

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



James Harris
Councilmember
Pattie Pederson
Councilmember

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
NOVEMBER 27, 2023**

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on the 27th of November, 2023 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>

1. Call to Order.
2. Invocation - Rev. T. J. Green (First Baptist Church)
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) Proclamation – Tree of Angels. [Bert Miller, Mayor]
 - (b) Introduction of new employees: Karin Thomas, Navasota Police Department Communications Operator and Demontrey Walter, Public Works Department Street & Sanitation Maintenance Laborer. [Peggy Johnson, Human Resource Director]
 - (c) Update on CIP Projects. [Jon MacKay, Graduate Engineer]
 - (d) Board and Commission update. [City Council]
 - (e) 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. [Jason Weeks, City Manager]

5. Consideration and possible action regarding the sale of certain tracts of City-owned real property located in Navasota, Grimes County, Texas; determination of the method of sale; and authorize City staff to complete the procedures necessary for the proposed sale of said real property subject to final approval by the City Council. [Lupe Diosdado, Development Services Director]
6. Discussion and guidance on the future of the Horlock House Art Gallery & History Museum. [Jason Weeks, City Manager]
7. Discussion and guidance on a new proposed Parks & Recreation Department Facility Use Policy. [Ryan Hendricks, Parks & Recreation Manager]
8. 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. [City Council]

Consent Items are:

A. Approve the second reading of Ordinance No. 1034-23, amending the project plan, finance plan, and expansion of the zone boundaries of the City of Navasota Tax Increment Reinvestment Zone Number One.

B. Approve the second reading of Ordinance No. 1035-23, approving the tax year 2023 tax roll for the Grimes County portion.

C. Approve the second reading of Ordinance No. 1036-23, approving the tax year 2023 tax roll for the Brazos County portion.

9. The City Council shall meet in Executive Session in accordance with the Texas Government Code, Section 551.071 - Consultation with Attorney - Consultation with Legal Counsel regarding petition received from Pecan Hill Acquisition LLC requesting to be released from the City of Navasota's Extraterritorial Jurisdiction (ETJ). [Jason Weeks, City Manager]

The City Council shall meet in Executive Session in accordance with the Texas Government Code, Section 551.071 - Consultation with Attorney - Consultation with Legal Counsel regarding City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas. [Jason Weeks, City Manager]

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

10. Reconvene in open session.
11. Consideration and possible action regarding petition received from Pecan Hill Acquisition LLC requesting to be released from the City of Navasota's Extraterritorial Jurisdiction (ETJ). [Jason Weeks, City Manager]

12. Consideration and possible action regarding City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas. [Jason Weeks, City Manager]
13. Consideration and possible action regarding real property for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes. [Jason Weeks, City Manager]
14. Adjourn.

DATED THIS THE 16TH OF NOVEMBER, 2023

/JW/

BY: JASON WEEKS, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 16th of November, 2023 at 02:55 PM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

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

DATED THIS THE 16TH OF NOVEMBER, 2023

/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (936) 825.6475 OR (936) 825.6408 OR BY FAX AT (936) 825.2403.



REQUEST FOR CITY COUNCIL AGENDA ITEM #4

| <p>Agenda Date Requested: <u>November 27, 2023</u></p> <p>Requested By: <u>Jason Weeks, City Manager</u></p> <p>Department: <u>Administration</u></p> <p><input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance</p> <p>Exhibits: <u>Proclamation</u></p> | <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2" style="text-align: center;">Appropriation</th></tr></thead><tbody><tr><td>Source of Funds:</td><td><u>N/A</u></td></tr><tr><td>Account Number:</td><td><u>N/A</u></td></tr><tr><td>Amount Budgeted:</td><td><u>N/A</u></td></tr><tr><td>Amount Requested:</td><td><u>N/A</u></td></tr><tr><td>Budgeted Item:</td><td><input type="radio"/> Yes <input checked="" type="radio"/> No</td></tr></tbody></table> | Appropriation | | Source of Funds: | <u>N/A</u> | Account Number: | <u>N/A</u> | Amount Budgeted: | <u>N/A</u> | Amount Requested: | <u>N/A</u> | Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
|--|--|---------------|--|------------------|------------|-----------------|------------|------------------|------------|-------------------|------------|----------------|---|
| Appropriation | | | | | | | | | | | | | |
| Source of Funds: | <u>N/A</u> | | | | | | | | | | | | |
| Account Number: | <u>N/A</u> | | | | | | | | | | | | |
| Amount Budgeted: | <u>N/A</u> | | | | | | | | | | | | |
| Amount Requested: | <u>N/A</u> | | | | | | | | | | | | |
| Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | | | | | | | | |

AGENDA ITEM #4

Staff Report:

- (a) Proclamation – Tree of Angels. [Bert Miller, Mayor]
- (b) Introduction of new employees: Karin Thomas, Navasota Police Department Communications Operator and Demontrey Walter, Public Works Department Street & Sanitation Maintenance Laborer. [Peggy Johnson, Human Resource Director]
- (c) Update on CIP Projects. [Jon MacKay, Graduate Engineer]
- (d) Board and Commission update. [City Council]
- (e) 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. [Jason Weeks, City Manager]

SUMMARY & RECOMMENDATION

- a. Bert Miller, Mayor will proclaim the month of December 2023, as “Tree of Angels Month”.
- b. Peggy Johnson, HR Director, will introduce the following new employees: Karin Thomas and Demontrey Walter.
- c. Jon MacKay, Graduate Engineer, will give the City Council an update on our CIP Projects.
- d. If applicable, the City Council will provide Board and Commissions updates.
- e. Staff and the City Council will provide updates on other upcoming events.

ACTION REQUIRED BY CITY COUNCIL

No action required.

Approved for the City Council meeting agenda.



Jason B. Weeks, City Manager

11/15/23

Date



Proclamation

The City of Navasota, Texas

“TREE OF ANGELS”

WHEREAS, when crimes occur, society must protect not only the rights of the accused, but also the rights of the victim and;

WHEREAS, recognizing that the holiday season is a difficult time for victims and their families, The Tree of Angels has become a memorable tradition observed in Grimes County to recognize that the holiday season is a difficult time for victims and their families. The event honors surviving victims of violent crime and victims’ families by allowing loved ones to bring an angel to place on a special Christmas tree and;

WHEREAS, all of Grimes County recognizes the important work of all who commit themselves to assist crime victims and their loved ones. Traditions like the Tree of Angels reflect the kind and compassionate spirit of the holiday season and encourage us all to play a role in building a safer, more just community and;

NOW THEREFORE, I, Bert Miller, Mayor of the City of Navasota, do hereby proclaim the month of December 2023 as **“TREE OF ANGELS MONTH”** and urge citizens of Grimes County to participate by placing an angel ornament on the tree located in the lobby of the Navasota Municipal Building, or on the tree located in the lobby of the Grimes County Justice Center, to remember and pay tribute to those whose lives have been touched by violence.

DATED THIS THE 27th DAY OF NOVEMBER, 2023.

BERT MILLER, MAYOR

AGENDA PLANNING CALENDAR

November 27, 2023 – [DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 11/13/2023](#)

1. Called to order
2. Invocation/Pledge of Allegiance (Rev. T. J. Green, First Baptist Church)
3. Remarks of visitors
4. Staff Report: (a) Proclamation – Tree of Angels; (b) Introduction of new employees; (c) Update of all CIP projects; (d) Board and Commission update; and (e) Reports from staff and City Council
5. Discussion of city owned property
6. Discussion on the Horlock House
7. Discussion on proposed P&R Dept. facility use policy
8. Consent agenda: (a) 2nd reading of Ordinance No. 1034-23, amending TIRZ project plan and finance plan and expanding zone boundaries; (b) 2nd reading of Ordinance No. 1035-23 - Approving tax roll – Grimes County portion; and (c) 2nd reading of Ordinance No. 1036-23 - Approving tax roll – Brazos County portion
9. Executive Session: Petition from Pecan Hills LLC; Grand Prairie v. The State of Texas; and discussion of real property
10. Reconvene in open session
11. Action on executive session – Pecan Hills LLC
12. Action on executive session – Grand Prairie v. The State of Texas
13. Action on executive session – Real Property
14. Adjourn

December 11, 2023 – [DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 11/27/2023](#)

1. Called to order
2. Invocation/Pledge of Allegiance (Rev. T. J. Green, First Baptist Church)
3. Remarks of visitors
4. Staff Report: (a) Update of all CIP projects; (b) Board and Commission update; and (c) Reports from staff and City Council
5. Bid award for Pecan Lakes Gas Line Extension project
6. Bid award for Wastewater Treatment plant Phase 2, CIP Projects
7. Change Order for 2020 Street CIP project
8. 1st reading of Ordinance No. _____, wastewater fund
9. Approval of rental policies
10. Approval of park policies
11. Consent agenda: (a) Minutes from November 2023; and (b) Municipal Court Report for November 2023
12. Adjourn



So much, so close.

Core Values



Teamwork & Collaboration

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



Honor & Integrity

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



Resilience & Adaptability

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



Inclusivity & Diversity

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



Vision & Progress

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



Empowerment & Engagement

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



2023-2024 Strategic Plan

Mission Statement

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

Vision Statement

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

Core Values: THRIVE

Teamwork &
Collaboration

Honor &
Integrity

Resilience &
Adaptability

Inclusivity &
Diversity

Vision &
Progress

Empowerment &
Engagement

Goals

Planning &
Economic
Development

Marketing/
Communications

Quality of Life

Staffing

Human
Resources

Facilities/
Buildings

Infrastructure

NAVIA SOTA!TM
So much, so close.

2023-2024 Strategic Plan



The City of Navasota Strategic Planning Processes

In December 2022, the City of Navasota embarked on a strategic planning process to create strategic priorities for 2023 through 2024. The following is the process used to reach the conclusions for the strategic plan.

The process kicked off with a preliminary planning meeting via Zoom between City Manager Jason Weeks and professional facilitator Alysia A. Cook, PCED, IOM with Opportunity Strategies LLC. The two met to review key issues facing the community, understand the programs and projects currently underway, and to prepare the process and format for the planning session.

On April 4, the consultant facilitated a Town Hall meeting seeking feedback from citizens and community stakeholders. That feedback is included in the Appendix.

On April 5, the consultant facilitated multiple focus group discussions with various stakeholder groups to secure feedback from them regarding their recommendations for the city council to consider. That feedback is included in the Appendix.

On April 18, the Navasota management team met at City Hall for a strategic planning workshop to begin creating recommendations for the city council to consider.

On April 19, the Navasota city council met at City Hall to begin considering the recommendations from the Town Hall meeting, the stakeholder interviews, and the Navasota management team.

The facilitator led the participants through an analysis of the SWOT (strengths, weaknesses, opportunities, and threats) they had completed online, a brainstorming exercise called Start-Stop-Accelerate, then discussions regarding desires and priorities for the next two years. Then the facilitator managed the development of and consensus on goals for 2023-2024.

Following the goal development, the facilitator led the group through strategy and metrics development.

The following is the City of Navasota 2023–2024 Strategic Plan.

Expectations

The facilitator asked the participants to share any expectations for the day. Responses were as follows:

- Growth
- Voice for the Future
- Staff burnout
- Fund old infrastructure repair/replacement & new
- Streets, other infrastructure repairs plan for future
- Personal floating holidays
- Supervisor training
- How to appeal to top talent candidates
- Employee recognition program
- Work-from-home policy
- Increase TMRS pension matching
- Establish a standard for addressing small stuff
- Improve our departments
- Updating equipment/training/technology
- Culture/political attacks
- Fee structures for events



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Diversity

Vision &
Progress

Empowerment &
Engagement

Goals

Planning &
Economic
Development

Marketing/
Communications

Quality of Life

Staffing

Human
Resources

Facilities/
Buildings

Infrastructure

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 - Embrace change and remain agile in a constantly evolving world.
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 - Celebrate and embrace the richness of our diverse community.
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 - Encourage innovation and progressive ideas that benefit our residents.
 - Strive to be a model city that sets new standards and inspires others.
- **Empowerment and Engagement**
 - Empower individuals to participate in shaping the city's future.
 - Encourage active citizenship and engagement in local decision-making.
 - Support initiatives that enhance community involvement and civic pride.

Staff To-Do List:

- ☐ Create new resident packets.
 - In-person / paper
 - Online / digital
- ☐ Equip Boards / Commissions.
 - Digital notebooks
 - 3-ring binders
- ☐ Update Cemetery Plot/Deeds.
 - Paper vs. Digital
 - Map / Color-coded



Goal #1: Planning & Economic Development

To plan for smart growth while maintaining small town charm.

☐ 1.1 Develop a Comprehensive Plan for the City of Navasota that includes:

☐ Zoning / Subdivision – Ordinances

☐ Housing Development/Recruitment Plan

☐ 1.2 Hire a Main Street Director

☐ 1.3 Develop a 10-year CIP / Infrastructure Plan

☐ 1.4 Focus on Workforce Development concerns and solutions.

of stakeholder meetings hosted or participated in each year: _____

% of unemployment at year-end 2023: _____

% of unemployment at year-end 2024: _____

% or # of students / graduates who stay in Navasota & work locally after graduation
(collect data from ISD) in 2023: _____

% or # of students / graduates who stay in Navasota & work locally after graduation
(collect data from ISD) in 2024: _____

☐ 1.5 Increase sales tax by 10% annually.

% increase FY 2023 to FY 2024: _____%

% increase FY 2024 to FY 2025: _____%

☐ 1.6 Increase HOT funds by 5% annually.

% increase FY 2023 to FY 2024: _____%

% increase FY 2024 to FY 2025: _____%

Secondary Priorities (if budget allows):

☐ Parks & Recreation Master Plan

☐ Update Thoroughfare Plan



Goal #2: Marketing/Communications

To facilitate effective two-way Communications with the people who live, work, and play in Navasota and offer those residents and visitors quality family leisure opportunities and events.

- ❑ 2.1 Create a two-year marketing plan with priorities outlined.
- ❑ 2.2 Evaluate resident communication tools (i.e., blackboard).
- ❑ 2.3 Outreach to Texas Historical Commission's Brazos Trail & Navasota/Grimes County Chamber of Commerce regarding Heritage Tourism Events.
- ❑ 2.4 Survey residents on how they get their information & other information collection.
- ❑ 2.5 Implement a plan to host Town Hall meetings two times per year.
- ❑ 2.6 Launch new Navasota TX, EDC & Tourism websites, and train staff on how to manage departmental pages.
- ❑ 2.7 Re-evaluate community events and their budgets.

Goal #3: Quality of Life

To create, enhance, and improve program offerings and recreational facilities.

☐ 3.1 Explore recruiting partners like Boys & Girls Club or YMCA

☐ 3.2 To offer at least two new programs per year.

offered in FY 2024: _____

offered in FY 2025: _____

☐ 3.3 To offer at least one event per quarter.

offered in FY 2024: _____

offered in FY 2025: _____

☐ 3.4 To add or enhance a park or recreational facility once a year (i.e., playground equipment, dog park addition)

added/enhanced in FY 2024: _____

added/enhanced in FY 2025: _____

☐ 3.5 To outreach, connect and network with outside organizations for programming opportunities (i.e., life skill classes with Navasota ISD)

☐ 3.6 Evaluate our outreach efforts/awareness of Parks & Recreation and Library programming and make appropriate changes.

Goal #4: Staffing

To develop a staffing plan.

☐ 4.1 Assess current and future needs of personnel by department including internships.

☐ Public Works

☐ Public Safety – including traffic enforcement unit.

☐ Administration

☐ All Departments

☐ 4.2 Recruitment Plan

☐ Inform at Local / Regional academies.

☐ Create a recruitment package (Informational).

☐ 4.3 Improve Employee Benefits

Top Priorities

☐ Increase TMRS pension contribution from 5% to 7% with 20-year retirement.

☐ Add stipend for certifications & miscellaneous designations and/or qualifications.

Secondary Priorities (if budget allows)

- ☐ Evaluate leave time and increase if warranted.
- ☐ Consider health insurance for retirees.

Goal #5: Human Resources

To develop a plan to attract employees and leaders, train them, and ensure retention.

- ☐ 5.1 Improve new hire on-boarding process.
 - ☐ Application process – Manage applications from candidates.
 - ☐ Provide timely feedback to candidates to improve our chances of hiring.
- ☐ 5.2 Improve Board/Commission member on-boarding process.
 - ☐ Outline duties & responsibilities.
 - ☐ Create an annual orientation.
- ☐ 5.3 Revise personnel policy for PTO (paid time off) for Public Safety.

Goal #6: Facilities/Buildings

To construct, renovate, and maintain city facilities based on current and future needs.

6.1 Public Safety

6.1.1 Top Priorities

- ☐ Identify available land for public safety facility.
- ☐ Identify funding mechanisms (bonds, loans, etc.).

6.1.2 Secondary Priorities (if budget allows)

- ☐ Design & Construction
- ☐ Develop a Maintenance Plan

6.2 All other City Facilities

- ☐ Develop a plan for the future layout of City Hall.
- ☐ Develop a Facilities Master Plan that includes:
 - ☐ Navasota Center
 - ☐ Municipal Swimming Pool

- ☐ Horlock House
- ☐ Library
- ☐ Animal Services
- ☐ Fire Station
- ☐ Vehicle Services



Goal #7: Infrastructure

Budget for continued improvement of existing and new infrastructure, as well as smart planned growth.

7.1 Maintaining Infrastructure

7.1.1 Streets – Each one based on condition and usage.

☐ # of streets maintained in 2023: _____

☐ # of streets maintained in 2024: _____

7.1.2 Water – Based on type and number of repairs previously completed as well as planning and isolating of valves.

☐ \$ spent on water infrastructure maintenance in 2023: \$_____

☐ \$ spent on water infrastructure maintenance in 2024: \$_____

7.1.3 Wastewater – Based on age and construction type (Clay vs. PVC).

☐ # of feet of wastewater maintained in 2023: _____

☐ # of feet of wastewater maintained in 2024: _____

7.1.4 Natural gas – Based on as needed; preventative maintenance based on atmospheric conversion, distribution, structural integrity & maintenance plan.

☐ \$ spent on natural gas infrastructure maintenance in 2023: \$ _____

☐ \$ spent on natural gas infrastructure maintenance in 2024: \$ _____

7.2 Repairing Infrastructure

7.2.1 Streets – Repair as needed.

☐ \$ spent on street infrastructure repairs in 2023: \$ _____

☐ \$ spent on street infrastructure repairs in 2024: \$ _____

7.2.2 Water – Repair as needed (i.e., leaks, severity).

☐ \$ spent on water infrastructure repairs in 2023: \$ _____

☐ \$ spent on water infrastructure repairs in 2024: \$ _____

7.2.3 Wastewater – Repair as needed.

☐ \$ spent on wastewater infrastructure repairs in 2023: \$ _____

☐ \$ spent on wastewater infrastructure repairs in 2024: \$ _____

7.2.3 Natural gas – Repair as needed.

- ☐ \$ spent on natural gas infrastructure repairs in 2023: \$ _____
- ☐ \$ spent on natural gas infrastructure repairs in 2024: \$ _____

7.3 New Construction of Infrastructure

7.3.1 Streets – by developer

- ☐ \$ spent on new street construction in 2023: \$ _____
- ☐ \$ spent on new street construction in 2024: \$ _____

7.3.2 Water

- ☐ Construction of water tower.
- ☐ Construction of water well(s).
- ☐ Construction of water plant.

7.3.3 Natural Gas

- ☐ More natural gas regulator stations.
- ☐ Looping natural gas system.
- ☐ Increase natural gas main size.

7.3.4 Wastewater

- ☐ Additional wastewater treatment plant.
- ☐ More lift stations and lines.

7.3.5 Railroad Grade Separation

- ☐ Construct bridge to cross over railroad tracks.

7.4 Equipment Acquisition

Top Priority

- ☐ 7.4.1 Mobile data terminals (MDT) in Police vehicles.
- ☐ 7.4.2 Updating & maintaining a vehicle & equipment replacement plan.

Secondary Priorities (if budget allows)

- ☐ 7.4.2 Public Safety – citywide cameras.
- ☐ 7.4.3 Fire Ladder Truck.

NAVASOTA!™

So much, so close.

2023-2024 Strategic Plan Appendix



City of Navasota Town Hall Meeting – April 2023

Alysia Cook of Opportunity Strategies LLC facilitated a public Town Hall Meeting with residents and business owners throughout Navasota on April 4, 2023.

She asked the public eight questions. The questions and respective answers that the participants provided are listed below. These comments are in their own words and not edited.

