- A. Reporting – School Resource Officers shall conform to Department policy as it relates to calls for service, offense reports, supplemental reports, and arrests reports.
 1. School Resource Officers shall ensure Family Code as it relates to reporting to school districts of certain felonies/arrests be reported through the Records Division.
 2. School Resource Officers shall upon request that is applicable by law and in a reasonable time at the request of school officials provide information that is police related enforcement performed by officers during any school related function.

3. School Resource Officers shall provide summative reports to the district administration as requested by the school board or district administration.

B. Assessment

1. During the School year, assessments of effectiveness of the School Resource Officer Program may be done by school administration with the Chief of Police.
2. School Resource Officers, on occasion, should seek feedback and suggestions on the School Resource Program and presentations from school personnel.
3. Each program designed or implemented by the School Resource Officers shall be evaluated as needed by the Superintendent or his designee and Chief of Police or his designee to determine continuance of the Program.

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 12.

AGENDA DATE: August 23,
2021

PREPARED BY: Lance Hall, Finance Director

APPROVED BY: BS

ITEM: Consideration and possible action on Resolution No. 699-21, nominations to the Board of Directors of the Grimes County Appraisal District.

ITEM BACKGROUND:

The Appraisal District is governed by a five member Board of Directors. The members are nominated and elected by the County Commissioners court, the school boards and the City Councils of Grimes County. Those currently serving are Kathleen Terrell, Charles Frede, Sam Ruffino, Diana Westmoreland and Scot Nevill. Under state law, each entity wishing to nominate a candidate for the board, must pass a resolution nominating a candidate for the Board of Directors of the Grimes County Appraisal District. The City Council has nominated Kathleen Terrell to this position for the past several years, and she has agreed to serve again if the City Council chooses to nominate her. The term of office is from January 1, 2021 and ends on December 31, 2022.

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 699-21, nominating Kathleen Terrell for a position on the Board of Directors of the Grimes County Appraisal District.

ATTACHMENTS:

1. Resolution No. 699-21
2. Letter from Appraisal District

RESOLUTION NO. 699-21

**RESOLUTION FOR NOMINATIONS TO THE BOARD OF DIRECTORS
OF THE GRIMES COUNTY APPRAISAL DISTRICT**

WHEREAS, on this the 23rd day of August 2021, the City Council of the City of Navasota met in open session to consider nominees for the Board of Directors of the Grimes County Appraisal District; and

WHEREAS, nominations are required by Sec. 6.03 of the Texas Property Tax Code; and

WHEREAS, the City Council of the City of Navasota has voted to make such nominations; therefore,

BE IT HEREBY RESOLVED by the City Council of the City of Navasota that the following be nominated for the Board of Directors of the Grimes County Appraisal District for a term of office beginning January 1, 2021 and ending December 31, 2022:

KATHLEEN TERRELL

PASSED, APPROVED AND ADOPTED THIS THE 23RD DAY OF AUGUST, 2021.

BERT MILLER

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**GRIMES CENTRAL APPRAISAL DISTRICT
P.O. BOX 489
ANDERSON, TEXAS 77830
(936) 873-2163**

To : Officials of Voting Taxing Units

From : Chief Appraiser

Date : July 20, 2021

Subject : Appraisal District Board of Directors **Nominations**

Pursuant to Sec. 6.03, Texas Property Tax Code, I am delivering notice to you of several items regarding the upcoming election for the Board of Directors of the Grimes Central Appraisal District.

The appraisal district is governed by a five member board of directors. The members are nominated and elected by the county commissioner's court, the school boards, and the city councils. Terms of office for all directors expire December 31, 2021. The five directors elected later this year will serve a two-year term beginning January 1, 2022 and ending December 31, 2023.

Those currently serving as directors are: Kathleen Terrell, Charles Frede, Sam Ruffino, Diana Westmoreland, and Scot Nevill who passed away earlier this year.

The schedule for the election is enclosed. Under current state law, these dates are mandatory and must be strictly observed.

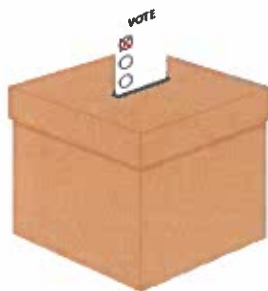
I have enclosed a resolution for your taxing unit to use in nominating candidates for the board of directors. **If your taxing unit wishes to make a nomination, your governing body must act on this resolution and submit it to me no later than October 14, 2021.** Upon receipt of the nominations, I will then prepare a ballot and the election will proceed in accordance with the schedule. Each taxing unit is entitled to nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors.

I have attached a table indicating the voting entitlements of each taxing unit. However, please remember that at this time, you are only nominating candidates to serve on the board.

If you have any questions, please contact me at the appraisal office or at 873-2163 Ext 224 .

that is entitled to vote may submit to the chief appraiser one nominee for each position to be filled before Oct. 15.²⁰

The chief appraiser also must calculate the number of votes that an eligible conservation and reclamation district is entitled to and must deliver before July 1 of each odd-numbered year, a written notice to the district of its voting entitlement and right to nominate one candidate for director.²¹ All eligible conservation and reclamation districts must submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year.²² Before Aug. 1, the chief appraiser must prepare a nominating ballot listing all the nominees of conservation and reclamation districts and deliver a ballot to the presiding officer of the board of directors of each district.²³ The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.²⁴ The winning nominee of the conservation and reclamation districts in the CAD becomes a nominee for CAD director.²⁵



The chief appraiser must prepare a ballot before Oct. 30 with candidates whose names were timely submitted, including the nominee of conservation and reclamation districts if applicable.²⁶ Each taxing unit entitled to vote must determine its vote by resolution and submit it to the chief appraiser before Dec.

15.²⁷ The five candidates who receive the largest cumulative vote totals become the board of directors.²⁸ The chief appraiser announces the new directors before Dec. 31.²⁹ Ties must be resolved by the chief appraiser by any method of chance.³⁰

Both the board of directors and taxing units may propose to change the method or procedure for appointing directors.³¹ If the board of directors makes the proposal, then a voting

taxing unit may veto the proposal by filing a resolution before Sept. 1.³² If a participating taxing unit proposes a change, the change is adopted if three-fourths of the voting taxing units adopt resolutions providing for the change.³³ A resolution to change the method or procedure for appointing directors must be filed with the chief appraiser after June 30 and before Oct. 1 of a year in which members are appointed, or the resolution is ineffective.³⁴

Throughout the selection process, the Tax Code specifies dates for action by the chief appraiser and the taxing units. The dates provided in Tax Code Section 6.03(f) and (g) are directory and not mandatory.³⁵ However, the advice of legal counsel should be obtained in such situations.

Eligibility: To be eligible to serve on a board of directors, an individual must be a resident of the CAD and must have resided in the CAD for at least two years immediately preceding the date of taking office.³⁶ This residency requirement does not apply to a county TAC serving as a nonvoting director.³⁷

An employee of a taxing unit that participates in the CAD is not eligible to serve on the board of directors, unless that individual also is a member of the governing body of the taxing unit or an elected official of a taxing unit.³⁸ Membership on the governing body of a taxing unit does not make an otherwise eligible individual ineligible to serve on the board of directors.³⁹

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors.⁴⁰ The person is ineligible if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.⁴¹ This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.⁴²

²⁰ Tex. Tax Code §6.03(g)

²¹ Tex. Tax Code §6.03(f) and (h)

²² Tex. Tax Code §6.03(h)

²³ Tex. Tax Code §6.03(h)

²⁴ Tex. Tax Code §6.03(h)

²⁵ Tex. Tax Code §6.03(h)

²⁶ Tex. Tax Code §6.03(j)

²⁷ Tex. Tax Code §6.03(k)

²⁸ Tex. Tax Code §6.03(k)

²⁹ Tex. Tax Code §6.03(k)

³⁰ Tex. Tax Code §6.03(k)

³¹ Tex. Tax Code §6.031(a) and (b)

³² Tex. Tax Code §6.031(a)

³³ Tex. Tax Code §6.031(b)

³⁴ Tex. Tax Code §6.031(c)

³⁵ Tex. Att'y Gen. Op. JM-166 (1984)

³⁶ Tex. Tax Code §6.03(a)

³⁷ Tex. Tax Code §6.03(a)

³⁸ Tex. Tax Code §6.03(a)

³⁹ Tex. Tax Code §6.03(a)

⁴⁰ Tex. Tax Code §6.035(a)(2)

⁴¹ Tex. Tax Code §6.035(a)(2)

⁴² Tex. Tax Code §6.035(a)(2)

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
<p>By Consanguinity</p> <ul style="list-style-type: none"> • Parents • Children <p>By Affinity</p> <ul style="list-style-type: none"> • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren 	<p>By Consanguinity</p> <ul style="list-style-type: none"> • Grandparents • Grandchildren • Brothers & sisters <p>By Affinity</p> <ul style="list-style-type: none"> • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters 	<p>By Consanguinity</p> <ul style="list-style-type: none"> • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles <p>By Affinity</p> <ul style="list-style-type: none"> • No prohibitions

A person who has appraised property for compensation for use in proceedings or represented property owners for compensation in proceedings in the CAD at any time within the preceding three years is ineligible to serve on the board of directors.⁴³

A person is ineligible to serve on the board of directors if the individual is related within the second degree of consanguinity (blood) or affinity (marriage) to the following:

- an appraiser who appraises property for use in a proceeding under the Tax Code; or
- a person who represents property owners for compensation in proceedings under the Tax Code in the CAD.⁴⁴

A director who continues to hold office knowing he or she is related in this manner to the above named persons commits a Class B misdemeanor offense.⁴⁵

An individual is not eligible to be appointed to or to serve on the board of directors if an individual has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD.⁴⁶ This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity

governed by the Tax Code.⁴⁷ A CAD may not enter into a contract with a board member or with a business entity in which a board member has a substantial interest.⁴⁸ A taxing unit may not enter into a contract relating to the performance of an activity governed by the Tax Code with a board member in which the taxing unit participates or with a business entity in which a board member has a substantial interest.⁴⁹

An individual has substantial interest in a business entity if:

- the combined ownership of the director and the director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- the director or director's spouse is a partner, limited partner or officer of the business entity.⁵⁰



Term of Office and Vacancy: CAD directors serve two-year terms.⁵¹ Each term begins on Jan. 1 of an even-numbered year.⁵² The two-year term of office does not apply to the county TAC who serves as a nonvoting director.⁵³

⁴³ Tex. Tax Code §6.035(a-1)

⁴⁴ Tex. Tax Code §6.035(a)(1)

⁴⁵ Tex. Tax Code §6.035(b)

⁴⁶ Tex. Tax Code §6.036(a)

⁴⁷ Tex. Tax Code §6.036(a)

⁴⁸ Tex. Tax Code §6.036(b)

⁴⁹ Tex. Tax Code §6.036(c)

⁵⁰ Tex. Tax Code §6.036(d)

⁵¹ Tex. Tax Code §6.03(b)

⁵² Tex. Tax Code §6.03(b)

⁵³ Tex. Tax Code §6.03(b)

City of Navasota
Resolution for Nominations to the Board of Directors
of the Grimes Central Appraisal District

WHEREAS, on this the _____ day of _____, 2021, the City Council of the City of Navasota met in open session to consider nominees for the Board of Directors of the Grimes Central Appraisal District, and

WHEREAS, nominations are required by Sec. 6.03 of the Texas Property Tax Code, and

WHEREAS, the City Council of the City of Navasota has voted to make such nominations; therefore,

BE IT HEREBY RESOLVED by the City Council of the City of Navasota that the following be nominated for the Board of Directors of the Grimes Central Appraisal District for a term of office beginning January 1, 2022 and ending December 31, 2023:

Nominee 1: _____

Nominee 2: _____

Nominee 3: _____

Nominee 4: _____

Nominee 5: _____

Signed:

Presiding Officer

ATTEST:

Secretary

VOTING ENTITLEMENTS
Year: 2022-2023
GCAD BOARD OF DIRECTORS ELECTION

Taxing Unit	Total Votes	Voting Entitlement
City of Anderson		3
City of Bédias		4
City of lola		2
City of Navasota		237
Grimes County		1429
Anderson-Shiro CISD		944
lola ISD		328
Madisonville CISD		151
Navasota ISD		1841
Richards ISD		61
Total Votes	5,000	5,000

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 13.