1. What do you think are the most pressing issues facing Navasota?

- Infrastructure, road, streets
- Traffic
- Identity: newcomers & longtime residents
- Growth
- Pedestrian infrastructure
- Safety
- Loose dogs/ unleashed
- Public transportation:
 - N<->S
 - E<->W
 - Victoria St -> South
- Traffic safety - speeding in neighborhoods
- Animal control PSAs
- Heritage Meadows
 - Traffic calming needed
- Crime/gun violence
- Zoning needs/future:
 - (Where /not commercial)
 - Dual zone
 - Tri zone

- Noise – explore ordinance enforcement
 - Mufflers
 - Music
- Best place for information: navasotatx.gov
- Dedicated green space
- Junky yards /cars/RVs
 - More frequent checks by staff needed
- Signage to parks
- Trains in downtown:
 - Traffic backups
 - Stoppage
- Additional in /outs in downtown
- Red light needed at LaSalle & Blackshear
- Fire station/firetrucks can be blocked by train
- Emergency vehicles sounds /light
- Greenspace requirement in new developments
- Code enforcement
- Establish growth targets /parameters

2. What improvements would you like to see in our city's infrastructure?

- Street maintenance plan
- Sidewalk allocation space
- Real sidewalk network beyond downtown
- Smoother road surfaces vs. patchwork
- Different materials on road to lesson wear & tear: explore options
- Drainage – explore recommendations from Drainage Study
- Get big trucks to adhere to truck route
- Water quality/taste – too hard
- Sidewalk design – triangles unsafe

- Accessibility: city and storefronts
- Widen access roads – TxDot

3. What types of events or programming would you like to see in Navasota?

- Keep existing events
- Church Open House
- Keep free concerts – make longer
- Summer concerts – start later
- Display US flag & Texas flag more often
- More Town Hall meetings
- Movies in the Park
- More historical events (Washington on the Brazos)
- More advertising (Bring them here)
- Art Walk and/or other art events
- Flag design contest for kids
- Homemade ornaments at Christmas – kids
- Event after tree lighting – Shopping?
- Dated ornaments sold by merchants

4. Are there any zoning or land use policies you think are outdated or need to be revised?

- Junky vehicles
- Code enforcement
- Update Comprehensive Plan – underway
- Set-back requirements / character
- Multifamily / density
- What can property owners do with 75x75 or 50x75? –explore options/ lot size lots
- Downtown residential – designated parking needed
- Revisit tiny home options

- Workforce / attainable housing
- Proactive thoughtful housing strategies
- Revisit modular vs. manufactured homes
- Check standards on portable buildings/sheds as housing shelters
 - Dwellings: what's allowed?

5. How can the city better support small business & entrepreneurs?

- Chamber has mixers
- Great job!
- Host a business roundtable series
- Downtown business roundtables
- Encourage more business to be open on Sundays
- Job Fair – Host one

6. Are there any specific neighborhoods or areas of the city that you feel are underserved by city resources?

- Any area with bad streets
- Loose dogs in shopping center/gas station area rail/road tracks (animal control)
- Curbs & gutters
- Older historic areas
- Outskirts of town, E, W, S (lower income areas)
- Dirt streets areas: pave these for quality of life
- Have developers put in roads in new developments
- Sidewalks for parts of town where many people do not drive/have vehicles (for safety)
- More frequent updates on how city is serving them
- Run the street sweeper more often

7. What amenities would you like to see in the future that aren't currently here?

- Curbside Recycle
- Emergency plan for train disaster needed
- Household hazardous waste
- Technology recycles
- Battery recycling events
- Mosquito control (city or county?)
- Automated mail service (Federal)
- Fenced park
- Train derailment exercise /training
- Parks on west & south
- Pickleball courts
- Tornado working siren

8. What types of retail/ commercial business would you like to see here next?

- Eye doctor
- Hearing /audiology doctor
- Quick Care/ Urgent Care
- Something for kids:
 - Boys & Girls Club
 - YMCA
 - Day Camp
 - Summer Camp
- Continue to support downtown
- Whataburger
- Business near apartments
- Gas stations
- CVS or Walgreens

Stakeholder Focus Groups – April 2023

Alysia Cook of Opportunity Strategies LLC facilitated a variety of focus group meetings with stakeholders throughout Navasota on April 5, 2023. Each group is identified below, as well as the questions that were asked and the answers that the participants provided. These comments are in their own words and not edited.

Realtors & Developers

1. What type(s) of housing is needed in Navasota and at what price point or range?

- Patio homes for elderly
 - Low maintenance
 - Maintenance included
- Middle class new rentals at \$1500/month
- Low-income housing for former mobile homeowners who were flooded
- 105 towards airport – sides of road need to be upgraded
- Townhomes
- Incentivize housing developments
- Senior subsidized housing
- Resort style tiny homes and /or RV park

2. What can the city do to encourage the development of new housing and the renovation of existing housing?

- Upgrade city roads
- City should participate in road improvements for projects
- Review specs – Do the ones we adopted from College Station suit Navasota?
- Not all parts of town need to be regulated the same way

- Unrealistic to have full plans paid for / presented in advanced
- Why does city require green space then not build parks on it in development?
- Is green space still needed here?
- City should warn potential land buyers about scam sellers
- Consider land buyouts
- No need for natural gas requirements in every neighborhood

3. How can the city work with housing developers and landlords to increase the availability of affordable rental units?

- Not require so many criteria that increases costs
- Lighter regulations
- Fire hydrants vs. 85 ft. firetruck turnarounds
- Reimbursement programs to help development recoup money
- Require higher maintenance on existing apartments – increase rules & enforcement to weed out trouble tenants
- Parkland fees are too high – Over \$1K

4. Are there any existing regulations, policies, or zoning laws that the city could change to encourage more housing or retail/commercial development?

- Not require so many stiff requirements
 - Back out parking
 - Alley parking
 - Signage
- Overly difficult to work with / too much friction
- Help us look for ways to make my deal work here
- \$550 variance fee is unrealistic for every single thing
- More open discussion with developers & REALTORS – have regular meetings

- Need better consistency with Code Enforcement & Building Inspections
 - Streamline
 - Operate off of one checklist, please
- Unrealistic to require asbestos plans on a building that is only 3 years old
- Need someone in the job with local knowledge

5. What are the main challenges that developers currently face when trying to build or develop properties in Navasota, in comparison to other cities?

- Streamline inspection process
- Streamline plans examination
- Help us deal with TXDOT
- Get more feedback from professional developers who also invest elsewhere
- More commercial /retail developments - maintain our appeal

6. How can the city streamline the permitting and zoning process for developers and engineers to make it more efficient?

- Host developer discussions/workshops
- Continue to search for a quality experienced inspector to add to staff
- Fine tune ordinances to identify which ones can be loosened /which shouldn't
- Preliminary draft of plans could be helpful - not require, but please give us the opportunity
- Park set asides: encourage greater use rather than require more

Education

1. What are the main challenges and priorities currently facing the school district/ community college and how can the city help to address them?

- Blinn Applied Tech Summer Camp
- Affordable housing for single teachers & families:
 - One-income households
 - Starter homes
 - 2nd level homes
- Expand housing options /variety
- Class A apartments / duplexes
- Continue the positive information regarding our school district to attract people
- Salary range \$43,600 -> 50,000 teacher pay for 5 years & fewer, which is 68%
- 80% of students are in poverty
- After-school care would be ideal
- Boys & Girls Club
- Splash pad/pools
- Transportation challenges: public transit for students
- Shared information between educators & employees
- Youth retention & employee retention
- Share with us the workforce demands you hear from employers

2. How can the city and school district collaborate to ensure that we are producing skill sets that meet the needs of local employers so that Navasota can retain larger percentages of its youth as its future workforce?

- Connections between employers & educators – need regular discussions
- Industrial Boot Camp at Blinn College
 - Summer 2023 (2nd year)

- Help serve as a conduit between school district & Blinn
- Fall Expo (Career & Job Fair)
 - Bizzell Academy -> nontraditional students
 - Help us promote this event
 - Provide resources for contacts / employers
- High School Principal is encouraging teachers to explore careers for their students for internships and for externships for themselves (teachers)
- Open House idea at night for parents

3. Are there any specific programs or initiatives that the city could support to benefit students and the school district/community college?

- CTE programs/opportunities
- Help us spread the word
- Help us promote our Industrial Boot Camp (Summer Camp)
- Help promote the school district to families choosing new city to move
- Coordinate with Rayna to help us produce the Career Showcase
- Chamber Business Expo – way to work together

4. How can the city better support students and families facing socioeconomic challenges or homelessness?

- Help those kids' parents connect with jobs
- Transportation
- Reskill and upskill for parents too

5. Are there any infrastructure or transportation needs that the city could help the school district address?

- Students need transportation to the disciplinary facility and to Blinn College

6. How can the city and school district work better together to promote safety and security in the schools?

- City/Police work well together with school district
- More money budgeted for more Police

Industry & Business

1. What are your main workforce challenges?

- Finding suitable workers: skilled trade workers
- Keep sharing our information
- People trained in mechanics and machining
- Explore how to attract experienced workers to Navasota (especially engineers)
- Life skills needs
- Enhanced direction on City's social media to showcase employers and their available jobs more regularly
- Get us (industry leaders) an invitation to speak at Career Day in high school – connect us
 - Expose us to more students
 - Onsite showcase of facility
 - Internships
 - Passing drug tests: education

2. What is your best tool/method for finding new employees?

- Social media (posting ads)
- Employment agency
- Plan to use future City website listing
- Finder's fees (to employees)
- Recruiters
- NOV National /corporate recruiter

3. Is there any workforce skill set that your business needs that isn't being produced by a local or area educational facility (high school, CTE, Technical College, Community College, etc.)

- PLC control programmers /troubleshooting
- Mechatronics
- Math conversions/measuring tape usage
- Life skills
- What happened to the old Industrial Foundation?

4. Are there any quality-of-life amenities that Navasota needs to have that would make more of your employees move/remain here?

- Apartments and other rental housing options
- Help fix the Doctor shortage
- Family-oriented events
- More sports opportunities for kids

5. What can the city do to help make Navasota an even better place to do business?

- Litter pickup – it's embarrassing when we host our clients from out of town
- Connect us with educators: close the gap
- Host a Workforce Roundtable on a regular basis
 - Start with Quarterly
- City could recruit visitors to move here (we love living here!)
- Promote Shop Local

6. What other types of businesses (industrial, commercial, or retail) would you welcome/like to see here?

- Bigger grocery store
- Tool/supply
- Retail in optical
- Chick-fil-A
- Sit down restaurant
- Cafe/coffee shop
- TKD
- Stuff for my spouse to do
- Hobby/crafts

Boards & Commissions

1. What are the main challenges facing your board/commission?

- Never received direction from council (no onboarding, no goals)
- No job description or performance expectations
- No juvenile facilities here
- Lack of awareness by citizens of roles of commissions

- Website awareness is needed to advertise to citizens – lots of good info on city website
- Finding interested volunteers with flexible schedules
- Knowing where residents get their info

2. What can the city do/provide/offer to help your board/commission succeed?

- Help us get greater feedback from a variety of stakeholders
- Do what we say: consistency is key
- Educate residents on processes especially before they begin work
- Give Board of Adjustment tools to help make decisions / punishments
- Identify problems before they begin
- Need to create a guidebook for P&Z and Board of Adjustment & Code Enforcement to describe rules/laws

3. Do you feel like you (individually) received the proper amount of onboarding for your service (job description, performance expectations, board notebook, bylaws, governing documents, etc.?) If not, what would have made your onboarding process more productive?

- 100% No
- Educate potential board members on role and expectation – job description
- Manual to reference /board notebook
- In-person onboarding
- Criteria for selection
- Board / Commission Development Training
- Conflicts of Interest form
- Conflicts of Interest decision trees
- Attendance expectations
- Promote or require guest attendance for potential applicants prior to nominations

4. Is there any red-tape or bureaucracy at the city that hinders or hampers your board/ commission's success?

- No
- Require the other HUD-regulated organization in the city to report out like the main HUD office (Allen White)

5. Does your board/commission operate regularly from a strategic plan? If so, what is the timeframe of your strategic plans (1, 2, 3, 5-year?)

- Yes, for most, but not all
- Annual goals

6. Are there goals in your strategic plan that the city can help you achieve?

- No, already easy to work with

Health & Public Safety

1. What are the challenges you are facing in healthcare or public safety?

- Meeting the demand for services
- Revenue not matching need
- Traffic
- Crime
- Salaries:
 - Recruit/ retain
 - Sign up bonus

- Fewer people going into the Academies
- Staff shortages all over
- Prices of equipment and ammunition
- Installation time/delays

2. How can the city better support your goals/efforts?

- Council is responsive
- Legislative persuasion
- Help promote existing messaging shift from “Animal Control” to Animal Services”
- Support volunteerism
- Marketing – need greater support for Animal Services

3. What needs does your organization/team have regarding workforce skills in healthcare and public safety?

- None
- Very limited pool of potential applicants: law enforcement officers, jailers, dispatch, etc.
- Awareness about Animal Services with our law enforcement organizations and officers

4. What strategies can our city employ to enhance public safety, and how can healthcare professionals contribute to these efforts?

- Need a public health department to help guide public safety professionals
- Mental Health concerns:
 - Breakdowns
 - Not everyone needs to be jailed
 - “Jail diversion”
 - Mental health advisors

- Ensure teamwork collaboration
- Veterinarian Health Advisor
 - Reduce disease spread
 - Safety

5. How can Navasota become a healthier community?

- Healthy choice awareness
- Wellness Programs /fitness programs
- Walking trails
- Healthy food awareness with PSAs
- Continuing education for public safety

6. How can Navasota become a safer community?

- Promote “if you see something, say something”
- Public awareness
- CrimeStoppers Hotline
- Community policing presence
- Community risk reduction:
 - Used to be called “ fire prevention ”
 - Budget prohibits now
 - Weather related
 - Building pre-planning
 - Public education
 - Fire Marshal
- Accredited Fire Team & Police Team
- Kudos to working together
 - Proactive law & fire protection
- Hospital capabilities : help them grow

Downtown

1. What are the challenges in opening and operating business in downtown?

- Parking: elderly needs
- Encourage Downtown workers to park elsewhere
- Curb level step ups are dangerous: customers fall
- Need more store traffic
- Discourage property owners from raising rent too much
- City could highlight business
- Educate residents to shop local
- Directional signage / wayfinding
- Finding staff
- Construction hazards in parking lots along the creek
- Construction materials sometimes in inappropriate spaces

2. Are there any infrastructure improvements or beautification projects that the city can undertake to make downtown more attractive and inviting?

- Great job so far!
- None
- Why is RR street that direction & not opposite?

3. How can the city support and promote local businesses in the downtown area?

- Highlight our businesses on social media
- Good job on this

4. Are there any specific initiatives or programs that the city can implement to support the growth and success of downtown businesses?

- Farmers Market – keep on radar
- Provide us with a Main Street Director
- First Friday events

5. What types of workshops/seminars do you need that you're not getting elsewhere?

- Customer Service workshops
- Permitting workshops
- Business Finances
- Tax workshops
- SBA /loans/banking
- Bring our SBDC/SCORE rep to speak to us
- Technology workshops
 - Digital training, printer
 - Cloud services
 - Software

6. What types of businesses are missing/still needed to come into downtown Navasota?

- Shopping
- Arcade/pool hall
- Craft shop
- Yarn / sewing store/ quilting

Nonprofit & Governmental

1. What are the main challenges currently facing nonprofits in Navasota?

- Money
- Staff
- Place/location for meetings, projects & archives
- Participation /volunteers
- Local business donations
- All donations
- Dealing with government
 - IRS
 - Reporting /990

County:

- Awareness
- Communications/multiple platforms
- Educate public of who does what
- Identifying nonprofits to support
- Ensure fairness

2. Is there a need for a certain nonprofit here that doesn't exist yet?

- Yes, we need a YMCA or similar like a Boys & Girls club
- Tutor facility
- Senior Citizen Center with:
 - Activities
 - Workshops/awareness
 - Navigating existing programs
 - Protections

- Daytime Elder care
- Technology training
- Meals
- Entertainment
- Especially if we market ourselves as “retirement community ”

3. How can our city work more effectively with your nonprofit to address community needs/ achieve your goals?

- Provide transportation to many things in town for:
 - Students
 - Seniors
 - Community Events
 - Workforce training
- Town Hall meetings: hold in various neighborhoods, model homes, parks, etc.
- Students interns/work opportunities for students
 - Awareness /participation
- Workforce Investment Opportunity Act
 - Intern reimbursement

4. What impact has your nonprofit had on our city so far, and how do you measure and evaluate that impact?

- City has been helpful
- Two Rivers:
 - Increased Heritage Tourism
 - Bring in tourists
- Garden Club:
 - Making things beautiful
 - Bring tourists in

- Youth engagement
- Senior engagement
- Community engagement
- Number of lives we touch
- Number of meals served
- Number of senior care packages
- City helps us leverage our impact
- Number of kids in MudCats
 - Economic impact
 - Tournaments
- Nonprofits that give back to community

5. How can the city and nonprofit sector work together to leverage resources and maximize impact on important issues facing our community?

- Grimescountytexas.gov
- Existing county /city stakeholder meetings
- Communications
- Just continue – proving successful
- Continuously share existing programs, e.g. county transportation
- Health Resource Center
 - Help promote this
 - Resource guide
- We need a list of area nonprofits:
 - 211.org
 - Guidestar.org
 - United Way
- Hospital has a Senior meeting space
- Activities
- Offer a “Did you know...” series

6. How can the city support and empower nonprofit organizations to build sustainable solutions to pressing community needs?

- Again, help us communicate our offerings
- Leverage relationship to grow exposure
- Telling our success stories

Random comments

- Consistency of low-income housing city requirement – safety
- Park & Fire Fund:
 - Share with public what it is
 - What is being done with the money
- Need Emergency Services out towards airport: closer Fire/EMS
- More events for families
- Tear down abandoned properties
- More focus on neighborhoods now that downtown is thriving
- Be sure to notify residents in annexed areas that they can now vote (Elections Admin)



REQUEST FOR CITY COUNCIL AGENDA ITEM #5

| |
|--|
| Agenda Date Requested: <u>November 27, 2023</u> |
| Requested By: <u>Lupe Diosdado, Director</u> |
| Department: <u>Development Services</u> |
| <input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance |

Exhibits: Staff Report, Draft Bid Notice

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

AGENDA ITEM #5

Consideration and possible action regarding the sale of certain tracts of City-owned real property located in Navasota, Grimes County, Texas; determination of the method of sale; and authorize City staff to complete the procedures necessary for the proposed sale of said real property subject to final approval by the City Council.

SUMMARY & RECOMMENDATION

In early 2022 city staff received inquiries related to the sale of city owned property. Per legal counsel if the City Council decided to sell property it could be done one of three ways: brokerage sale, public auction, or sealed bid.

City Council discussed the sale of properties on January 10, 2022, and directed city staff to obtain an appraisal for certain properties. On April 11, 2022, the appraisal conducted by Paramount Property Analysts was presented and at the Council's direction, staff proceeded with the sealed bid method, unfortunately no bids were received; therefore, the sale was never finalized.

Staff has once again been contacted by a local property owner and a homebuilder interested in purchasing City owned properties. Attached for City Council consideration is the list of affected properties. Staff recommends the City Council to allow staff to proceed with the sale of city properties listed via the sealed bid method, setting the minimum bid amount in accordance with the provided staff report.

ACTION REQUIRED BY CITY COUNCIL

Approve or deny allowing city staff to proceed with the sale of city owned properties via the sealed bid method, setting the minimum bids as presented in the staff report.

Approved for the City Council meeting agenda.

Jason Weeks

Jason B. Weeks, City Manager

11/16/23

Date

North Jones Ave; **Third Party Appraisal – Minimum Bid**

MCNAIR, BLOCK 25, LOT 1 THRU 5. - R26434

The minimum acceptable purchase price bid for the Properties is **\$40,875**. Bids that are less than the minimum purchase price bid shall be rejected as non-responsive.



416 Baker Street; **Third Party Appraisal – Minimum Bid**

H & D, BLOCK 10, LOT 4,5. - R24889

The minimum acceptable purchase price bid for the Properties is **\$20,875**. Bids that are less than the minimum purchase price bid shall be rejected as non-responsive.



402 Lincoln Street; **Third Party Appraisal – Minimum Bid**

CAMP CANAAN, BLOCK 11, LOT 1,2. - R20706

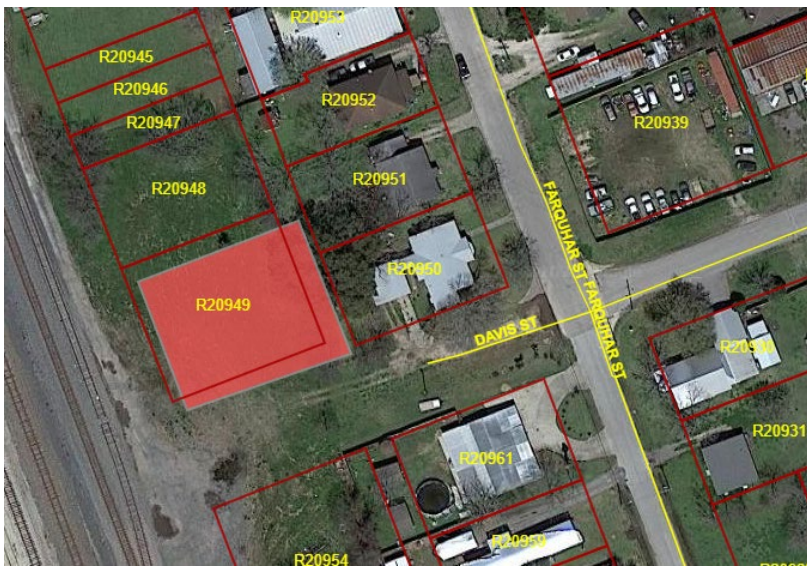
The minimum acceptable purchase price bid for the Properties is **\$55,875**. Bids that are less than the minimum purchase price bid shall be rejected as non-responsive.



Davis Street; **Third Party Appraisal – Minimum Bid**

CAMP IM, BLOCK 42, LOT 7,8,9,10. - R20949

The minimum acceptable purchase price bid for the Properties is **\$15,875**. Bids that are less than the minimum purchase price bid shall be rejected as non-responsive. To develop the property, the Davis Street pavement must be extended at the expense of the property owner.