AGENDA DATE: August 23,
2021

PREPARED BY: Lance Hall, Finance Director

APPROVED BY: BS

ITEM: Budget workshop for FY 2021-2022.

ITEM BACKGROUND:

Staff is working on the budget for Fiscal year 2021-2022. Figuring in the amount of inflation is going to be difficult, we already have an inflation factor of over 5% from the Consumer Price Index and the Municipal Cost Index, therefore staff will be proposing at least a 5.63% increase in utility rates. We are also including the lease purchase of equipment such as fire truck, street sweeper and other items. We are also planning to propose a cost of living increase for staff of 3%.

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends discussion of the proposed budget.

ATTACHMENTS:

1. Proposed Budget Summary

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

GENERAL FUND EXPENDITURES	\$12,775,264.00
GENERAL FUND REVENUES	\$12,773,471.00
REVENUE OVER/(UNDER) EXPENDITURES	-\$1,793.00
WATER FUND EXPENDITURES	\$2,122,999.00
WATER FUND REVENUES	\$2,123,000.00
REVENUE OVER/(UNDER) EXPENDITURES	\$1.00
UTILITY CAP IMP EXPENDITURES	\$410,000.00
UTILITY CAP IMP REVENUES	\$410,000.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00
GAS FUND EXPENDITURES	\$2,472,000.00
GAS FUND REVENUES	\$2,472,000.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00
SEWER FUND EXPENDITURES	\$2,147,500.00
SEWER FUND REVENUES	2,147,500.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00
CEMETERY OPER FUND EXPENDITURES	\$65,000.00
CEMETERY OPER FUND REVENUES	65,000.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00
BOARD OF FIREMAN FUND EXPENDITURES	\$0.00
BOARD OF FIREMAN FUND REVENUES	0.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00
GRANT FUND EXPENDITURES	\$3,558,500.00
GRANT FUND REVENUES	\$3,558,500.00
REVENUE OVER/(UNDER) EXPENDITURES	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

	A	B	C	D	E	F	G	H	I	J	K	L
1	REVENUES				(-	-----	2020-2021	2021	2022-----)			
2			2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE		
3			ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET			
4	TAXES AND OTHER GOVERNMENT											
5												
26	TOTAL	TAXES AND OTHER GOVERNMENT	\$5,372,954.00	\$6,055,907.00	\$6,517,484.00	\$7,215,417.00	\$7,056,053.07	\$7,215,417.00	\$7,620,496.00	\$405,079.00		
27												
28	COURT FINE AND FEE											
29												
34	TOTAL	COURT FINE AND FEE	\$93,886.00	\$99,603.00	\$62,227.00	\$93,000.00	\$44,275.00	\$93,000.00	\$93,000.00	\$0.00		
38												
39	COMMUNITY DEVELOPMENT											
56												
57	TOTAL	COMMUNITY DEVELOPMENT	\$165,060.00	\$276,766.00	\$176,855.00	\$136,750.00	\$185,366.00	\$136,750.00	\$151,750.00	\$15,000.00		
61												
62	CITY UTILITIES											
63												
73	TOTAL	CITY UTILITIES	\$1,248,048.00	\$1,807,987.00	\$1,958,656.00	\$1,989,957.00	\$1,639,279.00	\$1,989,957.00	\$2,034,957.00	\$45,000.00		
74												
75	LIBRARY											
76												
85	TOTAL	LIBRARY	\$22,782.00	\$18,341.00	\$7,588.00	\$16,500.00	\$35,471.00	\$16,500.00	\$28,400.00	\$11,900.00		
89												
90	PUBLIC SAFETY											
91												
108	TOTAL	PUBLIC SAFETY	\$194,392.00	\$201,365.00	\$182,680.00	\$217,523.00	\$189,297.00	\$217,523.00	\$217,523.00	\$0.00		
112												
113	TOURISM											
114												
132	TOTAL	TOURISM	\$258,848.00	\$27,888.00	\$77,385.00	\$376,100.00	\$107,717.00	\$376,100.00	\$498,100.00	\$122,000.00		
136												
137	PARKS AND REC											
138												
167	TOTAL	PARKS AND REC	\$104,489.00	\$78,884.00	\$105,128.00	\$82,050.00	\$57,389.00	\$82,050.00	\$89,050.00	\$7,000.00		
171												
172	MISCELLANEOUS											
173												
189	TOTAL	MISCELLANEOUS	\$55,001.00	\$27,117.00	\$80,107.00	\$1,428,357.00	\$207,463.00	\$1,428,357.00	\$2,040,195.00	\$611,838.00		
190												
191												
192	TOTAL REVENUES		\$7,515,460.00	\$8,593,858.00	\$9,168,110.00	\$11,555,654.00	\$9,522,310.07	\$11,555,654.00	\$12,773,471.00	\$781,649.00		\$162,228.00
193												

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

[illegible]

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

	A	B	C	D	E	F	G	H	I	J	K	L
1793	100-GENERAL											
1794	TECHNOLOGY											
1795	EXPENDITURES				(-	-----	2020-2021	2021	2022-----)			
1796			2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE		
1797			ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET			
1798												
1799	PERSONNEL SERVICES											
1800												
1812	TOTAL	PERSONNEL SERVICES	\$31,510.00	\$53,466.00	\$55,070.00	\$59,528.00	\$43,586.00	\$59,528.00	\$60,548.00	\$1,020.00		
1813												
1814	MATERIALS & SUPPLIES											
1815												
1819	TOTAL	MATERIALS & SUPPLIES	\$1,449.00	\$148.00	\$15.00	\$0.00	\$2,852.00	\$0.00	\$0.00	\$0.00		
1820												
1836	TOTAL	MAINTENANCE & SERVICES	\$182,015.00	\$222,825.00	\$234,690.00	\$191,200.00	\$233,930.00	\$191,200.00	\$201,200.00	\$10,000.00		
1837												
1838	UTILITIES											
1839												
1843	TOTAL	UTILITIES	\$122,958.00	\$119,350.00	\$144,391.00	\$125,000.00	\$114,807.00	\$125,000.00	\$125,000.00	\$0.00		
1844												
1845	MISCELLANEOUS											
1848												
1849	TOTAL	MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1850												
1851	CAPITAL OUTLAY											
1852												
1856	TOTAL	CAPITAL OUTLAY	\$0.00	\$1,070.00	\$0.00	\$25,000.00	\$569.00	\$25,000.00	\$25,000.00	\$0.00		
1857												
1858	TOTAL	TECHNOLOGY	\$337,932.00	\$396,859.00	\$434,166.00	\$400,728.00	\$395,744.00	\$400,728.00	\$411,748.00	\$11,020.00		
1859												
1860	TOTAL EXPENDITURES		\$7,226,777.00	\$8,396,753.00	\$9,045,317.00	\$11,657,365.00	\$7,968,604.00	\$11,657,365.00	\$12,775,264.00	\$545,998.00		
1861												
1862	REVENUE OVER/(UNDER) EXPENDITURES		\$288,683.00	\$197,105.00	\$122,793.00	-\$101,711.00	\$1,553,706.07	-\$101,711.00	-\$1,793.00	\$235,651.00		

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

200-WATER FUND

REVENUES				(-	-----	2020-2021	2021 2022-----)		
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
TAXES AND GOVERNMENT									
TOTAL	TAXES AND OTHER GOVERNMENT	\$2,458.00	\$9,492.00	\$7,696.00	\$11,000.00	\$9,137.00	\$11,000.00	\$11,000.00	\$0.00
CITY UTILITIES									
TOTAL	CITY UTILITIES	\$1,978,656.00	\$1,866,072.00	\$2,032,731.00	\$1,849,000.00	\$1,720,651.00	\$1,849,000.00	\$2,110,000.00	\$261,000.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$1,355,711.00	\$166,552.00	\$109,436.00	\$2,000.00	\$3,526.00	\$2,000.00	\$2,000.00	\$0.00
TOTAL REVENUES		\$3,336,825.00	\$2,042,116.00	\$2,149,863.00	\$1,862,000.00	\$1,733,314.00	\$1,862,000.00	\$2,123,000.00	\$261,000.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

200-WATER FUND
NON-DEPARTMENTAL
EXPENDITURES

EXPENDITURES			(-	-----	2020-2021	2021 2022-----)			
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$285,775.00	\$216,716.00	\$516,604.00	\$474,738.00	\$267,939.00	\$474,738.00	\$474,738.00	\$0.00
TOTAL	NON-DEPARTMENTAL	\$285,775.00	\$216,716.00	\$516,604.00	\$474,738.00	\$267,939.00	\$474,738.00	\$474,738.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

200-WATER FUND
WATER PRODUCTION
EXPENDITURES

			(-	-----	2020-2021	2021 2022-----)			
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PERSONNEL SERVICES									
TOTAL	PERSONNEL SERVICES	\$169,316.00	\$183,777.00	\$166,233.00	\$213,328.00	\$154,236.00	\$213,328.00	\$216,725.00	\$3,397.00
MATERIALS & SERVICES									
TOTAL	MATERIALS & SUPPLIES	\$11,679.00	\$9,935.00	\$15,700.00	\$12,800.00	\$10,848.00	\$12,800.00	\$15,200.00	\$2,400.00
MAINTENANCE & SERVICES									
TOTAL	MAINTENANCE & SERVICES	\$224,170.00	\$16,299.00	\$23,347.00	\$51,500.00	\$21,022.00	\$51,500.00	\$54,500.00	\$3,000.00
UTILITIES									
TOTAL	UTILITIES	\$104,325.00	\$82,319.00	\$99,946.00	\$105,000.00	\$79,875.00	\$105,000.00	\$105,000.00	\$0.00
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$29,575.00	\$59,972.00	\$43,783.00	\$115,050.00	\$36,089.00	\$115,050.00	\$93,050.00	-\$22,000.00
TOTAL	MISCELLANEOUS	\$4,355.00	\$8,594.00	\$5,251.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY									
TOTAL	CAPITAL OUTLAY	\$5,286.00	\$5,074.00	\$4,682.00	\$119,000.00	\$117,971.00	\$119,000.00	\$17,000.00	-\$102,000.00
TOTAL	WATER PRODUCTION	\$548,706.00	\$365,970.00	\$358,942.00	\$616,678.00	\$420,041.00	\$616,678.00	\$501,475.00	-\$115,203.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