Roosevelt Street; **Grimes County Appraisal District – Minimum Bid**

WASHINGTON PARK, BLOCK D, LOT 17 - R30431 - \$5,000

WASHINGTON PARK, BLOCK D, LOT 6 (W/30'),7 - R30424 - \$8,000

WASHINGTON PARK, BLOCK D, LOT 22 (E/2),23,24 - R30434 - \$11,500

WASHINGTON PARK, BLOCK B, LOT 10,11 - R30404 - \$10,000

WASHINGTON PARK, BLOCK A, LOT 9,10,11 - R30397 - \$15,000

WASHINGTON PARK, BLOCK B, Lot 17 - R30408 - \$5,000

WASHINGTON PARK, BLOCK A, LOT 7,8 - R30396 - \$10,000

WASHINGTON PARK, BLOCK B, LOT 6,7 - R30402 - \$10,000

WASHINGTON PARK, BLOCK B, LOT 18,19,20 - R30409 - \$15,000

WASHINGTON PARK, BLOCK A, LOT 6 - R30395 - \$5,000

WASHINGTON PARK, BLOCK B, LOT 21 - R30410 - \$5,000

WASHINGTON PARK, BLOCK B, LOT 2,3 - R30400 - \$10,000

WASHINGTON PARK, BLOCK B, LOT 1 - R30399 - \$4,000

All the Washington Park listed properties must be purchased together, the total minimum bid is **\$113,500**. To develop the properties, the Roosevelt Street pavement and utilities must be extended along the right of way at the expense of the property owner.



NOTICE TO BIDDERS

Notice is hereby given that the City of Navasota ("City") will be accepting sealed bids for the following real properties owned by the City:

Property:

TBD

All bids must be submitted in a sealed envelope or other sealed container, with the submitter's name, mailing address, daytime phone number and the Property that the bid is for, written on the front of the envelope. The outside of such sealed envelope or sealed container must clearly and conspicuously state the words "***Sale of City Property***" in large letters. The purchase price must be paid to the City at the closing of the sale of the Property, in cash. **City will not finance any portion of the purchase price.**

Bidders are advised that if they have questions, they may contact Lupe Diosdado, Development Services Director at City Hall, 200 East McAlpine Street., Navasota, Texas 77868 or by telephone at (936) 825-6475. Bids can be mailed, or hand delivered. All bids must be received no later than 3:00 p.m., Central Time, on **DATE** ("Bid Deadline") at the City Offices, located at City Hall, 200 East McAlpine St., Navasota, Texas. **Bids received after the Bid Deadline will be returned to the offeror unopened.**

Bids can be mailed to: City of Navasota
P.O. Box 910
Navasota, Texas 77868

Or hand-delivered to: City of Navasota
200 E. McAlpine St.
Navasota, Texas 77868

All bid offers made will be held confidential until the Bid Deadline at 3:00 p.m., Central Time, on **DATE**, at which point all bids will be opened and will become public records subject to the Texas Public Information Act. It is anticipated that the City Council will determine the successful bidder at the City Council meeting to be held at 6:00 p.m., Central Time, on **DATE**.

The City reserves the right to waive any informalities or to reject any and all bids. The City is not required to accept any bid or offer.

The property will be sold subject to the following conditions:

1. The Property will be sold to the highest bidder or to the bidder that submits the bid deemed by the City Council to provide the best value to the City, provided that the bid meets or exceeds the applicable minimum purchase price bid requirement.
2. In the event two or more identical high bids are submitted for the Property, the winning bid will be awarded based on bid submittal time and date; that is, the earliest high identical bid will be the successful bid.
3. The City and the successful bidder will enter into an earnest money contract (using the City's form) for the purchase of the Property within ten (10) business days of award notification from the City. If said earnest money contract is not entered into by the successful bidder within said ten (10) business day time period, the award of the bid will expire and be of no effect. City and bidder/purchaser shall pay transaction costs related to the sale/purchase of the property at closing as is customary in Grimes County, Texas.
4. Failure of the successful bidder to timely enter into said earnest money contract or bidder's rejection of Property will result in the sale of the Property being awarded to the next highest bidder or to the next bidder that submits the bid deemed by the City Council to provide the next best value to the City. In the event there is no "next highest bidder," then the award will be deemed to have expired automatically and be of no effect, and City may sell the Property at a later date.

5. The Property is offered for sale "*AS IS, WITH ALL FAULTS.*" City makes no representations or warranties whatsoever, express or implied, except as may be otherwise expressly set forth in the sale documents, nor is any employee or agent of City authorized to make any representation or warranty of any kind with respect to the Property, including without limitation, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, operating history, projections, valuation, marketability, suitability for a particular purpose, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Property. In no event is City responsible or liable for latent or patent defects or faults, if any, in the Property, or for remedying or repairing same, including, but not limited to, defects relating to asbestos or asbestos containing materials, underground storage tanks or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, water wells, septic tank systems, utilities or any improvements located on the Property or shown on any plat of the Property. Bidders are put on notice that any prior grant and/or encumbrance affecting the Property may be of record in the Official Records of DeWitt County, Texas, and bidders are encouraged to examine all public records affecting the Property. The provisions of this paragraph survive closing of any sale/purchase of the Property.

6. The City shall reserve the Mineral Estate owned by City. "Mineral Estate" means all oil, gas, and other minerals, in, on or under the Property, any royalty under any existing or future lease covering any part of the Property, surface rights (including rights of ingress and egress), production and drilling rights, lease payments, and all related benefits and mineral interests. No mineral interests shall convey to successful bidder/purchaser.



REQUEST FOR CITY COUNCIL AGENDA ITEM #6

| | |
|--|--|
| Agenda Date Requested: <u>November 27, 2023</u> | Appropriation |
| Requested By: <u>Jason Weeks, City Manager</u> | Source of Funds: <u>N/A</u> |
| Department: <u>Administration</u> | Account Number: <u>N/A</u> |
| <input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance | Amount Budgeted: <u>N/A</u> |
| | Amount Requested: <u>N/A</u> |
| | Budgeted Item: <input type="radio"/> Yes <input checked="" type="radio"/> No |

Exhibits: PowerPoint Presentation & legal documents

AGENDA ITEM #6

Discussion and guidance on the future of Horlock House Art Gallery & History Museum.

SUMMARY & RECOMMENDATION

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

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

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

The City of Navasota has been meeting the four restrictions of the deed and has utilized the property for the Navasota Artist in Residence ("NAIR") program. The Arts Council of Brazos Valley has been managing our NAIR program. Recently, the mayor and city manager met with the Executive Director the Arts Council and their Board President to discuss the NAIR program. The City of Bryan and College Station have both terminated their artist programs. The City of College Station has partnered with the Arts Council to provide funds to set up Texas A&M University and Blinn College art students an opportunity to create art within the Arts Council studio. The primary reason for the termination of the artist program has been the lack of applications for the program. Similar to Navasota, there has been a shortage of artists willing to participate in these programs. Therefore, the Arts Council has recommended the City of Navasota re-evaluate how to handle our art program. Staff continues to brainstorm on how to re-purpose the NAIR program. This means that the Horlock House will no longer be used in the capacity to provide temporary housing to artist as part of the City of Navasota NAIR program. Additionally, the Best Museum in the rear building of the Horlock House has not been utilized as the intentions of a museum. Staff continue to work to identify a new location for the Best Museum in downtown Navasota.

The City of Navasota budgets approximately \$21,000 annually for the maintenance & operations of the Horlock House. The City Council has budgeted funds utilizing the Hotel/Motel Occupancy Tax for exterior painting, new roof, and HVAC repairs. However, the amount budgeted does not cover the actual amount needed to adequately make the necessary repairs and maintenance items to the Horlock House. Staff received a quote of \$85,350 to make the necessary exterior repairs to re-paint the property. Additionally, there is a need to replace the roof which is more than \$27,000 as well as replacing the HVAC unit at a cost of more than \$8,600. Staff have provided photos within the attached presentation to visualize the nature of the needs to bring the exterior of the building back to life. Staff have not received any cost assessments or estimates on the interior maintenance needs of the Horlock House. Staff recommends City Council make arrangements with the Public Works Department to receive a tour of the Horlock House prior to the November 27th City Council meeting to see the exterior/interior maintenance and repair items. Based on the current maintenance and repair needs of the Horlock House, combined with the termination of the NAIR program, staff recommends City Council discuss the future of maintaining and operations of the property.

Normally, if the City wants to sell/convey City-owned real property, the City would be required to go through the notice and sealed bidding process pursuant to Chapter 272, Texas Local Government Code. However, Section 253.011 of the Texas Local Government Code authorizes the City to convey real property to a non-profit corporation to accomplish a public purpose. For example, a museum would promote a public purpose of the City. Also, the new owner would be required to comply with the conditions set out in the 1981 deed. Legal counsel believes that the use of the property as a Bed & Breakfast would qualify under the four requirements allowing the owner of the property, which would be the "caretaker" to be housed at the Horlock House to oversee the day-to-day operations of the property.

Texas Local Government Code, Section 252.011 provides as follows:

Sec. 253.011. CONVEYANCE TO NONPROFIT CORPORATION FOR PUBLIC USE.

(a) In this section, "nonprofit organization" means an organization exempt from federal taxation under Section 501(c)(3), Internal Revenue Code of 1986, as amended.

(b) This section does not apply to a municipality with a population of 1.9 million or more.

(c) A municipality may transfer to a nonprofit organization, for consideration described by this section, real property, or an interest in real property without complying with the notice and bidding requirements of Section 272.001(a) or other law.

(d) Consideration for the transfer authorized by this section shall be in the form of an agreement between the parties that requires the nonprofit organization to use the property in a manner that primarily promotes a public purpose of the municipality. If the nonprofit organization at any time fails to use the property in that manner, ownership of the property automatically reverts to the municipality.

(e) The municipality shall transfer the property by an appropriate instrument of transfer. The instrument must include a provision that:

(1) requires the nonprofit organization to use the property in a manner that primarily promotes a public purpose of the municipality; and

(2) indicates that ownership of the property automatically reverts to the municipality if the nonprofit organization at any time fails to use the property in that manner.

(f) Provided, however, that if the real property to be transferred lies outside the municipality's corporate limits and outside the county where 80 percent of the municipality's residents reside, the municipality must obtain the consent of the county commissioners court in the county where the real property is located.

Staff are requesting City Council provide feedback to next steps for the future of the Horlock House Art Gallery & History Museum.

ACTION REQUIRED BY CITY COUNCIL

Provide feedback to City staff on what next steps are needed for the future of the Horlock House Art Gallery & History Museum.

Approved for the City Council meeting agenda.



Jason B. Weeks, City Manager

11/16/23

Date

THERE'S SO MUCH TO LOVE ABOUT

NAVASOTA!

So much, so close.

CITY OF NAVASOTA, TEXAS

Horlock House Art Gallery & History Museum

ANNUAL COST OF OPERATION & MAINTENANCE

Total - \$21,207

- \$1,000 – General Maintenance
- \$2,000 – Irrigation Maintenance/Repairs
- \$2,000 – HVAC Maintenance/Repairs
- \$500 – Misc. Interior Repairs
- \$500 – Misc. Exterior Repairs
- \$3,413 – Mowing
- \$8,512 – Electric
- \$3,282 – Phone and Internet



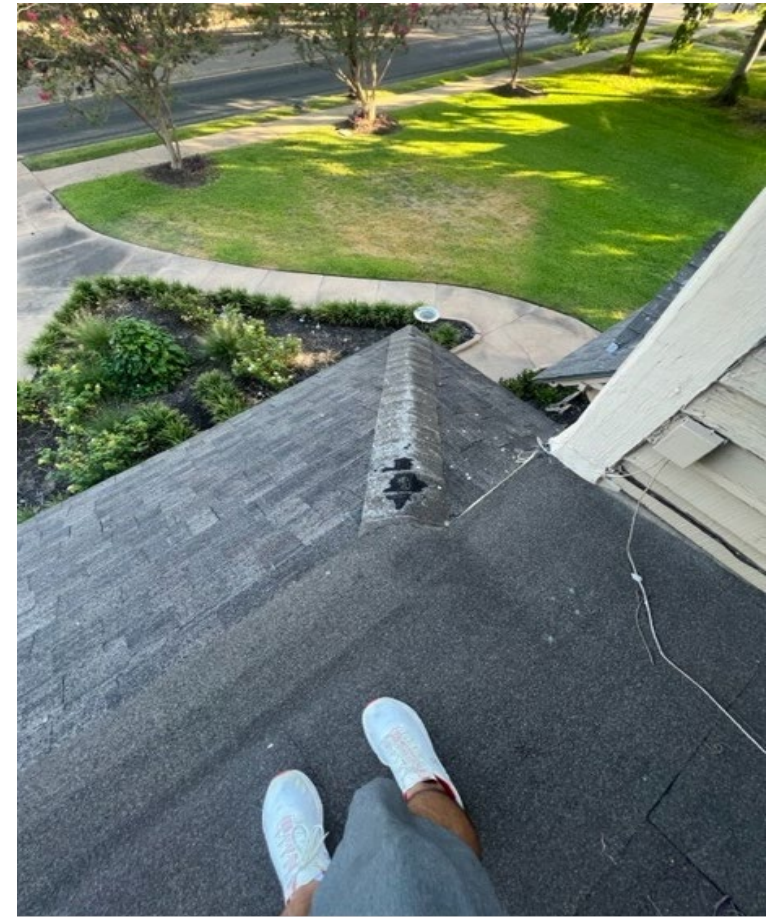
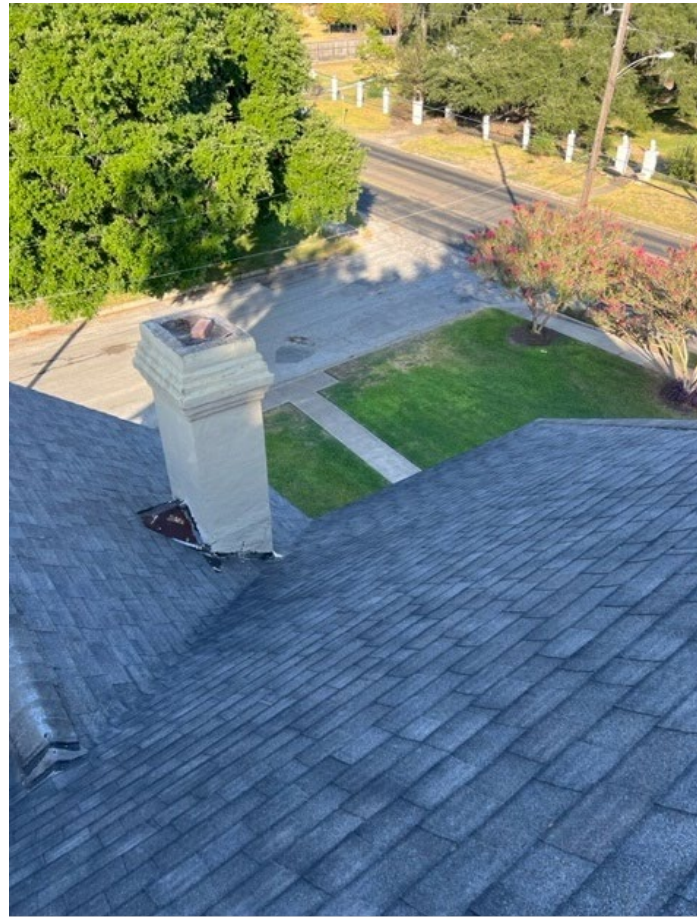
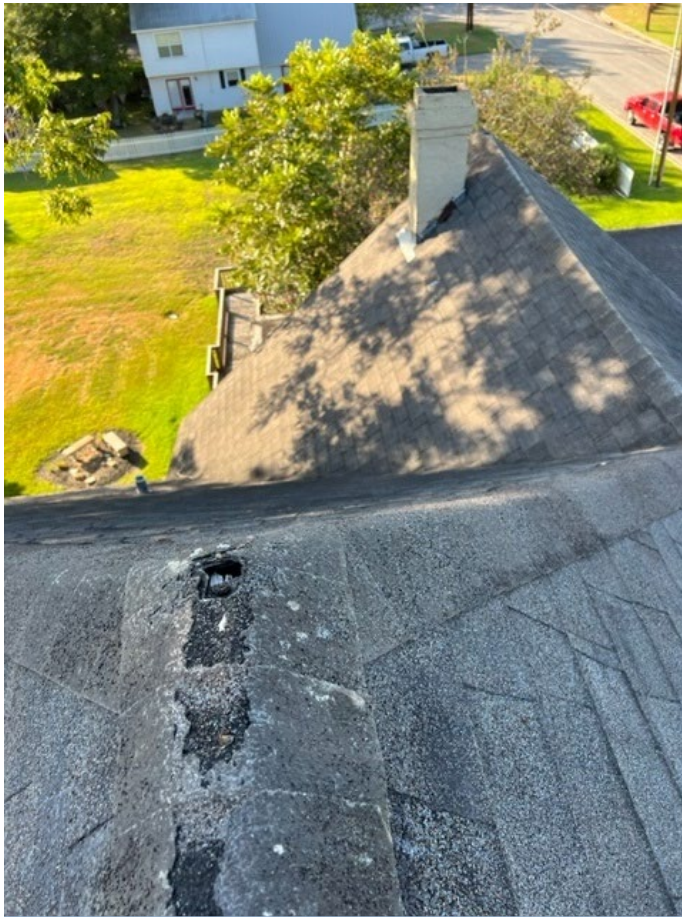
Built 1892

MAJOR EXTERIOR REPAIRS NEEDED - COST ESTIMATES

Total - \$121,171

- **Roof Repair - \$27,200**
 - Remove and replace shingles with 30-year shingles
- **Exterior Paint - \$85,350**
 - Pressure wash exterior
 - Replace any damaged wood
 - Replace broken window glass
 - Sand, re-caulk, prime, and paint
- **HVAC Replacement, Best Museum - \$8,621**
 - Install new RUUD air handler with 5KW heat strip kit, and 3-ton RUUD heat pump condenser

ESTIMATED COST FOR ROOFING REPAIRS - \$27,200



ESTIMATED COST FOR EXTERIOR PAINTING - \$85,350









ESTIMATED COST FOR HVAC REPLACEMENT (BEST MUSEUM) - \$8,621



FOUR PERMITTED USES IN SPECIAL WARRANTY DEED

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



QUESTIONS?

Jennifer Reyna, Public Works Director
jreyna@navasotatx.gov

Jose Coronilla, Assistant Public Works Director
jcoronilla@navasotatx.gov



COPY

LAST WILL AND TESTAMENT

THE STATE OF TEXAS,)
COUNTY OF GRIMES.)

)
(KNOW ALL MEN BY THESE PRESENTS:
)

That I, GEORGIA B. BEST, of Grimes County, Texas, being of sound and disposing mind and memory, and being desirous of settling my worldly affairs with which it has pleased God to bless me, do make and publish this my Last Will and Testament, hereby revoking all Wills, if any, by me at any time heretofore made.

FIRST

It is my will that I be given a suitable Christian burial commensurate with my circumstances in life and which burial shall be from the Zion Lutheran Church, Anderson, Texas.

SECOND

I desire and direct that all of my lawful debts, if any I have, shall first be paid out of my estate by my Executor or Executrixes hereinafter named.

THIRD

It is my express will that none of the contents of my home shall be removed until at least thirty (30) days after my burial, and my Executor or Executrixes hereinafter named shall be permitted to enforce this provision.

FOURTH

There will probably be found with this Will a list of directions as to who I desire to have various family heirlooms and jewelry, and I direct that the Executor or Executrixes have Marjorie Schramm, Dorothy Hilley and Agnes Ann Mattli, to carry out the instructions in regard to the distribution of the family heirlooms and jewelry, and since they are familiar with my family, they may distribute items of personal property that are not mentioned in such instructions according to their discretion, and in the event that any personal effects, family heirlooms and jewelry are not so distributed, the same shall be sold and the proceeds distributed with my other assets as hereinafter provided.

J. I will, devise and bequeath the sum of \$5,000.00 to the Lutheran World Missions, Missouri Synod, St. Louis, Missouri.

K. I will, devise and bequeath the sum of \$5,000.00 to Lutheran Social Services, 7900 U.S. 290 East, Austin, Texas 78724.

L. I will, devise and bequeath the sum of \$50,000.00 to L.C.M.S., International Center, 1333 S. Kirkwood Rd., St. Louis, Missouri 63122-7295.

M. I will, devise and bequeath the sum of \$5,000.00 to Good Samaritan Home, Spring, Texas.

N. I will, devise and bequeath the sum of \$5,000.00 to Rice University, Office of Development, P. O. Box 1892, Houston, Texas 77251.

O. I will, devise and bequeath the sum of \$10,000.00 to Grimes County Heritage Association, 1215 Washington Ave., Navasota, Texas 77868, to be used for the maintenance and improvements of the Becker-Best Museum.

P. I will, devise and bequeath the sum of \$5,000.00 to Anderson Cemetery Association, Anderson, Texas 77830, together with 2.0 acres of land off of my farm adjoining the cemetery property at Anderson, Texas.

Q. I will, devise and bequeath the sum of \$10,000.00 to Historic Anderson, Inc., Anderson, Texas 77830, to be used for the maintenance and improvements of the Becker-Steinhagen Museum.

SEVENTH

I will, devise and bequeath to the hereinafter named persons the amounts set forth below:

A. I will, devise and bequeath the sum of \$5,000.00 to Jan Hilley, c/o Mrs. Howard Hilley, P. O. Box 110, Navasota, Texas 77868. In the event she precedes me in death, this bequest shall lapse and pass under the residuary clause.