200-WATER FUND
WATER DISTRIBUTION
EXPENDITURES

EXPENDITURES		2017-2018	2018-2019	(- 2019-2020	----- CURRENT	2020-2021 Y-T-D	2021 2022-----) BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PERSONNEL SERVICES									
TOTAL	PERSONNEL SERVICES	\$224,543.00	\$252,602.00	\$197,250.00	\$210,488.00	\$153,410.00	\$210,488.00	\$213,890.00	\$298.00
MATERIALS & SUPPLIES									
TOTAL	MATERIALS & SUPPLIES	\$11,565.00	\$12,069.00	\$15,432.00	\$10,000.00	\$10,249.00	\$10,000.00	\$13,500.00	\$3,500.00
MAINTENANACE & SERVICES									
TOTAL	MAINTENANCE & SERVICES	\$582,813.00	\$653,900.00	\$626,130.00	\$657,097.00	\$544,928.00	\$657,097.00	\$817,396.00	\$160,299.00
UTILITIES									
TOTAL	UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFERS OUT									
TOTAL	TRANSFERS OUT	\$142,988.00	\$134,256.00	\$128,390.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$13,131.00	\$8,580.00	\$6,852.00	\$10,500.00	\$16,305.00	\$10,500.00	\$1,000.00	-\$9,500.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$4,355.00	\$8,594.00	\$7,420.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

CAPITAL OUTLAY

TOTAL	CAPITAL OUTLAY	\$10,585.00	\$10,106.00	\$9,090.00	\$18,000.00	\$5,645.00	\$18,000.00	\$100,000.00	\$82,000.00
TOTAL	WATER DISTRIBUTION	\$989,980.00	\$1,080,107.00	\$990,564.00	\$907,085.00	\$730,537.00	\$907,085.00	\$1,146,786.00	\$236,597.00
TOTAL EXPENDITURES		\$1,824,461.00	\$1,662,793.00	\$1,866,110.00	\$1,998,501.00	\$1,418,517.00	\$1,998,501.00	\$2,122,999.00	\$121,394.00
REVENUE OVER/(UNDER) EXPENDITURES		\$1,512,364.00	\$379,323.00	\$283,753.00	-\$136,501.00	\$314,797.00	-\$136,501.00	\$1.00	\$139,606.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

210-UTILITY CITY CAPITAL IMP

REVENUES			(-	-----	2020-2021	2021 2022-----)		
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET
UTILITY CAPITAL IMPR FEE								
TOTAL	TAXES AND OTHER GOVERNMENT	\$0.00	\$970.00	\$3,793.00	\$0.00	\$1,492.00	\$0.00	\$0.00
DEVELOPMENT SERVICES								
TOTAL	UTILITY CAPITAL IMPR FEE	\$133,173.00	\$146,177.00	\$152,281.00	\$290,000.00	\$248,316.00	\$290,000.00	\$410,000.00
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES		\$133,173.00	\$147,147.00	\$156,074.00	\$290,000.00	\$249,808.00	\$290,000.00	\$410,000.00

210-UTILITY CAPITAL IMP

NON-DEPARTMENTAL

EXPENDITURES			(-	-----	2020-2021	2021 2022-----)		
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET
TRANSFERS OUT								
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$290,000.00	\$265,833.00	\$290,000.00	\$13,000.00
TOTAL	NON-DEPARTMENTAL	\$0.00	\$0.00	\$0.00	\$290,000.00	\$265,833.00	\$290,000.00	\$410,000.00
TOTAL EXPENDITURES		\$0.00	\$0.00	\$0.00	\$290,000.00	\$265,833.00	\$290,000.00	\$410,000.00
REVENUE OVER/(UNDER) EXPENDITURES		\$133,173.00	\$147,147.00	\$156,074.00	\$0.00	-\$16,025.00	\$0.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

300-GAS FUND

REVENUES

			(-)	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND OTHER GOVERNMT

TOTAL	TAXES AND OTHER GOVERNMT	\$7,037.00	\$9,422.00	\$8,359.00	\$14,000.00	\$8,537.00	\$14,000.00	\$14,000.00	\$0.00
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CITY UTILITIES

TOTAL	CITY UTILITIES	\$3,163,854.00	\$4,170,721.00	\$2,530,730.00	\$2,958,000.00	\$2,152,404.00	\$2,958,000.00	\$2,458,000.00	-\$500,000.00
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MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$56,034.00	\$14,955.00	\$13,390.00	\$0.00	\$6,575.00	\$0.00	\$0.00	\$0.00
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TOTAL REVENUES		\$3,226,925.00	\$4,195,098.00	\$2,552,479.00	\$2,972,000.00	\$2,167,516.00	\$2,972,000.00	\$2,472,000.00	-\$500,000.00
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CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

300-GAS FUND

NON-DEPARTMENTAL

EXPENDITURES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
MAINTENANCE & SERVICES								
TOTAL	MAINTENANCE & SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BOND & LOAN DEBT								
TOTAL	BOND & LOAN DEBT	\$47,347.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$80,240.00	\$0.00	\$0.00	\$70,146.00	\$0.00	\$70,146.00	\$0.00
TOTAL	NON-DEPARTMENTAL	\$127,587.00	\$0.00	\$0.00	\$70,146.00	\$0.00	\$70,146.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

300-GAS FUND

GAS DISTRIBUTION

EXPENDITURES

EXPENDITURES				(-	-----	2020-2021	2021 2022-----)		
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PERSONNEL SERVICES									
TOTAL	PERSONNEL SERVICES	\$108,484.00	\$111,097.00	\$119,693.00	\$168,983.00	\$130,709.00	\$168,983.00	\$172,913.00	\$3,930.00
MATERIALS & SUPPLIES									
TOTAL	MATERIALS & SUPPLIES	\$1,935,851.00	\$2,228,463.00	\$1,375,855.00	\$1,713,000.00	\$1,304,891.00	\$1,713,000.00	\$1,211,500.00	-\$501,500.00
MAINTENANCE & SERVICES									
TOTAL	MAINTENANCE & SERVICES	\$355,610.00	\$634,973.00	\$877,869.00	\$917,922.00	\$832,670.00	\$917,922.00	\$955,991.00	\$38,069.00
TRANSFERS OUT									
TOTAL	TRANSFERS OUT	\$54,218.00	\$54,218.00	\$56,434.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$450,562.00	\$63,800.00	\$35,783.00	\$39,850.00	\$39,811.00	\$39,850.00	\$30,850.00	-\$9,000.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$1,780.00	\$4,218.00	\$1,755.00	\$600.00	\$28.00	\$600.00	\$600.00	\$0.00
CAPITAL OUTLAY									
TOTAL	CAPITAL OUTLAY	\$657.00	\$549.00	\$14,880.00	\$86,500.00	\$16,586.00	\$86,500.00	\$30,000.00	-\$56,500.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

TOTAL	GAS DISTRIBUTION	\$2,907,162.00	\$3,097,318.00	\$2,482,269.00	\$2,926,855.00	\$2,324,695.00	\$2,926,855.00	\$2,401,854.00	-\$525,001.00
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BOND & LOAN DEBT

TOTAL	DEBT SERVICES	\$2,666.00	-\$1,042.00	-\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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TOTAL EXPENDITURES		\$3,037,415.00	\$3,096,276.00	\$2,482,194.00	\$2,997,001.00	\$2,324,695.00	\$2,997,001.00	\$2,472,000.00	-\$525,001.00
REVENUE OVER/(UNDER) EXPENDITURES		\$189,510.00	\$1,098,822.00	\$70,285.00	-\$25,001.00	-\$157,179.00	-\$25,001.00	\$0.00	\$25,001.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

400- SEWER FUND

				(-	-----	2020-2021	2021 2022-----)		
REVENUES		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
TAXES AND OTHER GOVERNMT									
TOTAL	TAXES AND OTHER GOVERNMT	\$6,313.00	\$12,058.00	\$10,084.00	\$10,500.00	\$8,523.00	\$10,500.00	\$10,500.00	\$0.00
CITY UTILITIES									
TOTAL	CITY UTILITIES	\$1,369,075.00	\$1,417,984.00	\$1,434,358.00	\$1,552,000.00	\$1,261,904.00	\$1,552,000.00	\$1,622,000.00	\$70,000.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$571,058.00	\$490,158.00	\$283,931.00	\$515,000.00	\$0.00	\$515,000.00	\$515,000.00	\$0.00
TOTAL REVENUES		\$1,946,446.00	\$1,920,200.00	\$1,728,373.00	\$2,077,500.00	\$1,270,427.00	\$2,077,500.00	\$2,147,500.00	\$70,000.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

400-SEWER FUND
NON-DEPARTMENTAL
EXPENDITURES

EXPENDITURES			(-	-----	2020-2021	2021 2022-----)			
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$496,436.00	\$216,716.00	\$516,604.00	\$632,275.00	\$250,519.00	\$632,275.00	\$632,275.00	\$0.00
TOTAL	NON-DEPARTMENTAL	\$496,436.00	\$216,716.00	\$516,604.00	\$632,275.00	\$250,519.00	\$632,275.00	\$632,275.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

400-SEWER FUND

WASTE WTR TRMT PLANT

EXPENDITURES

			(-	-----	2020-2021	2021 2022-----)			
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PERSONNEL SERVICES									
TOTAL	PERSONNEL SERVICES	\$178,216.00	\$180,417.00	\$169,437.00	\$204,953.00	\$166,601.00	\$204,953.00	\$207,975.00	\$3,022.00
MATERIALS & SUPPLIES									
TOTAL	MATERIALS & SUPPLIES	\$26,404.00	\$29,472.00	\$31,080.00	\$31,000.00	\$30,382.00	\$31,000.00	\$33,000.00	\$2,000.00
MAINTENANCE & SERVICES									
TOTAL	MAINTENANCE & SERVICES	\$56,222.00	\$89,547.00	\$87,209.00	\$343,000.00	\$35,224.00	\$343,000.00	\$578,500.00	\$235,500.00
UTILITIES									
TOTAL	UTILITIES	\$79,923.00	\$55,039.00	\$67,575.00	\$80,000.00	\$60,146.00	\$80,000.00	\$80,000.00	\$0.00
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$46,643.00	\$62,141.00	\$65,238.00	\$113,100.00	\$96,688.00	\$113,100.00	\$63,100.00	-\$50,000.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$2,357.00	\$5,545.00	\$3,118.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY									
TOTAL	CAPITAL OUTLAY	\$10,571.00	\$10,161.00	\$26,746.00	\$18,000.00	\$5,817.00	\$18,000.00	\$38,000.00	\$20,000.00
TOTAL	WASTE WTR TRMT PLANT	\$400,336.00	\$432,322.00	\$450,403.00	\$790,053.00	\$394,858.00	\$790,053.00	\$1,000,575.00	\$210,522.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

400-SEWER FUND
SEWER COLLECTION
EXPENDITURES

EXPENDITURES		2017-2018	2018-2019	(- 2019-2020	----- CURRENT	2020-2021 Y-T-D	2021 2022-----) BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PERSONNEL SERVICES									
TOTAL	PERSONNEL SERVICES	\$56,443.00	\$57,178.00	\$50,069.00	\$54,168.00	\$52,121.00	\$54,168.00	\$55,059.00	\$891.00
MATERIALS & SUPPLIES									
TOTAL	MATERIALS & SUPPLIES	\$4,351.00	\$3,981.00	\$2,555.00	\$3,600.00	\$4,417.00	\$3,600.00	\$3,800.00	\$200.00
MAINTENANCE & SERVICES									
TOTAL	MAINTENANCE & SERVICES	\$407,770.00	\$499,236.00	\$491,792.00	\$376,879.00	\$361,871.00	\$376,879.00	\$368,591.00	-\$8,288.00
UTILITIES									
TOTAL	UTILITIES	\$7,888.00	\$14,069.00	\$7,873.00	\$7,000.00	\$7,436.00	\$7,000.00	\$7,000.00	\$0.00
TRANSFERS OUT									
TOTAL	TRANSFERS OUT	\$336,387.00	\$293,097.00	\$350,164.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MISCELLANEOUS									
TOTAL	MISCELLANEOUS	\$2,357.00	\$6,684.00	\$3,118.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY									

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

TOTAL	CAPITAL OUTLAY	\$0.00	\$0.00	\$10,000.00	\$74,025.00	\$13,558.00	\$74,025.00	\$80,200.00	\$6,175.00
TOTAL	SEWER COLLECTION	\$815,196.00	\$874,245.00	\$915,571.00	\$515,672.00	\$439,403.00	\$515,672.00	\$514,650.00	-\$1,022.00
TOTAL EXPENDITURES		\$1,711,968.00	\$1,523,283.00	\$1,882,578.00	\$1,938,000.00	\$1,084,780.00	\$1,938,000.00	\$2,147,500.00	\$209,500.00
REVENUE OVER/(UNDER) EXPENDITURES		\$234,478.00	\$396,917.00	-\$154,205.00	\$139,500.00	\$185,647.00	\$139,500.00	\$0.00	-\$139,500.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

520-CEMETERY PERMANENT FUND

CEMETERY PERMANENT

REVENUES			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND C	\$1,834.00	\$4,737.00	\$217.00	\$3,000.00	\$1,269.00	\$3,000.00	\$3,000.00	\$0.00
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CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

525-CEMETERY OPERATING FUND

CEMETERY OPERATING

REVENUES

	2017-2018	2018-2019	(- 2019-2020	----- CURRENT	2020-2021 Y-T-D	2021 2022-----) BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$2,436.00	\$3,763.00	\$2,941.00	\$2,000.00	\$1,966.00	\$2,000.00	\$2,000.00	\$0.00
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CITY UTILITIES

TOTAL	CITY UTILITIES	\$30,825.00	\$34,230.00	\$52,520.00	\$31,000.00	\$86,000.00	\$31,000.00	\$31,000.00	\$0.00
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MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$150.00	\$75.00	\$150.00	\$32,000.00	\$225.00	\$32,000.00	\$32,000.00	\$0.00
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TOTAL REVENUES		\$33,411.00	\$38,068.00	\$55,611.00	\$65,000.00	\$88,191.00	\$65,000.00	\$65,000.00	\$0.00
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CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

525-CEMETERY OPERATING FUND

CEMETERY OPERATING

EXPENDITURES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
MATERIALS & SERVICES								
TOTAL								
MATERIALS & SUPPLIES	\$42.00	\$0.00	\$0.00	\$1,016.00	\$508.00	\$1,016.00	\$1,016.00	\$0.00
MAINTENANCE & SERVICES								
TOTAL								
MAINTENANCE & SERVICES	\$6,232.00	\$1,601.00	\$23,170.00	\$63,484.00	\$4,867.00	\$63,484.00	\$63,984.00	\$500.00
UTILITIES								
TOTAL								
UTILITIES	\$371.00	\$329.00	\$218.00	\$500.00	\$162.00	\$500.00	\$0.00	\$0.00
TOTAL								
CEMETERY OPERATING	\$6,645.00	\$1,930.00	\$23,388.00	\$65,000.00	\$5,537.00	\$65,000.00	\$65,000.00	\$500.00
TOTAL EXPENDITURES	\$6,645.00	\$1,930.00	\$23,388.00	\$65,000.00	\$5,537.00	\$65,000.00	\$65,000.00	\$500.00
REVENUE OVER/(UNDER) EXPENDITURES	\$26,766.00	\$36,138.00	\$32,223.00	\$0.00	\$82,654.00	\$0.00	\$0.00	-\$500.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

			(-	-----	2020-2021	2021 2022-----)		
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
TAXES AND GOVERNMENT								
TOTAL	TAXES AND OTHER GOVERNMT	\$57.00	\$56.00	\$55.00	\$0.00	\$45.00	\$0.00	\$0.00
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00
TOTAL REVENUES								
		\$57.00	\$56.00	\$55.00	\$700.00	\$45.00	\$700.00	\$0.00
530-BOARD OF FIREMAN SERVICE								
FIRE								
EXPENDITURES								
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$500.00	\$500.00	\$500.00	\$700.00	\$150.00	\$700.00	\$0.00
TOTAL EXPENDITURES								
		\$500.00	\$500.00	\$500.00	\$700.00	\$150.00	\$700.00	\$0.00
REVENUE OVER/(UNDER) EXPENDITURES								
		-\$443.00	-\$444.00	-\$445.00	\$0.00	-\$105.00	\$0.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

540-GRANT FUND

REVENUES

		(-	-----	2020-2021	2021 2022-----)		
2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$27,761.00	\$1,305,465.00	\$890,636.00	\$3,558,500.00	\$2,255,127.00	\$3,558,500.00	\$3,558,500.00	\$0.00
TOTAL REVENUES		\$27,761.00	\$1,305,465.00	\$890,636.00	\$3,558,500.00	\$2,255,127.00	\$3,558,500.00	\$3,558,500.00	\$0.00

540-GRANT FUND

GRANT

EXPENDITURES

		(-	-----	2020-2021	2021 2022-----)		
2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

MISCELLANEOUS

TOTAL	EXPENDITURES	\$12,949.00	\$1,290,277.00	\$852,172.00	\$3,558,500.00	\$1,810,384.00	\$3,558,500.00	\$3,558,500.00	\$0.00
TOTAL EXPENDITURES		\$12,949.00	\$1,290,277.00	\$852,172.00	\$3,558,500.00	\$1,810,384.00	\$3,558,500.00	\$3,558,500.00	\$0.00
REVENUE OVER/(UNDER) EXPENDITURES		\$14,812.00	\$15,188.00	\$38,464.00	\$0.00	\$444,743.00	\$0.00	\$0.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

550-ECONOMIC DEVELOPMENT

EDC

REVENUES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$160,406.00	\$160,364.00	\$166,794.00	\$150,000.00	\$145,704.00	\$150,000.00	\$155,500.00	\$5,500.00
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MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$0.00	\$91,888.00	\$716,834.00	\$536,000.00	\$95,343.00	\$536,000.00	\$536,000.00	\$0.00
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TOTAL REVENUES		\$160,406.00	\$252,252.00	\$883,628.00	\$686,000.00	\$241,047.00	\$686,000.00	\$691,500.00	\$5,500.00
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**CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET**

550-ECONOMIC DEVELOPMENT

EDC

EXPENDITURES

			(-)	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

PERSONNEL SERVICES

TOTAL	PERSONNEL SERVICES	\$50.00	\$5,200.00	\$1,000.00	\$11,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00
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MATERIALS & SUPPLIES

TOTAL	MATERIALS & SUPPLIES	\$4,907.00	\$4,200.00	\$54,750.00	\$120,000.00	\$1,800.00	\$120,000.00	\$120,000.00	\$0.00
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PROFESSIONAL FEES

TOTAL	PROFESSIONAL FEES	\$29,337.00	\$103,788.00	\$36,200.00	\$9,500.00	\$9,500.00	\$9,500.00	\$15,000.00	\$5,500.00
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MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$8,006.00	\$0.00	\$1,000.00	\$2,500.00	\$1,200.00	\$2,500.00	\$2,500.00	\$0.00
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CAPITAL OUTLAY

TOTAL	CAPITAL OUTLAY	\$0.00	\$0.00	\$1,015,164.00	\$400,000.00	\$50,593.00	\$400,000.00	\$400,000.00	\$0.00
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BOND & LOAN DEBT

TOTAL BOND & LOAN DEBT		\$0.00	\$13,504.00	\$142,110.00	\$143,000.00	\$143,214.00	\$143,000.00	\$143,000.00	\$0.00
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TOTAL EXPENDITURES		\$42,300.00	\$126,692.00	\$1,250,224.00	\$686,000.00	\$206,307.00	\$686,000.00	\$691,500.00	\$5,500.00
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REVENUE OVER/(UNDER) EXPENDITURES		\$118,106.00	\$125,560.00	-\$366,596.00	\$0.00	\$34,740.00	\$0.00	\$0.00	\$0.00
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CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

905-CAPITAL PROJECTS

REVENUES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
TAXES AND GOVERNMENT								
TOTAL	TAXES AND OTHER GOVERNMT	\$4,726.00	\$3,429.00	\$2,070.00	\$0.00	\$13,259.00	\$0.00	\$0.00
MISCELLANEOUS								
TOTAL	MISCELLANEOUS	\$0.00	\$910,000.00	\$0.00	\$10,000,000.00	\$10,005,781.00	\$10,000,000.00	\$10,000,000.00
TOTAL REVENUES		\$4,726.00	\$913,429.00	\$2,070.00	\$10,000,000.00	\$10,019,040.00	\$10,000,000.00	\$10,000,000.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