B. I will, devise and bequeath the sum of \$5,000.00 to Kay Hilley, c/o Mrs. Howard Hilley, P. O. Box 110, Navasota, Texas 77868. In the event she precedes me in death, this bequest shall lapse and pass under the residuary clause.

C. I will, devise and bequeath the sum of \$5,000.00 to Darlene Wickman, c/o Mrs. A. P. Wickey, Jr., Anderson, Texas 77830. In the event she precedes me in death, this bequest shall pass to her heirs under the Texas Laws of Descent and Distribution.

D. I will, devise and bequeath the sum of \$1,000.00 to Mrs. Margaret Best, c/o Mrs. Marjorie Schramm, 850 Elm Tree Lane, St. Louis, Missouri 63122. In the event she precedes me in death, this bequest shall lapse and pass under the residuary clause.

E. I will, devise and bequeath the sum of \$1,000.00 to Mrs. Nellie Best, 907 St. Genieve, Farmington, Missouri 63640. In the event she precedes me in death, this bequest shall lapse and pass under the residuary clause.

F. I will, devise and bequeath the sum of \$10,000.00 to my godson, Richard Ruh, c/o Mrs. George Ruh, 10254 Julius Northway, Sunset Hills, Missouri 63127. In the event he precedes me in death, this bequest shall pass to his heirs under the Texas Laws of Descent and Distribution.

G. I will, devise and bequeath the sum of \$10,000.00 to Helen Ruh, and I will, devise and bequeath the sum of \$5,000.00 to each of her sons, James Ruh and Charles Ruh. In the event that Helen Ruh precedes me in death, her share shall pass to her sons, and in the event of either of their deaths, it shall pass to their descendants, and if none, the same shall then lapse and pass under the residuary clause.

H. I will, devise and bequeath the sum of \$5,000.00 to each of the following Laas heirs: Leo Gregory, 102 Ash St., Freeport, Texas 77036; Mrs. Regina Tharp, Box 144, Thunder Road, Alamogordo, New Mexico 88310; Mrs. Alma Maxwell, 1403 Calle Sur., Hobbs, New Mexico 88240; Weldon Laas, Route 1, Box 70, Brookshire, Texas 77423; Mrs. Lillian Arrington, 2602 Ware Rd., Austin, Texas 78741; Mrs. Frances Combs, 54 Jackman Ave., Toronto, Ontario, Canada; Mrs. Dorothy Christ, 1906 Escarpa Dr., Los Angeles, California 90041; and Mr. Harvey Laas, Route 1, Box 70, Brookshire, Texas 77423. In the event the Laas heirs precede me in death, this bequest shall

lapse and pass under the residuary clause.

I. I will, devise and bequeath the sum of \$5,000.00 to Mrs. Judy Roskosky, c/o Mrs. Lillian Wickey, Anderson, Texas 77830. In the event she precedes me in death, this bequest shall pass to her heirs under the Texas Laws of Descent and Distribution.

J. I will, devise and bequeath the sum of \$5,000.00 to Mrs. Lillian Wickey, Anderson, Texas 77830. In the event she precedes me in death, this bequest shall pass to her heirs under the Texas Laws of Descent and Distribution.

K. I will, devise and bequeath the sum of \$2,000.00 to Rubin Molitor, c/o Mrs. Howard Hilley, P. O. Box 110, Navasota, Texas 77868. In the event he precedes me in death, this bequest shall lapse and pass under the residuary clause.

L. I will, devise and bequeath the sum of \$2,000.00 to Alfred Molitor, c/o Mrs. Howard Hilley, P. O. Box 110, Navasota, Texas 77868. In the event he precedes me in death, this bequest shall lapse and pass under the residuary clause.

M. I will, devise and bequeath the sum of \$2,000.00 to Hannah Wehmeyer, c/o Mrs. Howard Hilley, P. O. Box 110, Navasota, Texas 77868. In the event she precedes me in death, this bequest shall lapse and pass under the residuary clause.

N. I will, devise and bequeath the sum of \$5,000.00 to Bulmaro Otero, 602 First St., Navasota, Texas 77868. In the event he precedes me in death, this bequest shall pass to his heirs under the Texas Laws of Descent and Distribution.

EIGHTH

I will, devise and bequeath all the rest and residue of my estate after the payment of my lawful debts, the expenses incident to the probating of this Will, and the above specific bequests, to Dorothy Hilley of Navasota, Texas; Robert Best of Sullivan, Illinois; Agnes Ann Mattli of 2025 Raulston, Poplar Bluff, Missouri 63901; Edward Best of 1796 Elmhurst Lane, Concord, California 94521; Marjorie Schramm of 850 Elm Tree Lane, St. Louis, Missouri 63122, each of the above named to receive an equal undivided one-

fifth (1/5) share. In the event that any of the above named should predecease me and leave surviving a child or children or their descendants, then this bequest shall pass to their child or children; however, in the event of their death and they do not leave surviving children or their descendants, then this bequest shall lapse and pass to the survivors or their heirs.

NINTH

I hereby nominate, constitute and appoint A. W. Hodde, Jr., of Brenham, Texas, Dorothy Hilley of Navasota, Texas, Marjorie Schramm of St. Louis, Missouri and Agnes Ann Mattli of Poplar Bluff, Missouri, or either of them that may qualify or act, as Independent Executor and Executrixes of this my Last Will and Testament and direct that no bond or security shall be required of them, or either of them, as such. All of the above named are authorized to act as Executor and Executrixes; however, it is my will that at least two of them act in the event that some of the above named desire not to act. I also hereby authorize my Executor or Executrixes to dispose of all my property which is not specifically bequeathed in this Will in order to make distribution thereof, and any deed, assignment, transfer or conveyance by said Executor or Executrixes shall be binding upon my estate as if I had executed the same myself. Any purchaser or purchasers shall not be required to determine or ascertain if the proceeds of any sale are distributed in the manner as set out in this Will, but it shall be presumed that the same will be done.

The above named Independent Executor and Executrixes, or either of them that may act, shall be permitted to charge only one-half ($\frac{1}{2}$) of the Executor's commission as provided by law, that is, that their fee for acting as such Executor or Executrix shall in no event exceed 2½% of my gross estate; however, the same is to be computed in the manner as set out to determine the statutory fees provided for such Executor or Executrixes.

TENTH

It is my will that no other actions shall be had in the Courts

IN TESTIMONY WHEREOF, I hereunto sign my name to this my Last Will and Testament, consisting of this and seven (7) preceding pages, all in the presence of the undersigned who witness the same at my request, on this the 4th day of December, 1992.

The foregoing instrument, consisting of this and seven (7) preceding pages, was signed, published and declared by GEORGIA B. BEST, Testatrix, to be her Last Will and Testament, in our presence, and we, at her request, and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, this the 4th day of December, 1992.

THE STATE OF TEXAS,)
COUNTY OF WASHINGTON.)

Page 8

the same as such and wanted each of them to sign as a witness, and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the Testatrix and at her request; that the Testatrix was at that time over eighteen (18) years of age, and was of sound mind, and that each of said witnesses was then at least fourteen (14) years of age.

Georgia B. Best
GEORGIA B. BEST, Testatrix

Cindy Reimer
Cindy Reimer

Rosalie Wendler
Rosalie Wendler

Subscribed and acknowledged before me, the undersigned authority, by GEORGIA B. BEST, Testatrix, and subscribed and sworn to before me by the said Cindy Reimer and Rosalie Wendler, witnesses this the 4th day of December, 1992.



OMA MILLS
Notary Public, State of Texas

COPY

No. 7,448

IN THE ESTATE OF
GEORGIA B. BEST,
DECEASED

§
§
§
§
§

IN THE COUNTY COURT
OF
GRIMES COUNTY, TEXAS

**ORDER PROBATING WILL AND CODICIL AND
AUTHORIZING LETTERS TESTAMENTARY**

On this day came on to be heard the Application filed herein by Joe S. Falco, Jr. on March 29, 2004, for the probate of the Will and Codicil of Georgia B. Best, hereinafter called Decedent, and for the issuance of Letters Testamentary.

The Court, after having heard and considered the evidence, finds that legal notices of the filing of said Application have been issued and posted in the manner and for the length of time required by law, and no one came to contest same; and it further appearing that said Will was executed on December 4, 1992 with the formalities and solemnities and under the circumstances required by law to make it a valid Will, was self-proved according to law during the lifetime of said Decedent; that Decedent executed a Codicil dated March 2, 1999, which was self-proved; that such Will and Codicil have not been revoked by Decedent; that Decedent died at The College Station Medical Center in Brazos County, Texas on March 14, 2004; that this Court has jurisdiction and venue over the estate because Decedent was domiciled in Texas and had a fixed place of residence in Grimes County, Texas at the time of her death; that four years have not elapsed since the death of Decedent or prior to the said Application; that a necessity exists for the administration of this estate, specifically There is property of the estate that is in need of administration.; that the following state, governmental agency of the state, or charitable organizations are named by the Will and Codicil as devisees:

Name: Zion Lutheran Church
Address: P.O. Box 409
Anderson, Tx. 77830

Name: Anderson Cemetery Association
Address: Anderson, Tx. 77830

Name: Concordia College
Address: 7400 Augusta St.
River Forest, Illinois 60305-1499

Name: Concordia University at Austin
(Formerly Concordia Lutheran College of Texas)
Address: 3400 Interstate 35 North
Austin, Tx. 78705-2799

Name: St. Paul's Lutheran Church
Address: 609 E. Columbia St.
Farmington, Missouri 63640-1309

Name: LCMS World Relief
The Lutheran Church-Missouri Synod
(Formerly Lutheran World Relief-St. Louis)
Address: 1333 S. Kirkwood Road
St. Louis, Missouri 63122-7295

Name: The Lutheran Hour, International LLL
Address: 660 Mason Ridge Center Drive
St. Louis, Missouri 63141

Name: Lutheran Women's Missionary League
Address: P.O. Box 411993
St. Louis, Missouri 63141-1993

Name: LCMS World Missions
The Lutheran Church-Missouri Synod
(Formerly Lutheran World Missions, M.S.)
Address: 1333 Kirkwood Road
St. Louis, Missouri 63122-7295

Name: Lutheran Social Services
Address: P.O. Box 140767
Austin, Texas 78714

Name: LCMS , International Center
The Lutheran Church-Missouri Synod
Attn: LCMS Foundation
Address: 1333 S. Kirkwood Road
St. Louis Missouri 63122-7295

Name: Good Samaritan Home
Address: Spring, Texas

Name: Rice University, Office of Development
Address: P.O. Box 1892
Houston, Texas 77251

Name: Grimes County Heritage Association
Address: 1215 E. Washington Ave.
Navasota, Texas 77868

Name: Historic Anderson, Inc.
Address: Anderson, Texas 77830

that Decedent's Will and Codicil named Dorothy Hilley, Kay Hilley and Joe S. Falco, Jr. to serve as Independent Co-Executors to act independently without bond or other security, and the said Dorothy Hilley, Kay Hilley and Joe S. Falco, Jr. are not disqualified by law from serving as such or from accepting Letters Testamentary, and would be entitled to such letters and that although Agnes Ann Mattli and Marjorie Schramm were also named to serve as Independent Co-Executors, the said Agnes Ann Mattli is deceased and Marjorie Schramm has waived and renounced her right to Letters Testamentary by written instrument now on file among the other papers in this cause.

IT IS THEREFORE ORDERED AND DECREED by the Court that said Will and Codicil are hereby proved and established and admitted to probate and recorded as the **LAST WILL AND TESTAMENT AND CODICIL** of said Georgia B. Best, Deceased, and that Dorothy Hilley, Kay Hilley and Joe S. Falco, Jr. be, and are hereby appointed Independent Co-Executors of said Will and Codicil and Estate without bond.

IT IS FURTHER ORDERED by the Court that Letters Testamentary upon the Will and Codicil and Estate of Georgia B. Best, Deceased, be and the same are hereby granted, that the Clerk shall issue said Letters Testamentary to Dorothy Hilley, Kay Hilley and Joe S. Falco, Jr., as Independent Co-Executors, when qualified according to law, and that no other action shall be had in this Court other than the return of an Inventory, Appraisement and List of Claims as required by law. Appraisers are waived.

SIGNED this 17th day of April, 2004.

/s/
JUDGE PRESIDING

APPROVED AS TO FORM:

/s/

Joe S. Falco, Jr.

Attorney for the Estate

State Bar No.: 06793000

P. O. Box 907

400 East Washington Avenue, Suite 301

Navasota, Texas 77868

Telephone: (936) 825-6533

Facsimile: (936) 825-8599

FILE COPY

FIRST CODICIL TO THE WILL OF GEORGIA B. BEST

I, GEORGIA B. BEST, a resident of the City of Navasota, Grimes County, Texas, declare this to be the First Codicil to my Will dated December 4, 1992.

CHANGE OF EXECUTOR

1. I revoke the appointment of A.W. HODDE, JR. as Independent Executor pursuant to Paragraph NINTH of my Will, and appoint instead JOE S. FALCO, JR., of Navasota, Texas, to be Independent Executor, and to serve as Independent Executor under the provisions and instructions of my Will as they are written, and as if the new appointee had been the original Independent Executor named in my Will.

ADDITION OF CO-EXECUTRIX

2. I appoint KAY HILLEY, of Navasota, Texas, to serve as an Executrix of my Will with the previously appointed Executor named above and the previously appointed Executrices named in my Will pursuant to Paragraph NINTH, in accordance with said Paragraph.

SUBSTITUTION OF PROVISIONS

3. Article FOURTH, on Page 1 of my Will, is revoked, and the following is substituted in its place: There will probably be found with this Will a list of directions as to who I desire to have various family heirlooms and jewelry, and I direct that the Executor or Executrices have Marjorie Schramm, Dorothy Hilley, Agnes Ann Mattli and Kay Hilley, to carry out the instructions in regard to the distribution of the family heirlooms and jewelry, and since they are familiar with my family, they may distribute items of personal property that are not mentioned in such instructions according to their discretion, and in the event that any personal effects, family heirlooms and jewelry are not so distributed, the same shall be sold and the proceeds distributed with my other assets as hereinafter provided.

4. Article SIXTH, Paragraph A, on Page 2 of my Will, is revoked, and the following is substituted in its place: I will, devise and bequeath the sum of \$100,000.00 to ZION LUTHERAN CHURCH, P.O. Box 409, Anderson, Texas 77830, which sum shall be delivered to the TEXAS LUTHERAN FOUNDATION, 7900 U.S. 290 East, Austin, Texas 78724, to be managed by them


GEORGIA B. BEST, TESTATRIX

as Trustee for the ZION LUTHERAN CHURCH, and from which Trust Fund the income shall be distributed to the Church to be used by them for the operational maintenance and suitable upkeep of the Church and Parish Hall and for the Becker Memorial Landscaping. In the event such Church order ever disbands or becomes inoperative, any funds remaining in the Trust shall be distributed to the TEXAS LUTHERAN FOUNDATION.

5. Article SIXTH, Paragraph P, on Page 4 of my Will, is revoked, and the following is substituted in its place: I will, devise and bequeath the sum of \$5,000.00 to Anderson Cemetery Association, Anderson, Texas 77830, together with 1.00 acre of land off of my farm adjoining the cemetery property at Anderson, Texas, said 1.00 acre being more fully described on Exhibit "A" which is attached hereto, incorporated herein by reference and made a part hereof as fully and to the same extent as if copied herein verbatim. (2)

REVOCATION OF PROVISIONS

6. Article SIXTH, Paragraphs B and C, on Pages 2 and 3 of my Will, are hereby revoked, with nothing substituted in place thereof.

REPUBLICATION OF WILL

7. In every other respect, I confirm and republish my Will dated December 4, 1992.

This First Codicil to my Will dated December 4, 1992, is executed by me on this 2nd day of March, 1999, in the City of Navasota, Grimes County, Texas.

Georgia B. Best
GEORGIA B. BEST, TESTATRIX

ATTESTATION CLAUSE

The instrument set forth above was signed in our presence by GEORGIA B. BEST, and declared by her to be the First Codicil to her Will. We, at her request, and in her presence and in the presence of each other, have subscribed our names to this instrument as witnesses on this 2nd day of March, 1999.

Ticki Lombard
Witness

Betty Feldmann
Witness

SELF PROVING AFFIDAVIT

THE STATE OF TEXAS *

*

COUNTY OF GRIMES *

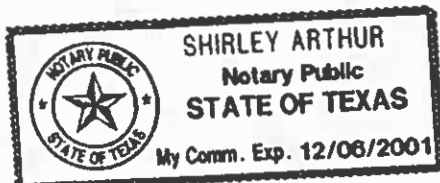
Before me, the undersigned authority, on this day personally appeared GEORGIA B. BEST, VICKI LAMBERTH and BETTY FELDMAN, known to me to be the Testatrix and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of such persons being duly sworn by me, the Testatrix, GEORGIA B. BEST, declared to me and to such witnesses in my presence that the instrument is the First Codicil to her Will dated December 4, 1992, and that she had willingly made and executed it as her free act and deed for the purposes expressed in the instrument; and the witnesses described above, each on his or her oath stated to me, in the presence and hearing of the Testatrix, that the Testatrix had declared to them that such instrument is the First Codicil to her Will dated December 4, 1992, and that she executed the Codicil as such and wanted each of them to sign it as a witness; and upon their oaths, each witness stated further that they did sign the Codicil as witnesses in the presence of the Testatrix and at her request; that she was at that time eighteen (18) years of age or over and was of sound mind; and that each of the witnesses was then at least fourteen (14) years of age.

Georgia B. Best
GEORGIA B. BEST, TESTATRIX

Vicki Lambeth
Witness

Betty Feldmann
Witness

Subscribed and sworn to before me by the said GEORGIA B. BEST, Testatrix, and by the said VICKI LAMBERTH and BETTY FELDMAN, witnesses, on this 2nd day of March, 1999.



Shirley Arthur
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 12/6/01

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 W. MAIN

BOX 499

PHONE 836-6631

BRENHAM, TEXAS 77833

GEORGIA BECKER BEST

ALL THAT TRACT OR PARCEL OF LAND situate in Grimes County, Texas, out of the P. C. Jack Survey A-31 and being the land called 206 acres as the second tract in a deed from Charles W. Becker and wife to Georgia Becker Best dated December 9, 1968, and recorded in Volume 286 Page 517, Grimes County Deed Records, more particularly described as follows:

BEGINNING at an iron pin and fence corner on the East bank of a creek and in the West line of the Jack Survey at the Northeast corner of the Carol Kennard Tract;

THENCE with the South line of the Curtis Burlin and the cemetery tracts N 67° 27' 08" E, 397.05 ft.;

N 69° 38' 37" E, 2580.31 ft. to an iron pin and fence corner in the West line of a portion of the cemetery tract;

THENCE with said line S 19° 27' 45" E, 104.20 ft. to an old iron pin and fence corner;

THENCE S 19° 27' 45" E, 94.15 ft. to an iron pin;

THENCE N 71° 41' 33" E, 460.19 ft. to an iron pin at the Southeast corner of a 1,000 acre tract to be conveyed to cemetery;

THENCE N 16° 17' 27" W, 94.19 ft. to an iron pin in the South line of the present cemetery tract and at the end of a public road;

THENCE with the fence across said road N 71° 41' 33" E, 74.66 ft. to a fence corner;

THENCE with a new fence line on a line agreed by and with Becker and Walter Borski

S 20° 09' E, 240.00 ft. to an iron pin and fence corner at a corner of the Borski tract;

THENCE with the South line of an old County Road S 64° 57' E, 136.28 ft.;

S 73° 20' E, 719.52 ft.;

S 77° 59' E, 543.84 ft.;

S 88° 56' E, 256.85 ft. to an iron pin at a fence line angle;

THENCE N 75° 26' E, 133.10 ft. to a fence corner at a gate;

THENCE continuing with said fence N 78° 25' E, 141.43 ft. to an iron pin;

THENCE continuing with the fence N 86° 05' E, 216.17 ft. to an iron pin and fence corner;

THENCE with a fence line along the West line of the tract claimed by the Zion Lutheran Church S 6° 29' E, 424.68 ft. to an iron pin and fence corner;

THENCE on lines agreed and previously staked on the West line of the Zion Lutheran Church and the George Leiber and the Finke properties S 50° 54' 15" W, 272.35 ft.;

S 7° 49' 33" W, 66.83 ft.;

April 7, 1978

W. O. # 6010

EXHIBIT "A"

D. R. MUZZY AND ASSOCIATES, INC.
LAND SURVEYORS
1900 W. MAIN
BOX 499 PHONE 836-6631
BRENHAM, TEXAS 77833

ORGIA BECKER BEST - Continued

S 50° 20' 39" E, 160.35 ft.;

S 10° 13' 08" E, 86.92 ft. to an iron pin and fence corner in the South line of the original tract;

HENCE with said line as fenced S 70° 55' 45" W, 1383.11 ft.;

S 71° 24' 15" W, 1394.05 ft.;

S 70° 48' 43" W, at 2131.44 ft. an iron pin and fence corner, at a total distance of 2322.84 ft. a tree and iron pin set for the Southwest corner of this tract;

HENCE with the East line of the Carol Kennard Tract N 18° 34' 58" W, 2022.67 ft. to the point or place of beginning containing 212.209 acres of land.