905-CAPITAL PROJECTS

CAPITAL PROJECTS

EXPENDITURES

EXPENDITURES				(-	-----	2020-2021	2021 2022-----)		
		2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	
PROFESSIONAL FEES									
TOTAL	PROFESSIONAL FEES	\$102,747.00	\$104,260.00	\$22,094.00	\$600,000.00	\$284,276.00	\$600,000.00	\$600,000.00	\$0.00
BOND & LOAN DEBT									
TOTAL	BOND & LOAN DEBT	\$115,296.00	\$0.00	\$36,755.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY									
TOTAL	CAPITAL PUTLAY	\$70,865.00	\$2,030,844.00	\$544,010.00	\$9,400,000.00	\$141,689.00	\$9,400,000.00	\$9,400,000.00	\$0.00
TOTAL EXPENDITURES		\$288,908.00	\$2,135,104.00	\$602,859.00	\$10,000,000.00	\$425,965.00	\$10,000,000.00	\$10,000,000.00	\$0.00
REVENUE OVER/(UNDER) EXPENDITURES		-\$284,182.00	-\$1,221,675.00	-\$600,789.00	\$0.00	\$9,593,075.00	\$0.00	\$0.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

930-HOTEL

REVENUES

		(-	-----	2020-2021	2021 2022-----)			
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$140,169.00	\$163,993.00	\$145,433.00	\$141,000.00	\$104,467.00	\$141,000.00	\$141,000.00	\$0.00
TOTAL	TAXES AND OTHER GOVERNMT	\$140,169.00	\$163,993.00	\$145,433.00	\$141,000.00	\$104,467.00	\$141,000.00	\$141,000.00	\$0.00

930-HOTEL

HOTEL

EXPENDITURES

		(-	-----	2020-2021	2021 2022-----)			
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$233,442.00	\$140,000.00	\$140,000.00	\$141,000.00	\$0.00	\$141,000.00	\$141,000.00	\$0.00
TOTAL EXPENDITURES		\$233,442.00	\$140,000.00	\$140,000.00	\$141,000.00	\$0.00	\$141,000.00	\$141,000.00	\$0.00
REVENUE OVER/(UNDER) EXPENDITURES		-\$93,273.00	\$23,993.00	\$5,433.00	\$0.00	\$104,467.00	\$0.00	\$0.00	\$0.00

CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

945-BOND FUND

REVENUES

			(-)	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$614.00	\$521.00	\$785.00	\$0.00	\$1,247.00	\$0.00	\$0.00	\$0.00
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CITY UTILITIES

TOTAL	TAXES AND OTHER GOVERNMT	\$382,320.00	\$386,958.00	\$377,130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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TOTAL	TAXES AND OTHER GOVERNMT	-\$18,816.00	\$0.00	\$296,600.00	\$375,550.00	\$362,053.00	\$375,550.00	\$375,550.00	\$0.00
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MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$557,466.00	\$433,432.00	\$1,033,208.00	\$874,594.00	\$784,291.00	\$874,594.00	\$874,594.00	\$0.00
TOTAL REVENUES		\$921,584.00	\$820,911.00	\$1,707,723.00	\$1,250,144.00	\$1,147,591.00	\$1,250,144.00	\$1,250,144.00	\$0.00

945-BOND FUND

BOND

EXPENDITURES

			(-)	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

BOND & LOAN DEBT

TOTAL	NON DEPARTMENTAL	\$958,805.00	\$956,631.00	\$959,569.00	\$1,250,143.00	\$1,330,499.00	\$1,250,143.00	\$1,250,143.00	\$0.00
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TOTAL EXPENDITURES		\$958,805.00	\$956,631.00	\$959,569.00	\$1,250,143.00	\$1,330,499.00	\$1,250,143.00	\$1,250,143.00	\$0.00
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REVENUE OVER/(UNDER) EXPENDITURES		-\$37,221.00	-\$135,720.00	\$748,154.00	\$1.00	-\$182,908.00	\$1.00	\$1.00	\$0.00
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CITY OF NAVASOTA
2021-2022 PROPOSED BUDGET

970 FOUNDATION FOR COMMUNITY PROJECT

REVENUES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

TAXES AND GOVERNMENT

TOTAL	TAXES AND OTHER GOVERNMT	\$16,374.00	\$1,206.00	\$24,541.00	\$5,500.00	\$12,241.00	\$5,500.00	\$5,500.00	\$0.00
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TOTAL REVENUES		\$16,374.00	\$1,206.00	\$24,541.00	\$5,500.00	\$12,241.00	\$5,500.00	\$5,500.00	\$0.00
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970 FOUNDATION FOR COMMUNITY PROJECT

NON-DEPARTMENTAL

EXPENDITURES

			(-	-----	2020-2021		2021 2022-----)	
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	BASELINE	PROPOSED	DIFFERENCE
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	

MISCELLANEOUS

TOTAL	MISCELLANEOUS	\$0.00	\$0.00	\$4,335.00	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00
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TOTAL	NON-DEPARTMENTAL	\$0.00	\$0.00	\$4,335.00	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00
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TOTAL EXPENDITURES		\$0.00	\$0.00	\$4,335.00	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00
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REVENUE OVER/(UNDER) EXPENDITURES		\$16,374.00	\$1,206.00	\$20,206.00	\$0.00	\$12,241.00	\$0.00	\$0.00	\$0.00
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**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 14.

AGENDA DATE: August 23,
2021

PREPARED BY: Lance M Hall, Finance Director

APPROVED BY: BS

ITEM: Consideration and possible action on proposal to adopt tax rate for 2021 and announce time, date, and place of public hearings and the meetings to vote on the tax rate.

ITEM BACKGROUND:

According to State Law, the following wording must be used in order to adopt the tax rate for 2021 that is higher than the effective rate and announce the dates and times for the public hearings:

" I move that the City of Navasota propose to adopt a tax rate of \$.5693/\$100 for the Tax Year 2021 and hold a public hearing at 6:00 P.M. on September13, 2021 at the City Council Chambers located at 200 East McAlpine Street; and a second public hearing at 6:00 P.M. on September 27 2021 the City Council Chambers located at 200 East McAlpine Street; and a meeting to adopt the tax rate on first reading at 6:00 P.M. on September 13, 2021 at the City Council Chambers located at 200 East McAlpine Street; and a meeting to adopt the tax rate on second reading at 6:00 P.M. on September 27, 2021 at the City Council Chambers located at 200 East McAlpine Street;"

BUDGETARY AND FINANCIAL SUMMARY:

Taxable Value 2021 \$ 508,297,370

No new revenue rate .5510/\$100 M&O .48265/100 I&S(Debt)
\$.0684/\$100 Total Tax to be collected \$2,800,718.51

Proposed Rate \$.5693/\$100 M&O \$.5009/\$100 I&S(Debt)
\$.0684/\$100 Total Tax to be collected \$2,893,736.93

Proposed Rate 2 \$.5947/100 M&O \$.5263/\$100 I&S(Debt)
\$.0684/100 Total Tax to be collected \$3,022,844.46

Taxes based on a average home price \$136,492 at nonew
revenue rate \$750.16

Taxes Based on average home price \$136,492 at proposed rate \$
777.05

Taxes based on average home price \$136,492 at proposed rate 2
\$780.60

STAFF RECOMMENDATION:

Staff recommends that the City Council propose a tax rate of
\$.5693/\$100 and state the following :

' I move that the City of Navasota propose to adopt a tax rate of \$.5693 per \$100 valuation for the Tax Year 2020 and hold a public hearing at 6:00 P.M. on September 13, 2021 at the City Council Chambers located at 200 East McAlpine Street; and a second public hearing at 6:00 P.M. on September 27, 2021 at the City Council Chambers located at 200 East McAlpine Street; and a meeting to adopt the tax rate on first reading at 6:00 P.M. on September 13, 2021 at the City Council Chambers located at 200 East McAlpine Street; and a meeting to adopt the tax rate on second reading at 6:00 P.M. on September 27, 2021 at the City Council Chambers located at 200 East McAlpine Street;'

ATTACHMENTS:

1. 2021 Truth in Taxation

**Grimes Central Appraisal District
P. O. Box 489
Anderson, Texas 77830
(936)873-2163 Ext 224
Fax (936)873-2154**

August 4, 2021

The Honorable City Council
City of Navasota
P. O. Box 910
Navasota, Texas 77868

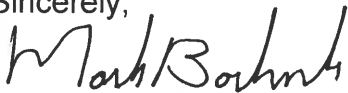
Gentlemen:

Pursuant to Chapter 26, Texas Property Tax Code and the interlocal agreement between the City of Navasota and the Grimes Central Appraisal District, I am submitting the following:

- (1) The 2021 Assessment Roll Grand Totals Reports for the City of Navasota with a total taxable value of \$508,297,370.
- (2) The no-new-revenue tax rate is \$0.5510 / \$ 100.
- (3) The voter-approval tax rate is \$0.5948 / \$100.
- (4) No-new-revenue tax rate and voter-approval tax rate calculations.
- (5) Tax Assessor-Collector's certification of 2020 excess debt collections and 2021 anticipated collection rate and other tax rate adoption information.
- (6) The 2021 tax rate must be adopted no later than September 30, 2021.

Please let me know what tax rate you propose to adopt, and I will be glad to assist you in completing the tax rate adoption process.

Sincerely,



Mark Boehnke
Chief Appraiser
Grimes County Appraisal District

Assessment Roll Grand Totals Report

GRIMESCAD

Tax Year: 2021 As of: Certification

CNA - City Navasota (ARB Approved Totals)

Number of Properties: 4983

Land Totals

Land - Homesite	(+)	\$35,096,380		
Land - Non Homesite	(+)	\$71,139,716		
Land - Ag Market	(+)	\$30,453,262		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$136,689,358	(+)	\$136,689,358

Improvement Totals

Improvements - Homesite	(+)	\$256,240,390		
Improvements - Non Homesite	(+)	\$124,758,149		
Total Improvements	(=)	\$380,998,539	(+)	\$380,998,539

Other Totals

Personal Property (499)		\$66,110,322	(+)	\$66,110,322
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$583,798,219
Total Market Value 100%			(=)	\$583,798,219
Total Homestead Cap Adjustment (60)				(-) \$640,081
Total Exempt Property (198)				(-) \$30,205,838

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$30,453,262		
Ag Use (82)	(-)	\$152,062		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$30,301,200	(-)	\$30,301,200
Total Assessed			(=)	\$522,651,100

Exemptions

(HS Assd 211,887,539)

(HS) Homestead Local (1464)	(+)	\$0		
(HS) Homestead State (1464)	(+)	\$0		
(O65) Over 65 Local (576)	(+)	\$6,476,704		
(O65) Over 65 State (576)	(+)	\$0		
(DP) Disabled Persons Local (46)	(+)	\$0		
(DP) Disabled Persons State (46)	(+)	\$0		
(DV) Disabled Vet (40)	(+)	\$443,410		
(DVX) Disabled Vet 100% (23)	(+)	\$4,680,642		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$543,940		
(PRO) Prorated Exempt Property (3)	(+)	\$10,231		
(EXRP) Exempt - Partial Religious (1)	(+)	\$152,555		
(DSSTR) Disaster Exemption (1)	(+)	\$70,126		
(AUTO) Lease Vehicles Ex (6)	(+)	\$2,158,179		
(HB366) House Bill 366 (22)	(+)	\$6,615		
(PC) Pollution Control (1)	(+)	\$27,365		
Total Exemptions	(=)	\$14,569,767	(-)	\$14,569,767
Net Taxable (Before Freeze)			(=)	\$508,081,333

2021 CERTIFIED TOTALS

Property Count: 10

C4 - CITY OF NAVASOTA
ARB Approved Totals

7/20/2021

9:49:57PM

Land		Value			
Homesite:		0			
Non Homesite:		68,826			
Ag Market:		452,415			
Timber Market:		0	Total Land	(+)	521,241
Improvement		Value			
Homesite:		10,890			
Non Homesite:		56	Total Improvements	(+)	10,946
Non Real	Count	Value			
Personal Property:	5	122,388			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	122,388
			Market Value	=	654,575
Ag	Non Exempt	Exempt			
Total Productivity Market:	452,415	0			
Ag Use:	13,877	0	Productivity Loss	(-)	438,538
Timber Use:	0	0	Appraised Value	=	216,037
Productivity Loss:	438,538	0			
			Homestead Cap	(-)	0
			Assessed Value	=	216,037
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	216,037

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,229.90 = 216,037 * (0.569300 / 100)

Certified Estimate of Market Value: 654,575
 Certified Estimate of Taxable Value: 216,037

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2021 Tax Rate Calculation Worksheet

Date: 08/03/2021 04:16 PM

Taxing Units Other Than School Districts or Water Districts

City of Navasota

936-825-6450

Taxing Unit Name

Phone (area code and number)

200 McAlpine St., Navasota, Tx. 77868

www.navasotatx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

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

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

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

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

SECTION 1: No-New-Revenue Tax Rate

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

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

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

No-New-Revenue Tax Rate Worksheet	Amount/Rate
1. 2020 total taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$473,766,163
2. 2020 tax ceilings. Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2020 adjusted taxable value. Subtract Line 2 from Line 1.	\$473,766,163
4. 2020 total adopted tax rate.	\$0.5693/\$100
5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value. A. Original 2020 ARB values:	\$0

B. 2020 values resulting from final court decisions:	\$0
C. 2020 value loss. Subtract B from A. ³	\$0
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2020 ARB certified value:	\$0
B. 2020 disputed value:	\$0
C. 2020 undisputed value. Subtract B from A. ⁴	\$0
7. 2020 Chapter 42 related adjusted values Add Line 5C and Line 6C.	\$0
8. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$473,766,163
9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory. ⁵	\$0
10. 2020 taxable value lost because property first qualified for an exemption in 2021. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.	
A. Absolute exemptions. Use 2020 market value:	\$2,548
B. Partial exemptions. 2021 exemption amount or 2021 percentage exemption times 2020 value:	\$591,288
C. Value loss. Add A and B. ⁵	\$593,836
11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.	
A. 2020 market value:	\$57,930
B. 2021 productivity or special appraised value:	\$50
C. Value loss. Subtract B from A. ⁷	\$57,880
12. Total adjustments for lost value. Add lines 9, 10C and 11C.	\$651,716
13. 2020 captured value of property in a TIF. Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$0
14. 2020 total value. Subtract Line 12 and Line 13 from Line 8.	\$473,114,447
15. Adjusted 2020 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$2,693,440
16. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded	\$1,057

by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. ⁸	
17. Adjusted 2020 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$2,694,497
<p>18. Total 2021 taxable value on the 2021 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values:</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office:</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:</p> <p>D. Tax increment financing: Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹²</p> <p>E. Total 2021 value. Add A and B, then subtract C and D.</p>	<p>\$508,297,370</p> <p>\$0</p> <p>\$0</p> <p>\$0</p> <p>\$508,297,370</p>
<p>19. Total value of properties under protest or not included on certified appraisal roll.¹³</p> <p>A. 2021 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹⁴</p> <p>B. 2021 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.¹⁵</p> <p>C. Total value under protest or not certified: Add A and B.</p>	<p>\$0</p> <p>\$0</p> <p>\$0</p>
20. 2021 tax ceilings. Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$0
21. 2021 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$508,297,370

22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed. ¹⁸	\$853,770
23. Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2021. ¹⁹	\$18,503,344
24. Total adjustments to the 2021 taxable value. Add Lines 22 and 23.	\$19,357,114
25. Adjusted 2021 taxable value. Subtract Line 24 from Line 21.	\$488,940,256
26. 2021 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$0.5510/\$100
27. COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2021 county NNR tax rate. ²¹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(13)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(15)

⁸Tex. Tax Code Section 26.03(c)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012(13)

¹¹Tex. Tax Code Section 26.012, 26.04(c-2)

¹²Tex. Tax Code Section 26.03(c)

¹³Tex. Tax Code Section 26.01(c) and (d)

¹⁴Tex. Tax Code Section 26.01(c)

¹⁵Tex. Tax Code Section 26.01(d)

¹⁶Tex. Tax Code Section 26.012(6)(b)

¹⁷Tex. Tax Code Section 26.012(6)

¹⁸Tex. Tax Code Section 26.012(17)

¹⁹Tex. Tax Code Section 26.012(17)

²⁰Tex. Tax Code Section 26.04(c)

²¹Tex. Tax Code Section 26.04(d)

²²Reserved for expansion

²³Tex. Tax Code Section 26.044

²⁴Tex. Tax Code Section 26.0441

SECTION 2: Voter-Approval Tax Rate

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

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

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

Voter-Approval Tax Rate Worksheet	Amount/Rate
28. 2020 M&O tax rate. Enter the 2020 M&O tax rate.	\$0.4912/\$100
29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$473,766,163
30. Total 2020 M&O levy. Multiply Line 28 by Line 29 and divide by \$100.	\$2,327,139
31. Adjusted 2020 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2020 Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. B. 2020 taxes in TIF Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0. C. 2020 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. D. 2020 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. E. Add Line 30 to 31D.	<div>\$894</div> <div>\$0</div> <div>\$0</div> <div>\$894</div> <div>\$2,328,033</div>
32. Adjusted 2021 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$488,940,256
33. 2021 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$0.4761/\$100
34. Rate adjustment for state criminal justice mandate.²³ A. 2021 state criminal justice mandate: Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	\$0

<p>B. 2020 state criminal justice mandate: Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.</p>	\$0
<p>C. Subtract B from A and divide by Line 32 and multiply by \$100.</p>	\$0.0000/\$100
<p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$0.0000/\$100
<p>35. Rate adjustment for indigent health care expenditures.²⁴</p> <p>A. 2021 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.</p>	\$0
<p>B. 2020 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.</p>	\$0
<p>C. Subtract B from A and divide by Line 32 and multiply by \$100.</p>	\$0.0000/\$100
<p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$0.0000/\$100
<p>36. Rate adjustment for county indigent defense compensation.²⁵</p> <p>A. 2021 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.</p>	\$0
<p>B. 2020 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.</p>	\$0
<p>C. Subtract B from A and divide by Line 32 and multiply by \$100.</p>	\$0.0000/\$100
<p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.</p>	\$0.0000/\$100
<p>E. Enter the lessor of C and D. If not applicable, enter 0.</p>	\$0.0000/\$100
<p>37. Rate adjustment for county hospital expenditures.²⁶</p> <p>A. 2021 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.</p>	\$0
<p>B. 2020 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.</p>	\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0.0000/\$100
D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.	\$0.0000/\$100
E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	\$0.0000/\$100
38. Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	\$0
A. Amount appropriated for public safety in 2020. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	\$0
B. Expenditures for public safety in 2020. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.	\$0.0000/\$100
C. Subtract B from A and divide by Line 32 and multiply by \$100.	
D. Enter the rate calculated in C. If not applicable, enter 0.	\$0.0000/\$100
39. Adjusted 2021 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$0.4761/\$100
40. Adjustment for 2020 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero.	
A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$595,759
B. Divide Line 40A by Line 32 and multiply by \$100.	\$0.1218
C. Add Line 40B to Line 39.	\$0.5979
41. 2021 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$0.6188/\$100
D41. Disaster Line 41 (D41): 2021 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval	\$0.0000/\$100

<p>tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <ol style="list-style-type: none"> 1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2. the third tax year after the tax year in which the disaster occurred. <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	
<p>42. Total 2021 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <ol style="list-style-type: none"> (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸ Enter debt amount.</p> <p>B. Subtract unencumbered fund amount used to reduce total debt.</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)</p> <p>D. Subtract amount paid from other resources.</p> <p>E. Adjusted debt. Subtract B, C, and D from A.</p>	<p>\$746,400</p> <p>\$0</p> <p>\$0</p> <p>\$376,000</p> <p>\$370,400</p>
43. Certified 2020 excess debt collections. Enter the amount certified by the collector. ²⁸	\$18,471
44. Adjusted 2021 debt. Subtract Line 43 from Line 42E.	\$351,929
<p>45. 2021 anticipated collection rate.</p> <p>A. Enter the 2021 anticipated collection rate certified by the collector:²⁹</p> <p>B. Enter the 2020 actual collection rate</p> <p>C. Enter the 2019 actual collection rate</p> <p>D. Enter the 2018 actual collection rate</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹</p>	<p>101.17%</p> <p>103.13%</p> <p>101.17%</p> <p>102.54%</p> <p>101.17%</p>
46. 2021 debt adjusted for collections. Divide Line 44 by Line 45E	\$347,859
47. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$508,297,370
48. 2021 debt tax rate. Divide Line 46 by Line 47 and multiply by \$100.	\$0.0684/\$100

49. 2021 voter-approval tax rate. Add Lines 41 and 48.	\$0.6872/\$100
D49. Disaster Line 49 (D49): 2021 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$0.0000/\$100
50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.	