ORGIA BECKER BEST
TO
OLD FELLOW CEMETERY

BEGINNING at an iron pin at the Southeast corner of the present cemetery tract and in the West line of an access road;

HENCE S 16° 17' 27" E, 94.19 ft. to an iron pin;

HENCE S 71° 41' 33" W, 460.19 ft. to an iron pin;

HENCE N 19° 27' 45" W, 94.15 ft. to an iron pin and fence corner at a corner of the cemetery;

HENCE with the South line of existing cemetery N 71° 41' 33" E, 465.40 ft. to the point or place of beginning containing 1.000 acre of land.

April 7, 1978
I. O. # 6010

Don R. Muzzy

DONALD R. MUZZY
Registered Public Surveyor #1252
Brenham, Texas



COPY

No. 7,448

IN THE ESTATE OF
GEORGIA B. BEST,
DECEASED

§
§
§
§
§

IN THE COUNTY COURT
OF
GRIMES COUNTY, TEXAS

**APPLICATION TO PROBATE WILL AND CODICIL AND
FOR ISSUANCE OF LETTERS TESTAMENTARY**

TO THE HONORABLE JUDGE OF SAID COURT:

Joe S. Falco, Jr. ("Applicant"), furnishes the following information to the Court in support of this Application for the probate of the written Will and Codicil of Georgia B. Best ("Decedent"), and for issuance of Letters Testamentary:

1. Applicant Joe S. Falco, Jr. is interested in this Estate, being domiciled in Navasota, Grimes County, Texas..
2. Decedent died on March 14, 2004, at The College Station Medical Center in Brazos County, Texas, at the age of 88 years. Decedent's domicile at the time of her death was 306 Hillside Drive, Navasota, Grimes County, Texas.
3. This Court has jurisdiction and venue is proper because Decedent was domiciled in Texas and had a fixed place of residence in this County on the date of her death.
4. Decedent owned property described generally as real estate, cash, personal effects and household goods of a probable value in excess of \$100,000.00.
5. Decedent owned securities of a probable value in excess of \$25,000.00.
6. Decedent left a valid written Will dated December 4, 1992, and one codicil dated March 2, 1999, which were never revoked and are already on file herein, same having been produced by the custodian thereof and delivered to this Court under its order dated March 15, 2004.
7. A necessity exists for the administration of the estate, specifically: There is property of the estate that is in need of administration..

8. After the date of the Codicil, no surviving child was born to or adopted by Decedent.
9. Decedent was never divorced.
10. Decedent's Will and Codicil named Dorothy Hilley, Marjorie Schramm, Kay Hilley, Agnes Ann Mattli and Joe S. Falco, Jr. to serve as independent Co-Executors to act independently without bond or other security. Dorothy Hilley resides in Navasota, Grimes County, Texas. Kay Hilley resides in Navasota, Grimes County, Texas. Joe S. Falco, Jr. resides in Navasota, Grimes County, Texas. Marjorie Schramm will have waived and renounced her right to Letters Testamentary by written instrument which will be on file herein prior to the time this application is heard. Agnes Ann Mattli is deceased. Dorothy Hilley, , Kay Hilley and Joe S. Falco, Jr. are not disqualified by law from serving as such or from accepting Letters Testamentary, and would be entitled to such letters.
11. The following state, governmental agency of the state, or charitable organizations are named by the Will as devisees:

Name: Zion Lutheran Church
Address: P.O. Box 409
Anderson, Tx. 77830

Name: Anderson Cemetery Association
Address: Anderson, Tx. 77830

Name: Concordia College
Address: 7400 Augusta St.
River Forest, Illinois 60305-1499

Name: Concordia Lutheran College of Texas
Address: 3400 Interstate 35 North
Austin, Tx. 78705

Name: St. Paul's Lutheran Church
Address: 602 E. Columbia
Farmington, Missouri 63640

Name: Lutheran World Relief
Address: Missouri Synod
St. Louis, Missouri

Name: The Lutheran Hour, International LLL
Address: P.O. Box 7171-M
St. Louis, Missouri 63172

Name: Lutheran Women's Missionary League
Address: 3558 S. Jefferson Ave.
St. Louis, Missouri 63118

Name: Lutheran World Missions, Missouri Synod
Address: St. Louis, Missouri

Name: Lutheran Social Services
Address: 7900 U.S. 290 East
Austin, Texas 78724

Name: L.C.M.S., International Center
Address: 1333 S. Kirkwood Rd.
St. Louis Missouri 63122-7295

Name: Good Samaritan Home
Address: Spring, Texas

Name: Rice University, Office of Development
Address: P.O. Box 1892
Houston, Texas 77251

Name: Grimes County Heritage Association
Address: 1215 E. Washington Ave.
Navasota, Texas 77868

Name: Historic Anderson, Inc.
Address: Anderson, Texas 77830

12. The Will was made self-proved in the manner prescribed by law and the subscribing witnesses to the Will and their present addresses are Cindy Reimer, whose address is unknown, and Rosalie Wendler, whose address is unknown.

13. The Codicil dated March 2, 1999 was made self-proved in the manner prescribed by law and the subscribing witnesses to the Codicil and their present addresses are Vicki Lamberth, whose address is 400 E. Washington Ave., Navasota, Texas 77868 and Betty Feldmann, whose address is 718 Johnson St., Navasota, Texas 77868.

WHEREFORE, Applicant prays that citation issue as required by law to all persons interested in this Estate; that the Will and Codicil be admitted to probate; that Letters Testamentary be issued

to Dorothy Hilley, Kay Hilley and Joe S. Falco, Jr.; and that all other Orders be entered as the Court may deem proper.

Respectfully submitted,

(s)

Joe S. Falco, Jr.
Attorney for the Estate
State Bar No.: 06793000
P. O. Box 907
400 East Washington Avenue, Suite 301
Navasota, Texas 77868
Telephone: (936) 825-6533
Facsimile: (936) 825-8599

VOL 931 PAGE 784
164182

GIFT DEED

THE STATE OF TEXAS *
*
COUNTY OF GRIMES *

KNOW ALL MEN BY THESE PRESENTS:

That the GRIMES COUNTY HERITAGE ASSOCIATION, INC., a Texas Non-Profit Corporation of the County of Grimes and State of Texas, for and in consideration of Grantor's intention to make a gift as a charitable contribution under applicable income tax laws and regulations, has **GIVEN, GRANTED AND CONFIRMED**, and by these presents does **GIVE, GRANT AND CONFIRM** unto the said CITY OF NAVASOTA, a Texas Municipal Corporation, whose mailing address is P.O. Box 910, Navasota, Texas 77868, of the County of Grimes and State of Texas, all of the following described real property, situated in Grimes County, Texas, and described as follows, to-wit:

Being all that certain parcel or lots of land, situated in the County of Grimes, and State of Texas, and within the Corporate limits of the City of Navasota, Texas and known as Block Number One (1) of the Felder Addition to the said City of Navasota, Texas, according to the map thereof in the office of the Clerk of said County, recorded in Volume 37, Page 516.

1) SAVE AND EXCEPT 0.29 acres of land, more or less out of and a part of said Block No. 1, Felder Addition, conveyed to Mrs. Nan Iscah Routt in deed dated March 26, 1928, executed by Mrs. Agnes M. Horlock and recorded on Volume 111, Page 84, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at a point in the South-east boundary line of said Block No. One, where the North-east boundary line of the F.W. Goree One Half Acre Survey intersects said South-east Boundary line of said Block No. One;

THENCE in a North-easterly direction with the said South-east Boundary line of said Block No. One of said J.J. Felder Addition to said City of Navasota, Texas, Sixty (60) feet to a stake for corner in said South-east boundary line;

THENCE at a right angle to the left and parallel to the North-east boundary line of said Block No. One of said Addition to said City of Navasota, Texas, One Hundred Ninety-three and five tenths (193-5/10) feet to a stake for corner;

THENCE at a right angle to the left and parallel to the North-west boundary line of said Block No. One of said Addition to said City One Hundred Twenty-eight (128) feet to a stake for corner in the South-west boundary line of said Block No. One of said Addition to said City of Navasota, Texas;

THENCE at a right angle to the left and with the said South-west boundary line of said J.J. Felder Addition to said City of Navasota, Texas, Ten (10) feet to a stake for corner in the North-west boundary line of said F.W. Goree One Half Acre Survey;

THENCE in a North-easterly direction with the said North-west boundary line of said F.W. Goree One Half Acre Survey Fifty-six (56) feet to the North-east corner of the said F.W. Goree One Half Acre Survey;

THENCE in a South-easterly direction with the North-east boundary line of the Said F.W. Goree One Half Acre Tract One Hundred Eighty-three (183) feet to the PLACE OF BEGINNING, containing Twenty-nine One Hundredths (0.29) acres of land, more or less.

Being the same property described in deed, August 18, 1936, from Robert W. Horlock, et al to Edwin Horlock, of record in Volume 148, Page 93, Deed Records, Grimes County, Texas.

2) SAVE AND EXCEPT 12781 square feet, more or less, out of and a part of said Block No.1, Felder Addition, conveyed to W. Ben Blalock in deed dated March 26, 1952, executed by H.E. Horlock, and wife, Edwina Horlock and recorded in Volume 215, Page 55, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at the intersection of the center lines of Victoria Avenue and Kettler Street;

THENCE in a southerly direction along said Victoria Avenue 30 feet;

THENCE a 90 degree angle to the right and in a Westerly direction 155 feet to the beginning point for this survey, a stake for corner on the North line of said Block No. 1;

THENCE continuing in a Westerly direction and along the North line of said Block No. 1, 125 feet to stake for corner;

THENCE a 90 degree angle to the left and in a Southerly direction and along the East line of Horlock Avenue, 99.5 feet to stake for corner on fence line;

THENCE an angle of 87 degrees 29 minutes to the left and in a Northerly direction, 105 feet to the PLACE OF BEGINNING, containing 12781 square feet, more or less.

3) SAVE AND EXCEPT 9375 square feet, more or less, out of and a part of said Block No. 1, Felder Addition, conveyed to Robert L. Porter, et ux in a deed dated July 29, 1949, executed by Edwin Horlock and wife, Edwina Taylor Horlock and recorded in Volume 193. Page 275, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at the intersection of the center lines of Victoria Avenue with Kettler Street, a nail in pavement;

THENCE along the center line of said Victoria Avenue, and in a Southerly direction 30 feet;

THENCE a 90 degree angle to the right and in a Westerly direction, 30 feet to a stake for corner and beginning point for this survey;

THENCE continuing in a Westerly direction and along the North line of said Block No. 1 and south line of Kettler Street, 125 feet to a stake for corner;

THENCE a 90 degree angle to the left and in a Southerly direction, 75 feet to a stake for corner;

THENCE a 90 degree angle to the left and in an Easterly direction, 125 feet to the West line of said Victoria Avenue, a stake for corner;

THENCE a 90 degree angle to the left and in a Northerly direction along the West line of said Avenue, 75 feet to the PLACE OF BEGINNING, containing 9375 square feet, more or less.

This conveyance is made and accepted subject to any and all covenants, conditions, restrictions, easements, rights-of-way, mineral or royalty reservations and/or conveyances and mineral leases, if any, in Grantor's chain of title, applicable to and enforceable against the above described property, to the extent and only to the extent, that the same may still be in force and effect, shown of record in the Office of the County Clerk of Grimes County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said CITY OF NAVASOTA, its, successors and assigns, forever; and the said GRIMES COUNTY HERITAGE ASSOCIATION, INC., does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular, the said premises unto the said CITY OF NAVASOTA, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed on this 1st day of September, 1999.

Grimes County Heritage Association, Inc., a Texas Non-Profit Corporation

By: Ralph Speich
Ralph Speich, President

THE STATE OF TEXAS *

COUNTY OF GRIMES *

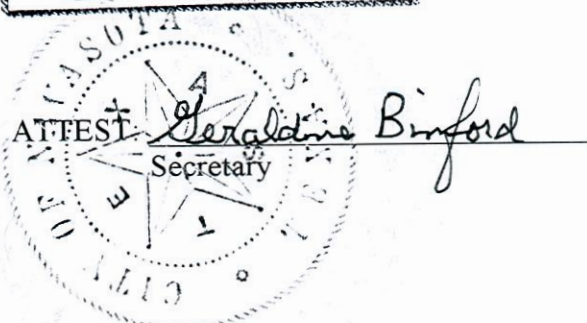
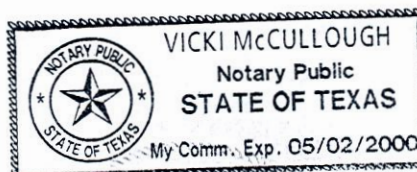
This instrument was acknowledged before me on September 1, 1999, by RALPH SPEICH, President of the Grimes County Heritage Association, Inc., a Texas Non-Profit Corporation, on behalf of said corporation

Vicki McCullough
NOTARY PUBLIC, STATE OF TEXAS

ACCEPTED:

CITY OF NAVASOTA, TEXAS, a Municipal Corporation

By: Tony Maddox
Tony Maddox, Mayor



Chrg
140

00000164182

FILED FOR RECORD AT

'99 SEP 7 AM 10 46

DAVID PASKET CO. CLK.
GRIMES COUNTY, TX.

BY *James Schroeder* DEPUTY



David Pasket
COUNTY CLERK, GRIMES COUNTY, TEXAS

SEP 07 1999

STATE OF TEXAS
COUNTY OF GRIMES
I hereby certify that this instrument was filed
on the date and time stamped herein by me and
was duly recorded in the volume and page of the
real property records of Grimes County, Texas as
stamped herein by me.

*City of Navasota
P.O. Box 910
Navasota Tx
77868*

EXHIBIT 931 PAGE 787

L VOL 436 PAGE 294

#64275

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF GRIMES

§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT ROY M. HORLOCK, of the County of Harris, State of Texas, hereinafter called "Grantor", not joined in this conveyance by his wife in that the hereinafter described property is his separate property, in consideration of the furtherance of the objectives of the Grantee, has GIVEN, GRANTED AND CONVEYED, and by these presents does hereby GIVE, GRANT AND CONVEY unto GRIMES COUNTY HERITAGE ASSOCIATION, INC., a Texas non-profit corporation, subject to the reservations and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all that certain lot, tract or parcel of land in Grimes County, Texas, together with all improvements thereon, described in Exhibit "A", attached hereto and incorporated by reference herein, said property being the same property conveyed to Grantor in that certain Deed from Edwina Taylor Horlock to Grantor, recorded in Volume 282, Page 438 of the Deed Records of Grimes County, Texas;

Together with all and singular the rights and appurtenances pertaining to said property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way;

This conveyance is made by Grantor and accepted by Grantee subject to all and singular the restrictions, stipulations, easements, rights-of-way, covenants, mineral and royalty reservations and other reservations, zoning ordinances and all other matters, if any, of record affecting or applicable to the property herein conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is expressly made subject to the following conditions, to-wit: that the above described property and improvements thereon (hereinafter collectively called the "Property") are used and preserved as an historical site and building; that the Property is identified by an historical marker using the words "Horlock House" in some portion of the name of the Property selected therefor by Grantee; that the Property is

maintained in a manner which beautifies and enriches the community life of Grimes County, Texas; and, that the Property is never used as a residence (except insofar as the housing of a caretaker may be necessary in order to maintain the Property as contemplated herein). The foregoing conditions shall be binding upon, and are to be observed by, Grantee, its successors and assigns, said conditions to run in favor of and be enforceable by any entity which shall hereafter own all, or any part of the Property. In the event of any violation or non-observance of the foregoing conditions, Grantor, his heirs and assigns shall have the right to terminate the estate herein granted and to re-enter and retake the Property; and no act or omission upon the part of any of the beneficiaries of this clause shall constitute, or be deemed to constitute, a waiver of the operation or enforcement of said conditions.

EXECUTED this 18TH day of DECEMBER, A.D., 1981.


ROY M. HORLOCK

Grantor

ACCEPTED by Grantee this 18TH day of DEC., A.D., 1981.

ATTEST:

GRIMES COUNTY HERITAGE ASSOCIATION, INC.


Secretary

By: 
L. T. BOGGESS, President

Grantee

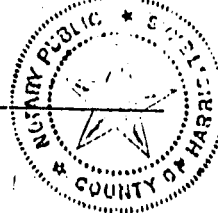
THE STATE OF TEXAS S

COUNTY OF HARRIS S

BEFORE ME, the undersigned authority, on this day personally appeared ROY M. HORLOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of DECEMBER, A.D., 1981.

R. S. Morris
Notary Public in and for
Harris County, Texas



My Commission Expires:

R. S. Morris
My Commission Expires
12/31/84

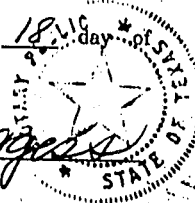
THE STATE OF TEXAS S

COUNTY OF Grimes S

BEFORE ME, the undersigned authority, on this day personally appeared L. T. BOGGESE, President of GRIMES COUNTY HERITAGE ASSOCIATION, INC., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of December, A.D., 1981.

Susan L. Boggesse
Notary Public in and for
Grimes County, Texas



My Commission Expires:

July 31, 1984

Being all that certain parcel or lots of land, situated in the county of Grimes, and State of Texas, and within the corporate limits of the City of Navasota, Texas and known as Block Number one (1) of the Felder Addition to the said city of Navasota, Texas, according to the map thereof in the office of the clerk of said county, recorded in Volume 37, Page 516.

1) SAVE AND EXCEPT 0.29 acres of land, more or less out of and a part of said Block No. 1, Felder Addition, conveyed to Mrs. Nan Iscah Routt in deed dated March 26, 1928, executed by Mrs. Agnes M. Horlock and recorded in Volume 111, Page 84, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at a point in the South-east boundary line of said Block No. One, where the North-east boundary line of the F.W. Goree One Half Acre Survey intersects said South-east Boundary line of said Block No. One.

THENCE in a North-easterly direction with the said South-east Boundary line of said Block No. One of said J.J. Felder Addition to said City of Navasota, Texas, Sixty (60) feet to a stake for corner in said South-east boundary line.

THENCE at a right angle to the left and parallel to the North-east boundary line of said Block No. One of said Addition to said City of Navasota, Texas, One Hundred Ninety-three and five tenths (193-5/10) feet to a stake for corner.

THENCE at a right angle to the left and parallel to the North-west boundary line of said Block No. One of said Addition to said City One Hundred Twenty-eight (128) feet to a stake for corner in the South-west boundary line of said Block No. One of said Addition to said City of Navasota, Texas.

THENCE at a right angle to the left and with the said South-west boundary line of said J.J. Felder Addition to said City of Navasota, Texas, Ten (10) feet to a stake for corner in the North-west boundary line of said F.W. Goree One Half Acre Survey.

THENCE in a North-easterly direction with the said North-west boundary line of said F.W. Goree One Half Acre Survey Fifty-six (56) feet to the North-east corner of the said F.W. Goree One Half Acre Survey.

THENCE in a South-easterly direction with the North-east boundary line of the said F.W. Goree One Half Acre Tract One Hundred Eighty three (183) feet to the PLACE OF BEGINNING, containing twenty-nine One Hundredths (0.29) acres of land, more or less.

Being same property described in deed, August 18, 1936, from Robert W. Horlock, et al to Edwin Horlock, of record in Volume 148, Page 93, Deed Records, Grimes County, Texas.

2) SAVE AND EXCEPT 12781 square feet, more or less, out of and a part of said Block No. 1, Felder Addition, conveyed to W. Ben Blalock in deed dated March 26, 1952, executed by H.E. Horlock, and wife, Edwina Horlock and recorded in Volume 215, Page 55, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at the intersection of the center lines of Victoria Avenue and Kettler Street;

THENCE in a Southerly direction along said Victoria Avenue 30 feet;

THENCE a 90 degree angle to the right and in a Westerly direction 155 feet to the beginning point for this survey, a stake for corner on the North line of said Block No. 1;

THENCE continuing in a Westerly direction and along the North line of said Block No. 1, 125 feet to stake for corner;

THENCE a 90 degree angle to the left and in a Southerly direction and along the East line of Horlock Avenue, 99.5 feet to stake for corner on fence line;

THENCE an angle of 92 degree 31 minutes to the left and in an Easterly direction and along said fence line, 125.1 feet to a stake for corner;

THENCE an angle of 87 degrees 29 minutes to the left and in a Northerly direction, 105 feet to the PLACE OF BEGINNING, containing 12781 square feet, more or less.

3) SAVE AND EXCEPT 9375 square feet, more or less, out of and a part of said Block No. 1, Felder Addition, conveyed to Robert L. Porter, et ux in a deed dated July 29, 1949, executed by Edwin Horlock and wife, Edwina Taylor Horlock and recorded in Volume 193, Page 275, Deed Records, Grimes County, Texas, described by metes and bounds as follows;

BEGINNING at the intersection of the center lines of Victoria Avenue with Kettler Street, a nail in pavement;

THENCE along the center line of said Victoria Avenue, and in a southerly direction 30 feet;

THENCE a 90 degree angle to the right and in a westerly direction, 30 feet to a stake for corner and beginning point for this survey;

THENCE continuing in a westerly direction and along the North line of said Block No. 1 and south line of Kettler Street, 125 feet to a stake for corner;

THENCE a 90 degree angle to the left and in a southerly direction, 75 feet to a stake for corner;

THENCE a 90 degree angle to the left and in a easterly direction, 125 feet to the west line of said Victoria Avenue, a stake for corner;

THENCE a 90 degree angle to the left and in a northerly direction along the West line of said Avenue, 75 feet to the PLACE OF BEGINNING, containing 9375 square feet, more or less.

Vol. 436 PAGE 299

064275

Ph 12

FILED FOR RECORD AT
81 DEC 18 PM 12 32
BY *Trinston Harris*
TRINSTON HARRIS, CLERK,
GRIMES CO., TEX.

RETURN TO:
LOUETT BOGGESS
Box 500
ANDERSON, TEX 77830

THE STATE OF TEXAS
COUNTY OF GRIMES

THIS CERTIFIES that the foregoing instrument, with its certificates of authentication was filed for record in my office on the 18th day of December, A. D. 1981 and duly recorded by me on the 22nd day of December, A. D. 1981 in Vol. 436, Page 294, of the Real Property records of Grimes County, Texas.

Trinston Harris
County Clerk, Grimes County, Texas
By *Olivia Scimabi*, Deputy

Examiner Print

EXHIBIT "A"



REQUEST FOR CITY COUNCIL AGENDA ITEM #7

| | |
|--|--|
| Agenda Date Requested: <u>November 27, 2023</u> | Appropriation |
| Requested By: <u>Ryan Hendricks, Manager</u> | Source of Funds: <u>N/A</u> |
| Department: <u>Parks and Recreation</u> | Account Number: <u>N/A</u> |
| <input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance | Amount Budgeted: <u>N/A</u> |
| | Amount Requested: <u>N/A</u> |
| | Budgeted Item: <input type="radio"/> Yes <input checked="" type="radio"/> No |

Exhibits: Draft Facility Use Policy, Current Rental Policy, & Navasota Rental Form

AGENDA ITEM #7

Discussion and guidance on a new proposed Parks & Recreation Department Facility Use Policy.

SUMMARY & RECOMMENDATION

During the fiscal year 2022-23 budget process, the City Council moved forward with the funding of an additional position as the Parks & Recreation Manager. This position has oversight of all parks, programming, athletic programs, and facility rentals. Additionally, as outlined in the approved Strategic Plan - Goal #3 identifies quality of life measures, with the overall goal of creating, enhancing, and improving program offerings and recreational facilities.

With the addition of a Parks & Recreation Manager in combination with the adoption of the FY 2023-2024 City of Navasota Strategic Plan, the Parks & Recreation Department has identified an area of improvement in the department to enhance programming efforts and lessen financial risk by updating the city's Facility Use Policy.

While the City already has a rental policy in place, the current rental policy and procedures in place do not fully protect the city and its assets from risk if or when an incident occurs. Today, the legal best business practice is to have the responsible party have liability coverage policy on hand. The idea of liability insurance coverage is not to just protect the city, but primarily the responsible party if/when an incident occurs from risk. The insurance policy is needed to protect the responsible party from the financial devastation a legal proceeding could have as well as protecting the city's assets from damage cost. Thus, the goal of this discussion is to identify how much liability risk the City of Navasota is willing to assume, guidance on the contents of the new proposed facility use policy, and the establishment of the new policy with new procedures that is consistent for all city facility users.

Several months of research was conducted comparing and contrasting facility use policies from local and national municipalities. In addition, professional associations were sought after with guidance on best special events practices. The new proposed facility use policy is the product of those best practices identified through extensive research.

The new proposed facility use policy clarifies what an acceptable use of a city facility is, general rules and regulations for the facilities, defines qualifications for certain rate/fee schedules, identifies groups (residents, non-residents, non-profits, etc.), and highlights a standard insurance requirement for all users of city facilities. Additionally, the new facility use policy introduces a "Special Event Permit" that will encourage large gatherings to be well planned, organized, and reviewed closely by staff. This process will not only make these events safer and more enjoyable for the attendees, but help prevent these events from having unsafe practices, getting out of control, and causing chaos as well as possible criminal activity inside/outside the city limits.

Based on feedback received from City Council, staff plans to bring this policy back for action at the December 11th City Council meeting to allow for the new policy to be effective January 1, 2024.

ACTION REQUIRED BY CITY COUNCIL

Provide feedback to allow City staff the opportunity to finalize the policy for an action item on the December 11, 2023, regular City Council meeting for an effective date of January 1, 2024.

Approved for the City Council meeting agenda.



Jason B. Weeks, City Manager

11/16/23

Date

FACILITY USE POLICY *ROUGH DRAFT*

PURPOSE AND SCOPE

- The City of Navasota has limited facilities that may offer opportunities for public use.
- This Facility Use Policy is designed to govern the use of City-owned facilities by the community, community based and other non-profit groups and/or organizations, and state/county offices that are not directly associated with the City of Navasota ("City").
- This policy describes the terms, conditions, allowable uses, and user qualifications required for the utilization of Available Facilities.
- These standards are intended to facilitate orderly processing of reservation requests and to preserve the non-public forum status of the facilities.

INTERPRETATION AND IMPLEMENTATION

- The City Manager and/or the City Manager's designee shall have the responsibility to administer and enforce the Facility Use Policy, and shall have the authority to deny or terminate the use of a facility if a determination is made that the use does not conform to the requirements of the Facility Use Policy.
- The City Manager has the discretion to make changes to the Facility Use Policy and may restrict public access to any meeting rooms, city facilities, or city owned property that the City Manager determines not suitable for holding public events.
- At the discretion of the City Manager, the City may waive any requirement of this policy if the result of said waiver would be in the best interest of the City.
- The City Manager shall have the final authority to interpret the Facility Use Policy.

DEFINITIONS

- Deposit – money given as a pledge or down payment
- Event – a large social occasion or activity
- Facility – something that is built, installed, or established to serve a particular purpose
- Fee – a sum paid or charge for a service
- Meeting – an act or process of coming together
- Non-Profit – any Navasota based group that has obtained and provided proof of status as a charitable organization pursuant to Section 501(c)3 of the Internal Revenue Code.
- Non-Resident – a person or family that does not reside within the corporate limits of the City of Navasota
- Park – an area designed for a specific type of use or recreation
- Party – a moderately sized social gathering
- Property – something owned or possessed
- Rate – a charge or price fixed to a ratio, scale, or standard
- Renter – one who rents something from another
- Reservation – an arrangement to have something held for one's use
- Resident – a person or family that resides within the corporate limits of the City of Navasota
- Security Officer – a person who holds an active Peace Officer or TCOLE Certification.

GENERAL FACILITY USAGE

- Facilities of the City of Navasota are primarily designed to accommodate the programs, activities, and meetings of various City departments, the City Council, and City boards and commissions.
- It is intended that these facilities be used to the fullest extent for these primary purposes.
- Accordingly, City government functions shall in all cases take precedence over all other activities at any City facility.
- Specified meeting rooms, banquet halls, pavilions, parks, etc. in certain City facilities, when not being used by the City, shall be made available to Community Residents, Non-Residents, Community Based and other Non-Profits, and State/County offices.
- Each individual, group, or association is subjected to the fee schedule based on qualifications.
- The City reserves the right to close the meeting rooms, banquet halls, pavilions, parks, etc. for public use and terminate the limited public forum at any time.

PROHIBITED USES

- City facilities shall NOT be used for the following:
 - Any commercial business, fee-based or promotional activity;
 - Any programs involving the sale, advertising, or promotion of products or services;
 - Any business firms and other for-profit organizations soliciting or selling products or services, regardless of purpose;
 - Any meeting or activity that solicits funds or donations or accepts such from attendees;
 - Any political fundraisers, political advocacy, or other partisan political meetings, rallies, or campaign activities/events;
 - Any meeting whose noise levels will interfere with other reserved activities in adjacent rooms/properties;
 - Any groups that will have participants in excess of the occupancy limit;
 - Any illegal activity;
 - Any purposes contrary to federal, state, or local law;
 - Any activity not consistent with the general business purpose of the building;
 - Any other use that deviates from the City of Navasota's mission statement, vision statement, and/or core values.

RATES, FEES, AND DEPOSITS

- Deposits are required to be paid in full for ALL reservations at the time of request.
- Deposits will be used to reserve time slot and will be applied to the cost of any damage occurring during the Reservation, the cost for staff to remove trash from the facilities and grounds, and the cost for staff to clean up in any capacity should the Renting Party fail to do so.
- Any damage to the Renting Facility in excess of the paid Deposit is the personal responsibility of the Renting Party and will be charged directly to the Renting Party.
- All fees for a Reservation must be paid 14 days prior to the event. Failure to pay the remaining balance by that time cancels the Reservation and forfeits the deposit.
- Rental rates differ based off residency, non-profit status, event type, etc. *Refer to rate qualifications below.*
- Rental rates, fees, and deposits are subject to change without notice.

- Cancellations must be made in writing (e.g. e-mail) no less than 14 days in advance of the Reservation in order to receive a full refund of all paid fees and deposits. Less than two weeks' notice will result in a loss of rental fees and deposit.
- The Deposit will be refunded to the Renting Party – as long as all policies are upheld and no fees accrued – by mail 10 – 12 business days after the event.
- Forfeiture of deposit will result for any parties that include alcohol on the premises without stating it on the Special Events Permit or for parties where alcohol is consumed outside of the time frame stated on the form.
- In the event the violating party violates any provision of this policy, the renting party will also lose privileges to renting any city facility in the future.

RESIDENT RENTAL RATE

- A Resident is defined as a person or family that resides within the corporate limits of the City of Navasota.
- To receive the Navasota resident rental rate, proof of Navasota residency is required (e.g. a current government-issued ID or utility bill with a Navasota address).
- Renter is the responsible party and **MUST** be in attendance at the event.
- A person must be 21 years of age or older to rent a city facility.

NAVASOTA NON-RESIDENT RENTAL RATE

- A Non-resident is a person or family that does not reside within the corporate limits of the City of Navasota.
- A Non-Resident could have a Navasota address and still be considered a non-resident.
- Non-residents are subject to the non-resident rate.
- Renter is the responsible party and **MUST** be in attendance at the event.
- Non-residents must have a current government-issued ID on file with rental request.
- A person must be 21 years of age or older to rent a city facility.

NON-PROFIT RENTAL RATE

- Navasota based non-profits are defined as any Navasota based group that has obtained and provided proof of status as a charitable organization pursuant to Section 501(c)3 of the Internal Revenue Code.
- During regular building operating hours (8am-5pm Monday – Friday), Navasota non-profit groups are charged 50% of the rental fee and are required to pay the room deposit for each time the facility is used.
- ALL Navasota non-profit groups are subject to pay the full rental fee and deposit after operating hours (5pm – 10pm Monday – Friday and Weekends/Holidays).
- Navasota non-profits must provide a membership roster showing at least 51% of its members being Navasota residents.
- ALL other non-profits will pay rental fees and deposits based on Non-Resident fee.
- A person must be 21 years of age or older to rent a city facility.

SPECIAL EVENT PERMIT REQUIREMENTS

- A Special Event Permit request is **REQUIRED** when:
 - Any event or reservation containing 65 people or more;
 - Use of Bluebonnet Hall, August Horst Pavilion, or Municipal Pool;

- Use of ANY city park or city owned property;
- Event will be used as a fundraiser or advertised to the public;
- Interferes with the normal flow or regulation of pedestrian or vehicular traffic (e.g. Parades, Runs, Walks, Block Parties, etc.);
- Public safety may be at risk (Alcohol present, Security required, etc.)
- A Special Event Permit request is **NOT** required for:
 - Any event, street closing events, Parades, Runs, Walks, etc. organized by the City of Navasota;
 - A private event on a residential property that has no more than 100 guests, is contained on property lines of host, adequate parking is provided, not advertised to the public, and follows the noise ordinance;
 - Funeral Processions.
- Special Event Permit request **MUST** be submitted at least 90 days prior to the event date request with an attached \$100 non-refundable application fee. Application fee will be in addition to any facility security deposits and associated fees with any City facility or property usage.
- Special Event Permits will be approved/disapproved pending compliance and noted concerns within 14 days of request submission. Applicants may appeal denial ONE time with submission of required additional documentation within 14 days of denial notice.
- A person must be 21 years of age or older to rent a city facility.
- **SPECIAL EVENT PERMITS MAY BE DECLINED AT ANYTIME IF IT DEVIATES FROM THE CITY OF NAVASOTA'S MISSION STATEMENT, VISION STATEMENT, AND/OR CORE VALUES.**

PROGRAMS AND EVENTS SPONSORED BY THE CITY OF NAVASOTA

- Programs and events sponsored by the City of Navasota are generally exempt from the hourly rate and deposit requirements during regular building operating hours (8am-5pm Monday – Friday.)
- Programs and Events sponsored by the City of Navasota are subject to the after operating hours (5pm – 10pm Monday – Friday and Weekends/Holidays) fee and do NOT take priority over City Programming, Events, and/or Rentals.
- Programs and Events sponsored by the city are exempt of application and fees associated with Special Event Permits.
- Programs and Events sponsored by the City are required to obtain the necessary insurance requirements prior to facility use.
- Programs recurring at a city facility or property will need to have a signed agreement on file with City of Navasota Parks and Recreation Department explaining further facility usage rules, requirements, key rental, and/or fees.

ATHLETIC FIELDS AND FACILITIES

- Athletics fields and facilities (Navasota Municipal Pool, Manley Ball Fields, Logan Sechelski Fields, August Horst Baseball Fields, August Horst Football Field) are available for use by the general public during normal business and/or operating hours.
- Athletics fields and facilities may be reserved for exclusive seasonal use by Navasota based Youth or Adult Non-Profit sports organizations.
- Navasota based Youth/Adult Sports Non-Profit Organizations are REQUIRED to provide the city:
 - Proof of status as a charitable organization pursuant to Section 501(c)3 of the Internal Revenue Code;
 - The necessary insurance coverage for risk;
 - Detailed season schedule with dates of all games and practices, has provided a roster that has at least

- 51% Navasota members that includes participants name, age, address, and school attended;
 - A signed agreement explaining further field usage rules, requirements, and league fees, is on file with City of Navasota Parks and Recreation Department.
- ALL required documents and agreements must be submitted prior to the first practice on city owned athletic fields and facilities.
- Athletic fields and league fees are different based by sport and facility/field used.
- Leagues with a roster of 50% or less Navasota based residents are subject to increased league fees.
- Athletic fields and facilities league fees are subject to change at any time.
- ALL field and facility fees are due NO LATER THAN the first game/meet of the scheduled season provided.
- Any unpaid fees will result in immediate termination of agreement and future use of field and facility indefinitely.
- Any scheduled tournament or game exceeding 100 or more visitors is subject to a Special Event Permit Request and associated cost.
- City of Navasota reserves the right to cancel/terminate any league practice, game, tournament, or season at any time.

SECURITY REQUIREMENTS

- At least one Security Officer is REQUIRED at ALL events that need a Special Events Permit.
- A Security Officer is defined as a person who holds an active Peace Officer or TCOLE Certification.
- Hired security officer(s) that are NOT a current Navasota Police Department Officer are required to notify and be approved by dispatch withing 14 days to event being worked within city limits.
- Rates for security start at \$50 an hour and are subject to price increases with total amount of people present, alcohol present, assumed risk level, etc.
- Renter is responsible for ALL cost of security and any increased rates depending on the nature of their reservation as determined by Navasota Chief of Police.
- Security Ratio is 1 officer: 100 people (e.g event with 101 people will require at least 2 officers minimum)
- **RENTER WILL BE CHARGED A MINIMUM 2 HOURS IF SECURITY IS NEEDED.**
- **FOR ADDITIONAL INFORMATION, CONTACT THE NAVASOTA P.D. EMAIL - NPDINFO@NAVASOTATX.GOV**
- Security is optional for any reservation at a city owned facility or property that does NOT require a Special Event Permit.

INSURANCE REQUIRMENT

- ALL renters or users of City owned facilities or property MUST submit proof of Certificate of Liability Insurance within 14 days of event date. A Certificate of Liability Insurance must be obtained as a separate policy.
- ALL events that do not have proper insurance policy documentation prior to event are subject to cancellation of event and forfeiture of any payments made.
- The City of Navasota MUST be listed as an "Additional Insured" on the Certificate of Liability Insurance and a copy of the Additional Insured endorsement/policy language must be attached/uploaded to reservation file.
- The minimum limits of liability REQUIRED are:
 - \$1,000,000 per occurrence and
 - \$2,000,000 in aggregate.
- The City of Navasota is NOT responsible for injuries to participants and/or spectators and is not responsible for damage to and/or loss of a Renter's property. To the fullest extent permitted by law, the Renter agrees to indemnify and hold the City of Navasota harmless from any and all claims for monetary damages or other relief resulting from the Renter's invitees and/or use of the facility as contemplated by this Agreement. Such indemnity shall include defense costs against any such claim incurred by the City of Navasota and its counsel of record.

PETS AND SERVICE ANIMALS

- Texas law states that service animals (Canine) or assistance animals (Canine) may not be denied entry to a public facility.
- If a person's disability is not readily apparent, a staff member or manager of the facility may inquire about if the service animal is required and/or what type of service the animal provides.
- Assistance animals must be harnessed at ALL times.
- The person with a disability who uses an assistance animal on city property is liable for any and all damages done to city facilities and/or its visitors by the animal.

GENERAL RULES AND REGULATIONS

For the facilities to be enjoyed by everyone, the following basic rules of good conduct must be observed at all City facilities:

- Attendance at meetings will be limited to the capacity of the individual meeting rooms as determined by the City of Navasota Fire Chief.
- Seating and/or supplementary furniture are not allowed in corridors outside the meeting rooms.
- No Center fixtures, furniture, equipment or any other property may be moved or relocated.
- Groups may only enter and exit the building from the public doors. Doors may not be propped open, and emergency exits cannot be blocked.
- City staff will control all heating, air conditioning, lighting, and any other electrical or mechanical system(s) in the building. Applicant only shall make requests to the City staff for any adjustments.
- No group or participant may affix, tack, staple, tape, or fix with an adhesive any item to any part of a meeting room, including walls, doors, door frames, window treatments, or woodwork.
- Meeting room doors must be closed while conducting meetings during business hours. The conduct of the meeting will be respectable and well governed.
- The noise level in the lobby area shall be kept to a minimum.
- All arrangements for the Reservation, including but not limited to DJ's, bands, sound systems, tents, caterers, inflatables, and deliveries by agents must be approved through Special Events Permit. Failure to do so may result in immediate loss of the Reservation, deposit, and associated fees.
- Use of the facility must not interfere with the conduct of official City business or be unduly disruptive to others present in the City facility or to adjacent properties.
- Non-alcoholic beverages and light refreshments are allowed.
- All trash, including food and beverage, created by the user or participants, shall be placed in proper receptacles and disposed of in outside dumpsters at conclusion of event.
- No pets shall be permitted inside the facilities, only service animals are allowed.
- Smoking, including e-cigarettes and vaping, is not allowed in City facilities.
- No alcoholic beverages or illegal substances shall be served upon, consumed upon, or brought into the City facility unless approved through Special Event Permit.
- No sparklers, open flames, or burning candles are permitted unless approved through Special Event Permit.
- No pyrotechnic devices or fog machines are allowed inside the City facility or on City property.
- Use of any glitter, confetti, silly string, or streamers is prohibited.
- All City facilities shall be left in good, clean condition. All tables and chairs must be returned to the original arrangement when the use of the facility is complete.
- The Applicant will be responsible for the provision of any specific non-facility Americans with Disabilities Act (ADA) required accommodations.

- No Group may consider a City facility its permanent meeting place, use for storage, or use the City facility or Municipal Office Building as its mailing address unless approved by City Manager with an agreement in place.
- All minors, individuals younger than 18 years of age, must be accompanied by an adult, with no more than ten (10) minors per one (1) adult.
- Failure to abide by above rules and regulations will be terms for immediate reservation cancelation and forfeiture of ALL paid deposits and associated fees.

RESERVATION REGULATIONS

- Reservations must be made online or at City Hall during business hours (8A-5P, Monday through Friday) NO LESS 14 DAYS in advance of the event date, and will be taken on a first come, first serve basis. Phone call reservations are prohibited.
- Reservation requests made LESS THAN 14 DAYS will be automatically denied.
- No reservation is confirmed unless the Renting Party provides insurance documentation for event, signs the Rental Agreement Form, Rental Policies, and Waivers, and ALL fees are paid in full.
- Reservations may be made up to 12 months in advance.
- Special Event Permit request must be made at least 90 days prior to a scheduled event for Bluebonnet Hall, August Horst Pavilion, or any Park.
- The rental time block stated on the form includes arriving, setting up, decorating, hosting the event, and cleaning up afterwards. The end time reflects when the doors/gates to the facility will be locked.
- The City reserves the right to cancel any Reservation in the event of unforeseen circumstances and in the public interest. In such an event, notice of cancellation will be given as early as practicable and the deposit and fees will be promptly refunded.
- The Navasota Center is used as a shelter in the event of an emergency (ex: flooding). In such an event, the need for shelter takes priority over a Reservation. The Renting Party will be notified as early as practicable and may either be refunded all fees paid or work with staff to reschedule for a later date.
- Requests for date or time change must be made 14 days in advance in writing for regular reservations and 30 days in advance for Special Events Permits. Staff will notify the Renting Party if the request is approved as quickly as possible.

FACILITY CLEAN UP

- The Renting Party is responsible for cleaning the rented facility prior to the end of the rental time block. Staff on site will provide a cleaning checklist. Cleaning supplies are NOT provided.
- Failure to clean up room or facility after reservation in accordance to the checklist will result in a forfeiture of the entire room or facility deposit.

PARKING

- ALL facility visitors are required to park in designated marked parking spots when available.
- Vehicles may only be parked on the Center's east building ramp for a maximum of 20 minutes for the purpose of loading and unloading.
- Parking vehicles on grass areas is strictly prohibited.
- Any vehicle parked inappropriately is subject to towing, tickets, etc. at owner's expense.