²³Tex. Tax Code Section 26.044

²⁴Tex. Tax Code Section 26.0441

²⁵Tex. Tax Code Section 26.0442

²⁶Tex. Tax Code Section 26.0443

²⁷Tex. Tax Code Section 26.042(a)

²⁸Tex. Tax Code Section 26.012(7)

²⁹Tex. Tax Code Section 26.012(10) and 26.04(b)

³⁰Tex. Tax Code Section 26.04(b)

³¹Tex. Tax Code Section 26.04(h),(h-1) and (h-2)

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

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

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

Additional Sales and Use Tax Worksheet	Amount/Rate
51. Taxable Sales. For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.	\$0
52. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2020 or in May 2021. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2020. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$493,047
53. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$508,297,370
54. Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$0.0970/\$100
55. 2021 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$0.5510/\$100
56. 2021 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2020 or in May 2021. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.	\$0.5510/\$100
57. 2021 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.6872/\$100
58. 2021 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$0.5902/\$100

³¹Reserved for expansion

³⁴Tex. Tax Code Section 26.041(d)

³²Tex. Tax Code Section 26.041(d)

³⁵Tex. Tax Code Section 26.04(c)

³³Tex. Tax Code Section 26.041(i)

³⁶Tex. Tax Code Section 26.04(c)

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

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

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

Voter-Approval Protection for Pollution Control Worksheet	Amount/Rate
59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$0
60. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$508,297,370
61. Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$0.0000/\$100
62. 2021 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$0.5902/\$100

³⁷Tex. Tax Code Section 26.045(d)

³⁸Tex. Tax Code Section 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

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

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Unused Increment Rate Worksheet	Amount/Rate
63. 2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0.0046
64. 2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero	\$0
65. 2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0.0000
66. 2021 unused increment rate. Add Lines 63, 64 and 65.	\$0.0046/\$100
67. 2021 voter-approval tax rate, adjusted for unused increment rate. ²³ Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$0.5948/\$100

³⁹Tex. Tax Code Section 26.013(a)

⁴⁰Tex. Tax Code Section 26.013(c)

⁴¹Tex. Tax Code Section 26.0501(a) and (c)

⁴²Tex. Tax Code Section Local Gov't Code Section 120.007(d), effective Jan. 1, 2022

⁴³Tex. Tax Code Section 26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

De Minimis Rate Worksheet	Amount/Rate
68. Adjusted 2021 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$0.4761/\$100
69. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$508,297,370
70. Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$0.0983
71. 2021 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.0684/\$100
72. De minimis rate. ²³ Add Lines 68, 70 and 71.	\$0.6428/\$100

⁴⁴Tex. Tax Code Section 26.012(8-a)

⁴⁵Tex. Tax Code Section 26.063(a)(1)

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year⁴⁷.

NOTE: This section will not apply to any taxing units in 2021. It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Emergency Revenue Rate Worksheet	Amount/Rate
73. 2020 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
74. Adjusted 2020 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2020 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	N/A
75. Increase in 2020 tax rate due to disaster. Subtract Line 74 from Line 73.	N/A
76. Adjusted 2020 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
77. Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	N/A

78. Adjusted 2021 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
79. Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	N/A
80. 2021 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	N/A

⁴⁶Tex. Tax Code Section 26.042(b)

⁴⁷Tex. Tax Code Section 26.042(f)

⁴⁸Tex. Tax Code Section 26.042(c)

⁴⁹Tex. Tax Code Section 26.042(b)

⁵⁰Tex. Tax Code Section 26.04(c-2) and (d-2)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue tax rate

As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). \$0.5510/\$100

Indicate the line number used: 26

Voter-Approval tax rate

As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). \$0.5948/\$100

Indicate the line number used: 67

De minimis rate

If applicable, enter the de minimis rate from Line 72. \$0.6428/\$100

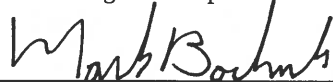
SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. ⁵⁰

print here Mark Boehnke, Tax Assessor

Printed Name of Taxing Unit Representative

sign here



Taxing Unit Representative

8/3/2021

Date

Grimes Central Appraisal District


P. O. Box 489
Anderson, Texas 77830
(936)873-2163 Ext 224
Fax (936)873-2154

Tax Assessor- Collector's Certification of 2020 Excess Debt Collection And 2021 Anticipated Collection Rate

I, Mark Boehnke, Chief Appraiser of the Grimes Central Appraisal District and Tax Assessor-Collector for the City of Navasota, do hereby certify to the City Council of the City of Navasota, the following:


2020 Excess Debt Collection \$23,621

2021 Anticipated Collection Rate 101.17 %

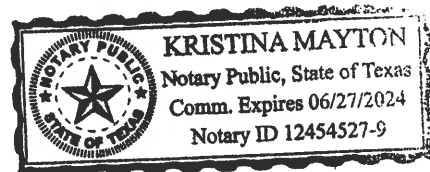


Mark Boehnke
Chief Appraiser

Sworn and subscribed to before me on this the 2 day of August, 2021.



Notary Public
Grimes County
State of Texas



**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: **15.** **AGENDA DATE:** August 23,
_____ 2021

PREPARED BY: Susie M. Homeyer, City Secretary

APPROVED BY: BS

ITEM: Consent Agenda: The following items may be acted upon with one motion and vote. No separate discussion or action is necessary unless requested by the Mayor or City Councilmember, 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.

Consent Items are:

A. Consideration and possible action on the second reading of Ordinance No. 969-21, approving a zoning change application submitted to the City of Navasota by Jarvis Tire and Wheel LLC, for the property located near North LaSalle/Millican St and Laredo St, Navasota, Grimes County, Texas, 77868. The zoning change application requests to change the zoning from Article XI B-1: General Business District to Hidden Hills PUD, a planned unit development, for the development of a 103-lot, single-dwelling residential subdivision. The property affected is legally described as A0002. D Arnold, Tract 11, Par 10, Acres 17.175;

B. Consideration and possible action on the second reading of Ordinance No. 970-21, approval of a conditional use permit for Brazos Valley Community Action Agency, Inc., dba HealthPoint (BVCAA) for the property located at 8310 State Highway 6, Navasota, Grimes County, Texas, 77868, for the development of a medical clinic, a conditional use listed under Article XI B-1: General Business District. The property affected is legally described as S1100 - Acklam Acres, Lot 1-5, Acres 1.5; and

C. Consideration and possible action on the second reading of Ordinance No. 971-21, vacating a forty-one foot (41') section of Allen Street right-of-way and a twenty foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas.

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends approval of the consent agenda items which includes (a) the second reading of Ordinance No. 969-21, approving a zoning change application submitted to the City of Navasota by Jarvis Tire and Wheel LLC, for the property located near North LaSalle/Millican St and Laredo St, Navasota, Grimes County, Texas, 77868. The zoning change application requests to change the zoning from Article XI B-1: General Business District to Hidden Hills PUD, a planned unit development, for the development of a 103-lot, single-dwelling residential subdivision. The property affected is legally described as A0002. D Arnold, Tract 11, Par 10, Acres 17.175; (b) the second reading of Ordinance No. 970-21, approval of a conditional use permit for Brazos Valley Community Action Agency, Inc., dba HealthPoint (BVCAA) for the property located at 8310 State Highway 6, Navasota, Grimes County, Texas, 77868, for the development of a medical clinic, a conditional use listed under Article XI B-1: General Business District. The property affected is legally described as S1100 - Acklam Acres, Lot 1-5, Acres 1.5; and (c) the second reading of Ordinance No. 971-21, vacating a forty-one foot (41') section of Allen Street right-of-way and a twenty foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas.

ATTACHMENTS:

1. Ordinance No. 969-21
2. Ordinance No. 970-21
3. Ordinance No. 971-21

ORDINANCE NO. 969-21

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NAVASOTA, TEXAS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS 16.875 ACRES IN THE D. ARNOLD SURVEY, ABSTRACT NO. 2, BEING FURTHER DESCRIBED IN THE REZONING MAP ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN FOR ALL PURPOSES PERTINENT, FROM A B-1: GENERAL BUSINESS DISTRICT TO A PLANNED UNIT DEVELOPMENT ("PUD") DISTRICT KNOWN AS "HIDDEN HILLS PUD;" PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 8th of July, 2021, Jarvis Wheel and Tire, LLC, filed a petition requesting the rezoning of the property legally described as 16.875 Acres, D. Arnold Survey, Abstract No. 2, being further described in the Rezoning Map attached hereto as **Exhibit "A"** and incorporated herein for all purposes pertinent, from a B-1: General Business District to a Planned Unit Development District ("PUD") known as "Hidden Hills PUD," for the purpose of developing a 103-lot single-dwelling residential subdivision; and

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

WHEREAS, on the 22nd of July 2021, 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 requirements and standards governing the "Hidden Hills PUD" are also attached hereto as part of **Exhibit "A"**; and

WHEREAS, the Planning and Zoning Commission recommends to the Navasota City Council that in the best interest and the benefit of the residents of the City of Navasota, the said property be rezoned as Hidden Hills PUD, as described herein; and

WHEREAS, on the 9th day of August 2021, 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;

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

SECTION 1. The zoning change request is hereby granted as set out in **Exhibit "A"**, and such zoning shall be entered on the Official Zoning Map of the City of Navasota. Unless otherwise provided for or modified herein, the property located within the Hidden Hills PUD area shall conform to the provisions of the City's Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances.

SECTION 2. That 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. That this ordinance shall be effective upon final reading and approval of this ordinance.

PASSED AND ADOPTED ON FIRST READING THIS 9th DAY OF AUGUST 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

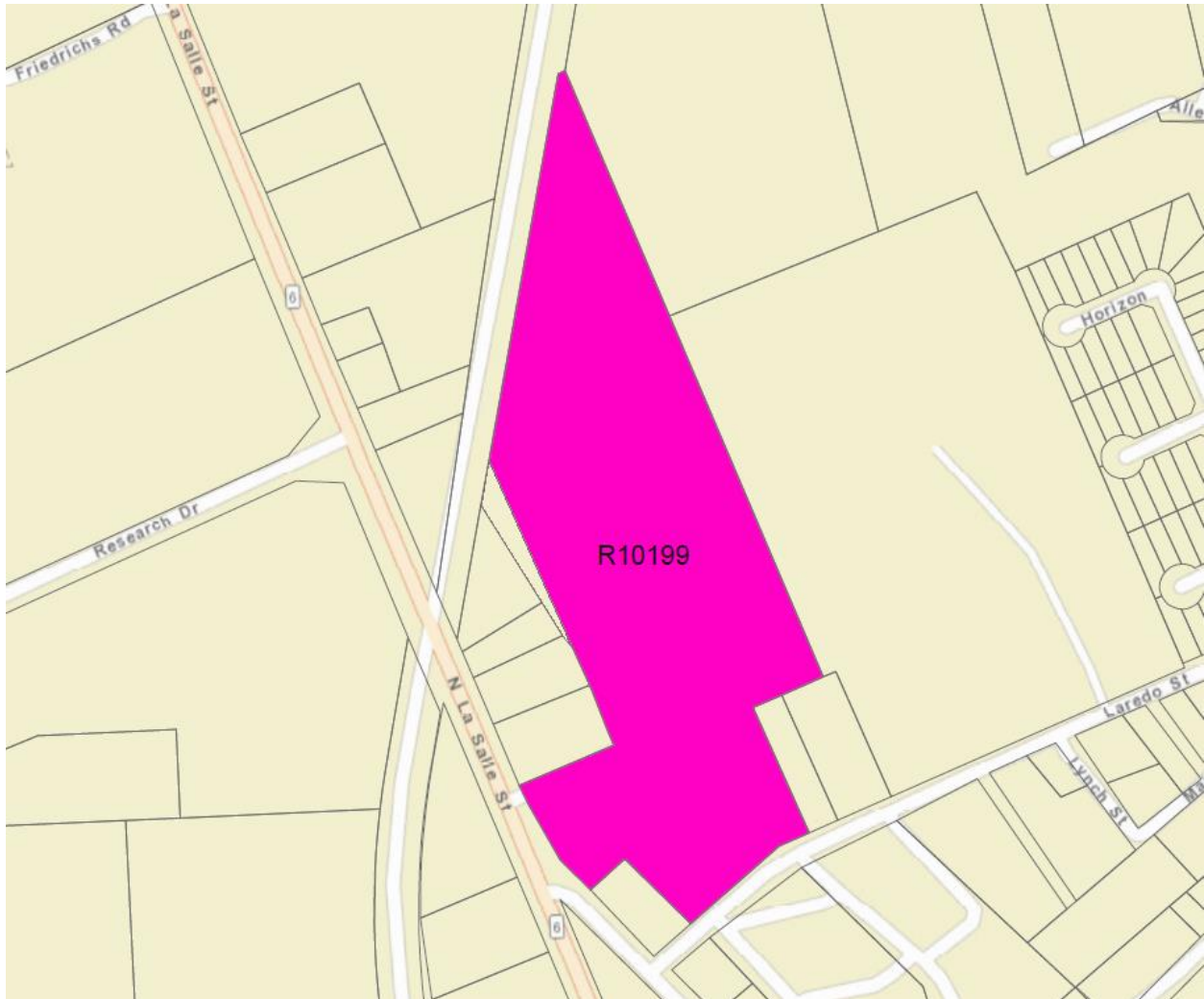
PASSED AND ADOPTED ON SECOND READING THIS 13TH DAY OF SEPTEMBER 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit A



HIDDEN HILLS PUD

5.1 RESIDENTIAL

Lots 1-13, Block 1, Lots 1-5, Block 2, Lots 1-17, Block 3, Lots 1-36, Block 4, Lots 1-5, Block 5, and Lots 1-29, Block 6 shall follow the standards for zoning for R-1A with the following amendments:

CONDITIONAL USES

A. Water supply reservoirs, pumping plants, transmission towers, and sewer lift stations.

DEVELOPMENT STANDARDS

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 (20) feet.

(2) Rear Setback. There shall be a rear setback having a depth of not less than ten (10) 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 4,250 square feet.

(2) Lot Width. No lot shall average less forty-five (45) feet wide between the property lines.

(3) Lot Depth. No lot shall average less than ninety (90) feet in depth between the side property lines.

D. Density. The maximum dwelling units (DUs) per acre shall not exceed 9 units per acre.

5.2 DEVELOPMENT STANDARDS – COMMERCIAL

Lot 1, Block 7 shall follow the standards for zoning for B-1 with the following amendments:

DEVELOPMENT STANDARDS

A. Building setbacks:

(1) Rear Setback. There shall be a rear setback having a depth of not less than twenty-five (25) feet.

5.3 ADDITIONAL DEVELOPMENT SPECIFICATIONS

A. 5' sidewalks on both sides of each street as shown on attached concept map.

B. See attached map for additional information.

ORDINANCE NO. 970-21

AN ORDINANCE OF THE CITY OF NAVASOTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP GRANTING A CONDITIONAL USE PERMIT FOR THE 1.5 ACRE LOT LOCATED AT 8310 STATE HWY 6, NAVASOTA, TX 77868 LEGALLY DESCRIBED AS S1100 - ACKLAM ACRES, Lot 1-5, ACRES 1.5; PROVIDING FOR CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT

BE IT ORDAINED BY THE CITY OF NAVASOTA, THE OFFICIAL ZONING MAP BE AMENDED IN THE FOLLOWING MANNER:

SECTION 1. That the Official Zoning Map of the City of Navasota, Texas, is hereby amended to grant a CONDITIONAL USE PERMIT to BRAZOS VALLEY COMMUNITY ACTION AGENCY, INC. for the development of a medical clinic use on the 1.5 Acre lot located at 8310 State Highway 6, Navasota, TX 77868 legally described as S1100 - ACKLAM ACRES, Lot 1-5, ACRES 1.5, (hereinafter "Property") in accordance with the City of Navasota adopted Building Codes, Zoning Ordinance, and other applicable ordinances and regulations. This Property is located within the B-1: General Business District and requires the approval of a Conditional Use Permit for development of a medical clinic use.

SECTION 2. The development of the Property shall be in accordance with the following special conditions, restrictions and regulations:

- a) The property and its use shall comply with all ordinances and codes of the City of Navasota;

SECTION 3. Upon holding a properly notified public hearing, the City Council may amend, change, or rescind the Conditional Use Permit granted by this Ordinance if:

- a) There is a violation and conviction of any of the provisions of this Ordinance, or any ordinance of the City of Navasota, that occurs on the Property;
- b) There is a violation of any provision of the terms and conditions of the Conditional Use Permit granted by this Ordinance; or
- c) As otherwise permitted by law and/or Navasota's Zoning Ordinance, as it exists or may be amended.

SECTION 4. This Ordinance shall take effect as provided by the Charter of the City of Navasota, Texas and applicable law.

**PASSED AND APPROVED ON FIRST READING THIS THE 9th DAY OF
AUGUST, 2021.**

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**PASSED AND APPROVED ON SECOND READING THIS THE 13TH DAY OF
SEPTEMBER, 2021.**

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

ORDINANCE NO. 971-21

AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A FORTY-ONE (41') FOOT PORTION OF PUBLIC RIGHT-OF-WAY AND A TWENTY FOOT (20') PUBLIC ALLEYWAY; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH ABANDONMENT

WHEREAS, the City of Navasota, Texas ("City") owns forty-one feet (41') of public right-of-way known as Allen Street and a twenty-foot (20') wide alleyway as shown on **Exhibit "A"**; and

WHEREAS, the City desires to abandon, close, and vacate the section of public right-of-way and alleyway shown on **Exhibit "A"**; and

WHEREAS, the abandonment and closing of the section of public right-of-way and alleyway shown on **Exhibit "A"** will not create an undue burden on traffic; and

WHEREAS, the City has no need or use for the public right-of-way or alleyway as a public thoroughfare; and

WHEREAS, the City Council of the City of Navasota desires to abandon, close, and vacate the public right-of-way and alleyway as shown on **Exhibit "A"**, said closure and abandonment being in the best interest of the citizens of Navasota;

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

PART 1: That the following described portion of public rights-of-way, to wit: the forty-one (41') foot portion of public right-of-way known as Allen Street and twenty foot (20') wide alleyway, as shown and described in more detail on Exhibit "A", attached hereto and made a part of this ordinance for all purposes, be, and the same is hereby **ABANDONED, VACATED, and CLOSED** insofar as the right, title or easement of the public is concerned.

PART 2: That said portion of public right-of-way and alleyway is not needed for public purposes and it is in the public interest of the City of Navasota, Texas, to abandon said described portion of public right-of-way and alleyway.

PART 3: That the City hereby reserves all public utility easements located within that portion of the public right-of-way and alleyway so abandoned.

PART 4: That all right, title, and interest in the oil, gas, and other minerals in, on, under, and that may be produced from the public right-of-way or alleyway be reserved by and to the benefit of the City.

PART 5: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in Part 1 of this Ordinance, and shall be construed only to that interest the governing body of the City of Navasota may legally and lawfully abandon, and excepting therefrom the reservations in favor of the City noted herein.

PART 6: That the Mayor of the City of Navasota is hereby authorized to execute any documents necessary for the conveyance of the portion of public right-of-way and alleyway as shown on **Exhibit "A"** to the adjoining property owners.

PASSED ON FIRST READING THIS THE 9th DAY OF AUGUST, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED ON SECOND READING THIS THE 13TH DAY OF SEPTEMBER, 2021.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

"EXHIBIT A"

Block 16

ASHVILLE STREET

DANIEL ARNOLD SURVEY

A-2

DANIEL ARNOLD SURVEY

0.115 Acre

Block 15

Block 12

1) All Deed references are of the Deed Records of Grimes County, Texas.
2) This survey is only valid if originally signed and embossed by the surveyor. Declaration is made to the original purchaser of this survey, Sebastian Rubio Murillo. It is not transferable to additional institutions or subsequent owners.
3) © 2020 by Wisnoski Land Surveying LLC. All Rights Reserved.

Lot 6
Block 6
er Addition

I, Steven M. Wisniski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

HOUSTON STREET

Navasota, Texas 77868
936-870-7100
TBPELS Firm #: 100853

2020-12-16-01

TBPELS Firm #: 10085300 ©

**CITY OF NAVASOTA
MISCELLANEOUS ITEMS**

1. PLANNING CALENDAR

AGENDA PLANNING CALENDAR

AUGUST 23, 2021 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 08/10/2021

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Comments: (a) Years of Service Award – Jessie West; (b) Recognition of Jennifer Reyna – TMCP; (c) Parks & Recreation update; (d) Arts Council quarterly report; (e) Board and Commission update; and (f) Reports from staff and City Council
5. Proposal for dog park
6. Public hearing on annexation request – Hammock
7. 1st reading of Ordinance No. 972-21, approving voluntary annexation for Hammock
8. Public hearing on zoning amendment – site plan approval process
9. 1st reading of Ordinance No. 974-21, site plan approval process
10. 1st reading of Ordinance No. 973-21, warranty regulations on main lines and service lines
11. School Resource Officer contract
12. Resolution No. 699-21, nominations to the Board of Directors of the Grimes County Appraisal District
13. Budget workshop for FY 2021-2022
14. Proposal to adopt tax rate for 2021 and set meeting times
15. Consent agenda: (a) 2nd reading of Ordinance No. 969-21, zoning change for Hidden Hills PUD; (b) 2nd reading of Ordinance No. 970-21, conditional use permit for Health Point located at 8310 SH 6 and; (c) 2nd reading of Ordinance No. 971-21, abandoning a portion of Allen Street, Block 15, Lasker Subdivision
16. Adjourn

SEPTEMBER 13, 2021 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 08/30/2021

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) Pretty City Committee update; (b) Update on Capital Improvements Project; (c) Board and Commission update; and (d) Reports from staff and City Council
5. Ratify tax rate for FY 2021-2022
6. 1st reading of Ordinance No. _____, approving budget for FY 2021/2022
7. 1st reading of Ordinance No. _____, approving tax rate for FY 2021/2022
8. Warehouse seal proposal alternative delivery method
9. Consent agenda: (a) Minutes for the month of August 2021; (b) Expenditures for the month of August 2021; (c) 2nd reading of Ordinance No. _____, approving voluntary annexation for Hammock; and (d) 2nd reading of Ordinance No. _____, warranty regulations on main lines and service lines
10. Adjourn

SEPTEMBER 27, 2021 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 09/13/2021

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) Pretty City Committee update; (b) Update on Capital Improvements Project; (c) Board and Commission update; and (d) Reports from staff and City Council
5. Ratify tax increase for FY 2021-2022
6. 2nd reading of Ordinance No. _____, approving budget for FY 2021/2022
7. 2nd reading of Ordinance No. _____, approving tax rate for FY 2021/2022
8. Adjourn