NOISE

- Use of amplified sound equipment is not permitted if above levels established in the noise ordinance.
- Use of amplified sound equipment is permitted as long as a Special Event Permit Request has been approved from the Parks and Recreation Department prior to the event reservation date.

EQUIPMENT AND FURNITURE

- The use, alteration, removal, damage, or destruction of any City equipment and/or furniture is strictly prohibited.
- The Rental Applicant will be held responsible for any damages to any City-owned property or equipment.
- The Rental Applicant will be charged to the fullest extent for damages, machinery rental, and/or labor charges used to return facility back to operational use.

DISCLAIMER

- Use of City facilities does not constitute City endorsement of the viewpoints, beliefs, ideas, or policies expressed by organizations or individuals using the space, and may not be advertised or implied as having such approval or endorsement.

USE OF CITY NAME OR LOGO

- The use of the City of Navasota name is strictly prohibited by any organization or person for any purpose in connection with the use of the meeting rooms for publicity or otherwise, except to identify the location of the event.
- Unapproved use of the City of Navasota name or logo may be grounds for termination of the use agreement and may be subject to other legal actions.

NON-DISCRIMINATION

- The City will not discriminate against any person or persons because of their age, sex, race, disability, religion, color, or natural origin, nor will the City permit individuals or Groups making the reservation to engage in such discrimination.

RELEASES OF LIABILITY

- **THE CITY ASSUMES NO RESPONSIBILITY FOR PERSONAL INJURY OR INJURY TO OR LOSS OF PROPERTY BROUGHT OR PLACED IN THE FACILITY IN CONNECTION WITH THE USE OF THE FACILITY. BY SUBMITTING THE FACILITY USE APPLICATION, THE APPLICANT AGREES IN WRITING (I) TO COMPLY WITH THE FACILITY USE POLICY AND (II) TO INDEMNIFY AND HOLD HARMLESS THE CITY OF NAVASOTA, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR BODILY INJURY, ILLNESS, DEATH, PERSONAL INJURY, OR PROPERTY DAMAGE (INCLUDING, WITHOUT LIMITATION, REASONABLE FEES AND EXPENSES OF ATTORNEY, EXPERT WITNESSES AND OTHER CONSULTANTS) ARISING OUT OF APPLICANT'S USE OF THE FACILITY, OR ARISING OUT OF ANY ACT OR OMISSION COMMITTED BY THE APPLICANT, ITS OFFICERS, EMPLOYEES, AGENTS, GUEST, AND INVITEES, IN CONNECTION WITH THE ACTIVITIES**

CONDUCTED UNDER THIS AGREEMENT. THIS INDEMNIFICATION AND HOLD HARMLESS AGREEMENT SHALL SPECIFICALLY INCLUDE ANY CLAIMS ARISING FROM THE NEGLIGENCE OF THE CITY, ITS AGENTS, OFFICIALS, AND EMPLOYEES.

RENTAL POLICIES

RESERVATION REGULATIONS

1. **Reservations must be made online or at City Hall during business hours (8A-5P, Monday through Friday) NO LESS than two (2) weeks in advance of the event date, and will be taken on a first come, first serve basis.**
2. Reservation requests made less than two (2) weeks in advance are subject to staff availability and must be approved by the Program Coordinator. If approved, the rental must be paid by cash or card.
3. No reservation is confirmed unless the Renting Party signs both the Rental Agreement Form and Rental Policies, and all fees are paid.
4. Reservations may be made up to 12 months in advance.
5. **The rental time block stated on the form includes arriving, setting up, decorating, hosting the event, and cleaning up afterward. The end time reflects when the doors/gates to the facility will be locked.**
6. The City reserves the right to cancel any Reservation in the event of unforeseen circumstances and in the public interest. In such an event, notice of cancellation will be given as early as practicable and the deposit and fees will be promptly refunded.
7. The Navasota Center is used as a shelter in the event of an emergency (ex: flooding). In such an event, the need for shelter takes priority over a Reservation. The Renting Party will be notified as early as practicable and may either be refunded all fees paid or work with staff to reschedule for a later date.
8. **Requests for date or time change must be made two (2) weeks in advance in writing.** Staff will notify the Renting Party if the request is approved as quickly as possible.

FEES AND DEPOSITS

1. **All fees and deposits for a Reservation must be paid by noon the business day prior to the event. Failure to pay the remaining balance by that time cancels the Reservation and forfeits the deposit.**
2. Deposits will be applied to the cost of any damage occurring during the Reservation, the cost for staff to remove trash from the facilities and grounds, and the cost for staff to clean up in any capacity should the Renting Party fail to do so.
3. The Renting Party will be charged \$50.00 per day in storage fees for any materials and equipment brought in by the Renting Party, its licensees or its guests that are left after the Reservation time.
4. Any damage to the Renting Facility in excess of the paid Deposit is the personal responsibility of the Renting Party and will be charged directly to the Renting Party.
5. Rental Fees are subject to change without notice.
6. **Cancellations must be made in writing no less than two (2) weeks in advance of the Reservation in order to receive a full refund of all paid fees and deposits. Less than two weeks' notice may result in loss of deposit.**
7. The Deposit will be refunded to the Renting Party – as long as all policies are upheld and no fees accrued – by mail 10 – 12 business days after the event.
8. **A Holdover Fee will be charged to the Renting Party for any amount of time the Renting Party stays beyond the stated rental time block.** This fee will be taken from the Deposit, and a letter will be sent to the Renting Party notifying him or her of the amount withheld.
9. **A separate fee is charged for the presence of a Security Officer and is \$25.00/hour, minimum of four (4) hours required. Rental Party will pay the Security Officer in cash upon arrival.**
10. Forfeiture of deposit will result for any parties that include alcohol without stating it on the Rental

Agreement Form, or for parties where alcohol is consumed outside of the time frame stated on the form. The Renting Party may also lose privileges to renting the facility in the future.

USAGE POLICY – GENERAL

1. The name, logo, and seal of the City of Navasota, or any portion thereof, may not be used by any organization or individual (ex: invitations, notices, etc.) without written permission from the City.
2. **The Renting Party may not use glitter, confetti, silly string, or birdseed at an event, whether inside or outside of a facility or its grounds. Only soap bubbles and flower petals are allowed.**
3. Fire codes, as imposed by the City of Navasota, must be met at all times. Failure to comply will result in the event being shut down by staff on site, and forfeiture of the Deposit.
4. **Decorations may not be tacked, pinned, taped, stapled, or otherwise placed on facility walls, ceilings, windows, furniture or other City property.**
5. Flyers/banners/promotional materials may not be taped to the outside doors or windows.
6. No animals are allowed inside the facility, except those to assist individuals with disabilities.
7. The person stated on the Rental Agreement Form must be present for the entire duration of the rental time block. This individual is responsible for ensuring all guests remain in the rented portion of the facility throughout the event.
8. Functions that include the serving of alcoholic beverages shall be conducted under the laws of the State of Texas and regulations of the Texas Alcoholic Beverage Commission. If alcohol is provided or consumed, whether by purchase or distribution at an event, staff requires the presence of a Security Officer. The Security Officer will be scheduled by PARD staff. **The selling of alcohol is prohibited at all City rental facilities.** Softball tournaments shall be specially permitted and if alcohol is to be consumed, the Renting Party shall secure and pay for the cost of a Security Officer, who must be in attendance at all time during the tournament play. The Renting Party will be held liable and is responsible for the actions of an intoxicated guest, and the Renting Party shall indemnify and hold the City of Navasota harmless from any and all claims or causes of action resulting from the use of intoxicating beverages at any function. NO GLASS CONTAINERS ARE ALLOWED.
9. **A Security Officer must be present at functions that meet any of the following requirements:**
 - a. **Any event where alcohol is present** (Bluebonnet Hall and A.H. Pavilion only)
 - b. **Any event beginning after 5PM on Friday or Saturday evening**
 - c. **Any event ending after 9PM**
 - d. **Any dance or party for children or teens**
10. Any violation of the Rental Policies will result in forfeiture of deposit and loss of privileges to use the facility.
11. All arrangements for the Reservation, including but not limited to DJ's, bands, sound systems, tents, and deliveries by agents must be approved by the PARD staff in advance of the event date. Failure to do so may result in loss of the Reservation and Deposit.

USAGE POLICY – NAVASOTA CENTER

1. Smoking is prohibited in the Navasota Center and on the adjacent grounds.
2. A Center Attendant is required to be on site during all rentals, and will unlock the facility at the event start time.
3. Use of Center equipment or furniture must be arranged in advance with the Program Coordinator as part of the Rental Agreement. The City does not provide furniture for outside rentals.
4. No Center fixtures, furniture, equipment or any other property may be moved or relocated.
5. Vehicle and building entrances and exits must remain clear and accessible at all times. Vehicles may only be parked on the Center's east building ramp for a maximum of 20 minutes for the purpose of loading and unloading.
6. Guests are not allowed to loiter in outdoor spaces of the Center or in common areas shared by other

guests.

7. Alcohol use is limited to the Bluebonnet Hall and kitchen, and must be stated on the signed Rental Agreement Form. Alcohol includes wine, beer, champagne, liquor, spirits, etc. NO GLASS CONTAINERS ALLOWED.
8. Use of sound amplification equipment is permitted, however, volume must not disturb other rentals, and cannot be heard outside of the facility.
9. The Renting Party is responsible for cleaning the rented facility prior to the end of the rental time block. Staff on site will provide a checklist and cleaning supplies.

USAGE POLICY – AUGUST HORST PAVILION

1. The Renting Party must pick up a key to the facility before 5P the last business day prior to the event date.
2. The Deposit will not be considered for a refund until the Renting Party returns the key to City Hall.
3. The Rental Party is responsible for taking trash from the pavilion and restrooms to the dumpster located in the parking lot.
4. The City does not provide cleaning supplies at the facility to assist in required cleaning.
5. Any use of bounce houses or other equipment rented by a third party must be approved by PARD staff prior to the event date, and must be removed by the end of the rental time block.
6. Alcohol is permitted when stated on the Rental Agreement Form, and requires the presence of a Security Officer.
7. The City does not provide water or electric at the facility.
8. Use of amplified sound equipment is permitted, and requires a Sound Amplification Permit to be obtained from the Permits Department at City Hall prior to the event date.

USAGE POLICY – KETCHUM PARK AND BRULE PARK

1. Parks do not include water, electric or restrooms.
2. The rental time block reserves exclusive use of the park for the Renting Party.
3. The Renting Party is responsible for ensuring all trash from the event is cleaned. Trash cans are

provided on site. USAGE POLICY – NAVASOTA MUNICIPAL POOL

1. The Renting Party is responsible for ensuring all guests adhere to the posted facility rules and respect the lifeguards on duty.
2. The Renting Party is responsible for removing trash at the end of the rental time block, whether private party or cabana rental, and taking it to the dumpster located by the Navasota Center.
3. Food is permitted within the pool facility, but must stay at the tables. NO GLASS CONTAINERS.
4. All Fees and Deposits and General Usage Policies contained herein apply to pool rentals.
5. Alcohol is not permitted.
6. Private parties are limited to Friday and Saturday evening 8P to 10P or Saturday and Sunday mornings 10A to 12P or 11A to 1P.
7. Cabana rentals take place during Open Swim hours. The pool remains open to the public, and swimmers must pay \$3 entry fee. Cabana rentals only include reserving the tables and chair under the specified cabana.



REQUEST FOR CITY COUNCIL AGENDA ITEM #8

| <p>Agenda Date Requested: <u>November 27, 2023</u></p> <p>Requested By: <u>Susie Homeyer, City Secretary</u></p> <p>Department: <u>Administration</u></p> <p><input type="radio"/> Report <input type="radio"/> Resolution <input checked="" type="radio"/> Ordinance</p> <p>Exhibits: <u>Ordinance No. 1034-23; Ordinance 1035-23; & Ordinance 1036-23</u></p> | <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2" style="text-align: center;">Appropriation</th></tr></thead><tbody><tr><td>Source of Funds:</td><td><u>N/A</u></td></tr><tr><td>Account Number:</td><td><u>N/A</u></td></tr><tr><td>Amount Budgeted:</td><td><u>N/A</u></td></tr><tr><td>Amount Requested:</td><td><u>N/A</u></td></tr><tr><td>Budgeted Item:</td><td><input type="radio"/> Yes <input checked="" type="radio"/> No</td></tr></tbody></table> | Appropriation | | Source of Funds: | <u>N/A</u> | Account Number: | <u>N/A</u> | Amount Budgeted: | <u>N/A</u> | Amount Requested: | <u>N/A</u> | Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
|--|--|---------------|--|------------------|------------|-----------------|------------|------------------|------------|-------------------|------------|----------------|---|
| Appropriation | | | | | | | | | | | | | |
| Source of Funds: | <u>N/A</u> | | | | | | | | | | | | |
| Account Number: | <u>N/A</u> | | | | | | | | | | | | |
| Amount Budgeted: | <u>N/A</u> | | | | | | | | | | | | |
| Amount Requested: | <u>N/A</u> | | | | | | | | | | | | |
| Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | | | | | | | | |

AGENDA ITEM #8

Consent agenda items are:

- A. Approve the second reading of Ordinance No. 1034-23, amending the project plan, finance plan, and expansion of the zone boundaries of the City of Navasota Tax Increment Reinvestment Zone Number One.**
- B. Approve the second reading of Ordinance No. 1035-23, approving tax year 2023 tax roll for the Grimes County portion; and**
- C. Approve the second reading of Ordinance No. 1036-23, approving tax year 2023 tax roll for the Brazos County portion.**

SUMMARY & RECOMMENDATION

Consent agenda 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.

- A. Staff have placed the second reading of Ordinance No. 1034-23 on the consent agenda for approval.
- B. Staff have placed the second reading of Ordinance No. 1035-23 on the consent agenda for approval; and
- C. Staff have placed the second reading of Ordinance No. 1036-23 on the consent agenda for approval.

ACTION REQUIRED BY CITY COUNCIL

Approve the consent agenda: The second reading of Ordinance No. 1034-23; the second reading of Ordinance No. 1035-23, and the second reading of Ordinance No. 1036-23.

Approved for the City Council meeting agenda.

Jason Weeks

Jason B. Weeks, City Manager

11/16/23

Date

ORDINANCE NO. 1034-23

AN ORDINANCE AMENDING THE PROJECT PLAN AND FINANCING PLAN AND EXPANDING THE ZONE BOUNDARIES FOR REINVESTMENT ZONE NUMBER ONE, CITY OF NAVASOTA, TEXAS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR NOTICE OF MEETINGS AND PUBLIC HEARING.

WHEREAS, the City Council of the City of Navasota, Texas, designated Reinvestment Zone Number One on November 28, 2022, by Ordinance No. 1010-22 ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended, within a contiguous and non-contiguous area of the City and its extraterritorial jurisdiction; and

WHEREAS, the Zone consists of approximately 2,890 acres of land; and

WHEREAS, on January 23, 2023, the Board of Directors of the Zone approved the Project Plan and Reinvestment Zone Financing Plan for the development of the Zone ("Plan"); and

WHEREAS, pursuant to § 311.011 of the Texas Tax Code ("Code"), following the Board of Directors of the Zone approving the Plan, the City Council approved the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1033-23; and

ZONE BOUNDARY AMENDMENT

WHEREAS, the City may reduce or enlarge the boundaries of an existing reinvestment zone pursuant to Code Section 311.007(a); and

WHEREAS, the Board of Directors of the Zone has approved the proposed addition to the Zone's boundaries of the areas described in Exhibit "A" and depicted in Exhibit "B," both of which are attached to this Ordinance (collectively, "Annexation Area"); and

WHEREAS, the Annexation Area proposed to be added to the Zone consists of approximately 211 acres of land; and

WHEREAS, the City Council finds that the Annexation Area proposed to be added to the Zone is located wholly within the corporate limits or the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council finds that the Annexation Area proposed for addition to the Zone meets the requirements of Section 311.005(a)(1) of the Code because the Annexation Area substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition

and use because of the presence of deteriorating site and other improvements, and conditions that endanger life or property by fire or other cause; and

WHEREAS, the City council finds that the Annexation Area proposed for addition to the Zone also meets the requirements of Section 311.005(a)(2) of the Code because the Annexation Area is predominantly open or undeveloped and, due to a variety of factors, substantially impairs or arrests the sound growth of the City; and

WHEREAS, less than thirty percent (30%) of the property proposed to be included in the Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a) of the Code; and

WHEREAS, the total appraised value of taxable real property in the enlarged Zone and in any other existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

WHEREAS, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City; and

PROJECT PLAN AND FINANCING PLAN AMENDMENT

WHEREAS, Section 311.011 of the Code authorizes the Board of Directors of the Zone to adopt an amendment to the Project Plan and Financing Plan (collectively "Plans"), subject to approval by the City Council; and

WHEREAS, at its November 13, 2023 board meeting, the Board of Directors of the Zone considered and adopted a first amendment to the Plans that include the annexation of additional territory into the Zone's boundaries ("First Amendment"), and has recommended such amendment for approval by the City; and

WHEREAS, the First Amendment includes the implementation and continuation of projects in the original area as well as in the area to be annexed into the Zone; and

WHEREAS, Section 311.011 of the Code requires that a public hearing be held on the proposed First Amendment; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed First Amendment on November 13, 2023; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed First Amendment, the change in the Zone's boundaries, and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed First Amendment, the change in the Zone's boundaries, and the concept of tax increment financing; and

WHEREAS, the City desires to approve the First Amendment; and

BOARD OF DIRECTORS

WHEREAS, the City desires to amend Ordinance No. 1010-22 to provide for a Board of Directors consisting of five (5) members;

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

SECTION 1. FINDINGS

That the facts and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. APPROVAL OF THE FIRST AMENDMENT.

That the Plans are hereby amended by adding the First Amended Project Plan and Finance Plan, attached to this Ordinance as Exhibit "A." The First Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the First Amendment.

SECTION 3. APPROVAL OF THE BOUNDARY ENLARGEMENT.

That the City, acting in accordance with the provisions of Chapter 311 of the Code, specifically, Sections 311.005, 311.006, and 311.007, does hereby enlarge the boundaries of Reinvestment Zone Number One, City of Navasota, Texas, by adding the areas described in Exhibit "A" and depicted on the maps in Exhibit "B," each of which is attached hereto.

SECTION 4. BOARD OF DIRECTORS

That Section 3. Board of Directors of Ordinance No. 1010-22 is hereby amended to read as follows:

Section 3. Board of Directors

That there is created a Board of Directors for the Zone, which shall consist of five (5) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City.

Failure of a taxing unit to appoint a director by January 1, 2024, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Five of the Board of Directors, and any position unfilled on January 1, 2024, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

SECTION 5. 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 6. 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 7. 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 8. NOTICE OF MEETINGS

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

SECTION 9. NOTICE OF PUBLIC HEARING

The contents of the notice of the public hearing, which hearing was held before the City Council on November 13, 2023, and the publication of said notice, are hereby ratified, and confirmed.

PASSED ON FIRST READING THIS THE 13TH DAY OF NOVEMBER, 2023.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

PASSED ON SECOND READING THIS THE 27th DAY OF NOVEMBER, 2023.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit "A"

FIRST AMENDED PROJECT PLAN AND FINANCE PLAN

&

**LEGAL DESCRIPTION OF AREAS TO BE ADDED TO
REINVESTMENT ZONE NUMBER ONE, CITY OF NAVASOTA, TEXAS**



Tax Increment Reinvestment Zone No. 1

First Amended Project Plan & Finance Plan

City of Navasota, Texas

**PREPARED BY:
HAWES HILL & ASSOCIATES**

October 2023

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TIRZ Concept

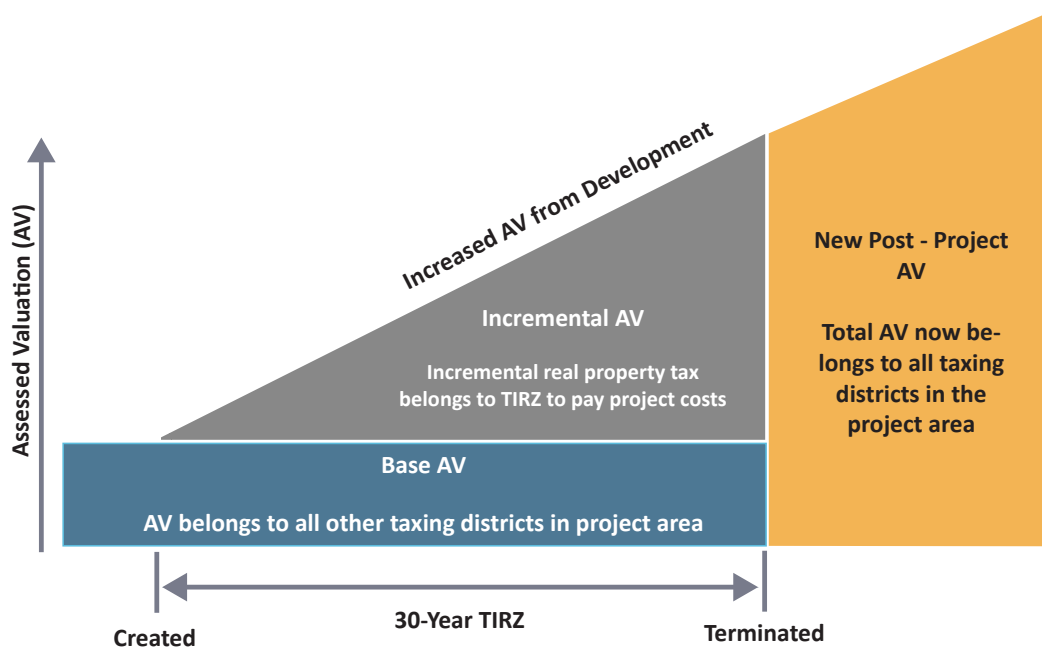
A tax increment reinvestment zone (“TIRZ” or “Zone”) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities may create a TIRZ where conditions exist that substantially impair an area’s sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



Introduction

Purpose

The purpose of the tax increment reinvestment zone is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development/redevelopment. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the City.

Tax Increment Reinvestment Zone No. 1 was created by City Council on November 14, 2022 by Ordinance No. 1010-22. The original Zone boundary primarily includes unincorporated properties within the City's ETJ. The intent of the Zone is to facilitate future residential and commercial development in these areas through the funding of public infrastructure and allow for voluntary annexation of properties into the City Limits. The area is primarily agricultural with limited to no infrastructure including water, sewer, drainage, and roadways. As growth pressures increase in the area, the reinvestment zone can serve as a mechanism to fund needed infrastructure improvements to support future growth as properties are annexed into the City Limits. The reinvestment zone also serves as a mechanism to support the community's goals for higher quality development that is compatible with character of the area.

Plan Amendment

The City and TIRZ Board wish to amend the Project Plan & Finance Plan to add an additional 211.35 acres of land in the City's ETJ to the existing TIRZ boundary. Similar to the intent of the original zone, the purpose of the boundary enlargement is to support infrastructure needs of future residential and commercial development as properties are annexed into the City Limits.

This document constitutes the First Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One, Navasota, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

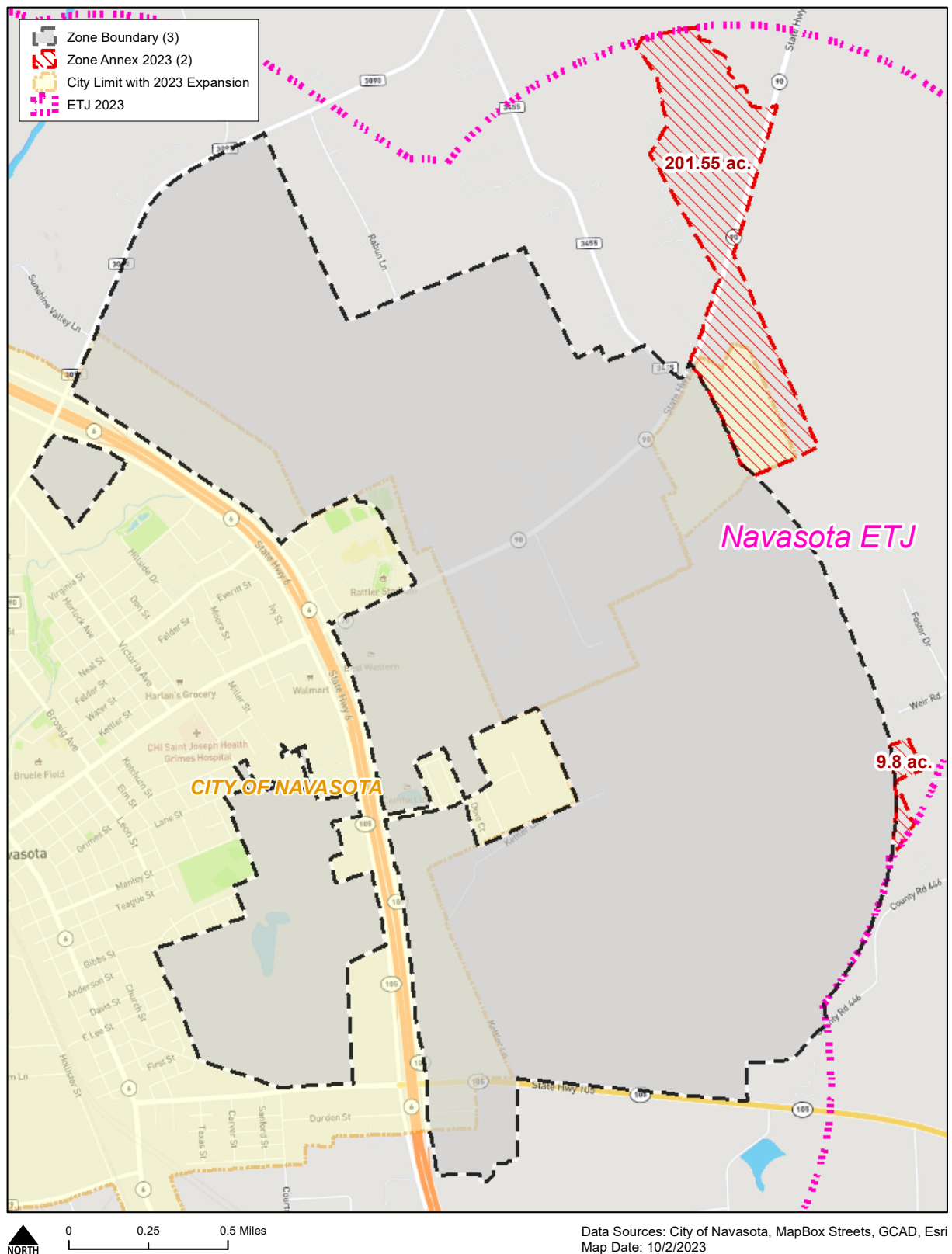
Location

The proposed boundary expansion includes +/- 211 acres in the City's ETJ, as shown in Map 1.



Representative Photo

Location



Goals

The following goals outline priorities and projects for the Zone. The intent of the goals is to identify public projects that would support the City's economic development initiatives and vision for the eastern portion of the City and its ETJ.

Infrastructure

Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage, and detention.

The majority of the Zone lies within the City's ETJ and over 90% consists of undeveloped land that is either designated as vacant or used for agriculture purposes. Infrastructure is limited throughout most of the Zone, including access to City water and sewer facilities. As growth pressures continue to increase in the area, development of this land will transition over time to higher intensity uses. To support these uses and the viability of new residential and commercial development, infrastructure improvements will be needed, including roadways, water, sewer, natural gas, wastewater treatment plants, drainage, and detention. The TIRZ can serve as a tool to facilitate the coordination of infrastructure needs with property owners and developers, and the annexation of properties into the City Limits. This can be accomplished through the funding of public infrastructure and/or developer reimbursement agreements and incentives. Infrastructure improvements supported by the TIRZ may include roadways, water, sewer, drainage, stormwater management improvements, property acquisition, and site remediation/preparation.

Mobility & Connectivity

Enhance mobility options allowing for efficient and safe access through and within the area.

As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities. Additional mobility and intersection improvements associated with the SH 249 extension may also be needed, as the extension connects to SH 105 near Navasota. Additionally, strengthening the vitality of existing corridors for commercial use will enhance the economic marketability of the area, whether this is through capacity expansion, safety and intersection improvements, or streetscape/median enhancements. TIRZ improvements may include roadway improvements, enhanced intersections, access management, sidewalks, bike improvements, crosswalks, parking, safety improvements, landscaping, pedestrian amenities, lighting, signage/wayfinding, and public art.

Goals

Parks, Recreation, & Public Facilities

Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City.

As growth continues to occur east of the City and new residential communities develop, having adequate parks, recreational and other public facilities will be important to the community's economic vitality and in attracting residents and businesses to the area. Additionally, trails, bicycle, and pedestrian facilities provide not only recreational opportunities but also connect key destinations in the community. Opportunities for TIRZ funded projects could include improvements to existing facilities, development of new parks, green spaces, linear trails, public spaces, and joint use of detention facilities. Public spaces and facilities will attract, support, and enhance the viability of residential, commercial, and retail destinations in the Zone, while potentially fostering innovative economic opportunities. In addition to parks and recreation improvements, the TIRZ may fund public facilities including but not limited to a library, community center, civic center, recreation center, and public safety facilities.

Economic Development

Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities.

In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprises that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

Authorized Project Costs

The project costs for the First Amended Project Plan and Financing Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, parks, recreation and public facilities, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including community development priorities, the ability to leverage funds, and available increment.

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as the City, County, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

Table 1 - Project Costs

| Projects | Costs |
|---------------------------------------|--------------|
| Infrastructure | \$12,000,000 |
| Mobility & Connectivity | \$12,000,000 |
| Parks, Recreation & Public Facilities | \$1,500,000 |
| Economic Development | \$500,000 |
| Planning, Admin, Legal | \$500,000 |
| Total | \$26,500,000 |

Project Plan

This document constitutes the First Amended Project Plan for Tax Increment Reinvestment Zone Number One, City of Navasota, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.



Existing and Proposed Uses of Land

.....

Texas Tax Code
- 311.011 (B)(1)



Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances

.....

Texas Tax Code
- 311.011 (B)(2)



Estimated Non-Project Costs

.....

Texas Tax Code
- 311.011 (B)(3)



Method of Relocating Persons to Be Displaced, if Any, as a Result of Implementing the Plan

.....

Texas Tax Code
- 311.011 (B)(4)

Existing and Proposed Uses of Land

(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of undeveloped uses classified as agricultural and vacant as shown in Map 2 (page 15). Other uses include commercial and large lot residential development. Land uses in the annexed area include undeveloped land.

Surrounding Land Use - Land surrounding the Zone includes vacant, large lot residential, public/institutional, and commercial uses.

Proposed Uses - Proposed uses in the Zone are anticipated to include residential, commercial and public uses, including parks and recreation facilities, with decreasing vacant land over time. Retail and commercial uses are anticipated along major corridors in the Zone. Map 3 (page 16) shows proposed uses.

Proposed Changes Of Zoning Ordinances, Master Plan Of Municipality, Building Codes, And Other Municipal Ordinances

(TEXAS TAX CODE - 311.011(B)(2))

All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs

(TEXAS TAX CODE - 311.011(B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 will be leveraged with other sources to secure non-project funding when appropriate and available.

Method Of Relocating Persons To Be Displaced, If Any, As A Result Of Implementing The Plan

(TEXAS TAX CODE - 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

Finance Plan

This document constitutes the First Amended Finance Plan for Tax Increment Reinvestment Zone Number One, City of Navasota, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support new development and redevelopment in the City and ETJ. Improvements include, but are not limited to, roadways, infrastructure improvements including water, sewer and drainage, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.



Estimated Project Costs

.....

Texas Tax Code
- 311.011(C)(1)



Proposed Kind, Number, and Location
of All Proposed Public Works or Public
Improvements to be Financed by the
Zone

.....

Texas Tax Code
- 311.011(C)(2)



Economic Feasibility Study

.....

Texas Tax Code
- 311.011(C)(3)



Estimated Amount of Bond Indebtedness;
Estimated Time When Related Costs or
Monetary Obligations Are Incurred

.....

Texas Tax Code
- 311.011(C)(4),
- 311.011(C)(5)



Methods and Sources of Financing Project
Costs and Percentage of Increment From
Taxing Units Anticipated to Contribute Tax
Increment to the Zone

.....

Texas Tax Code
- 311.011(C)(6)



Current Total Appraised Value of Taxable
Real Property

.....

Texas Tax Code
- 311.011(C)(7)



Estimated Captured Appraised Value of
Zone During Each Year of Existence

.....

Texas Tax Code
- 311.011(C)(8)



Zone Duration

.....

Texas Tax Code
- 311.011(C)(9)

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval of City Council. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects will be located throughout the Zone and along corridors within the TIRZ boundaries.

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan and include roadway, drainage, water, sewer, stormwater management, natural gas, streetscape, trails, and parks and recreation facilities improvements. Proposed improvements are identified in Table 1, and all improvements will be located along public rights-of-way and on properties within the Zone boundary, as shown on Map 1.

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study was completed for the Zone when it was created. Exhibit 1 constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the Zone is expected to be sufficient to pay for all project costs.

The Zone and the City find and determine that the Plan is economically feasible.

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 and Exhibit 1, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues, as shown in Exhibit 1.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner, participating in larger cost projects, and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ, as revenues are realized through additional increment generated by the development.
- Pay-as-you-go-Projects are implemented on a pay-as-you-go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project. Tax increment funds may be leveraged with other available funds in implementing projects.
- Issuing debt against the revenue stream of the TIRZ allows projects to be implemented sooner.

Tax increment associated with this Plan will consist of contributions from the City, at a rate of 50 percent of its tax rate.

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7))

The 2023 value of taxable real property in the Original Zone and 2023 Annexation is as follows:

Original Zone:

Within the City Limits - \$44 million

Within the ETJ - \$11.6 million

2023 Annexation:

Within the ETJ - \$1.6 million

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF EXISTENCE

(TEXAS TAX CODE - 311.011(C)(8))

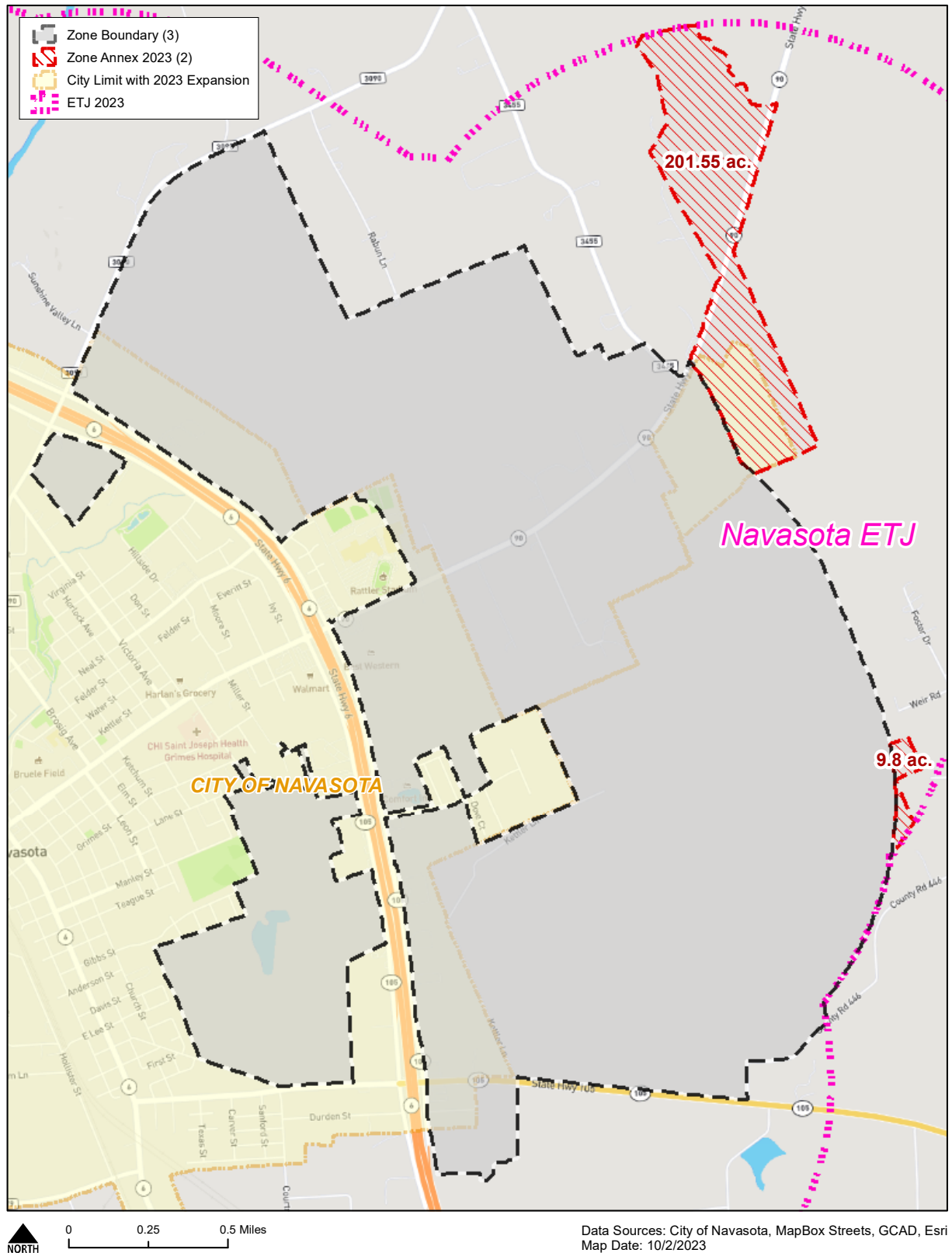
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit 1. By 2052, it is estimated the taxable value within the Zone will increase to over \$600 million.

ZONE DURATION

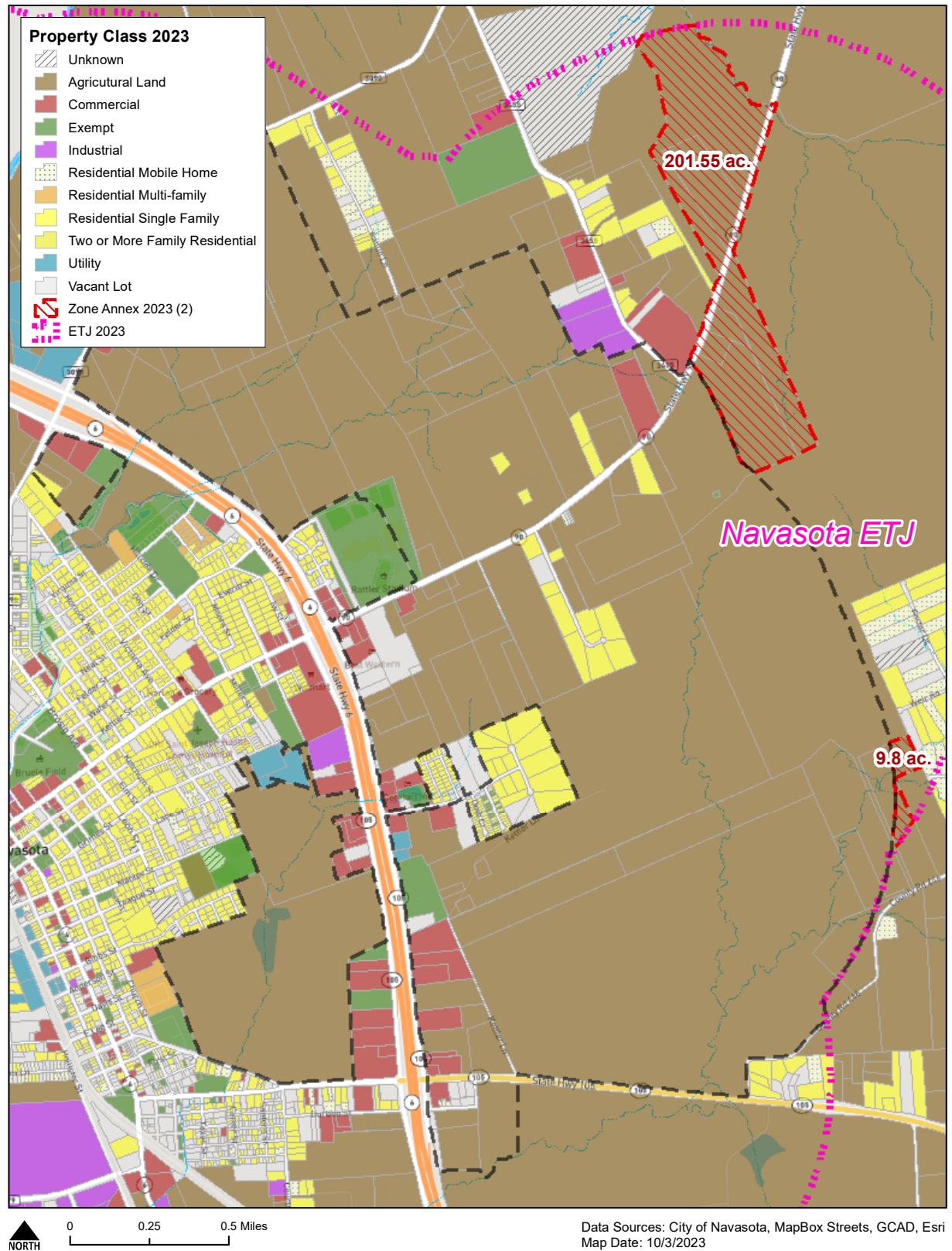
(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2052. Final TIRZ payments will be received in 2053. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

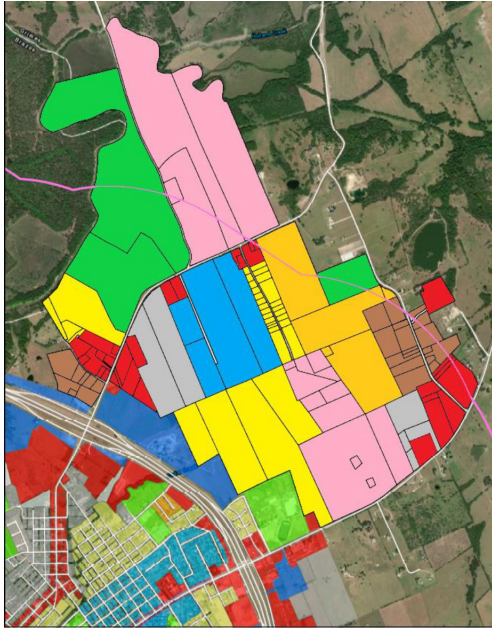
Map 1- Boundary



Map 2 - Property Classification

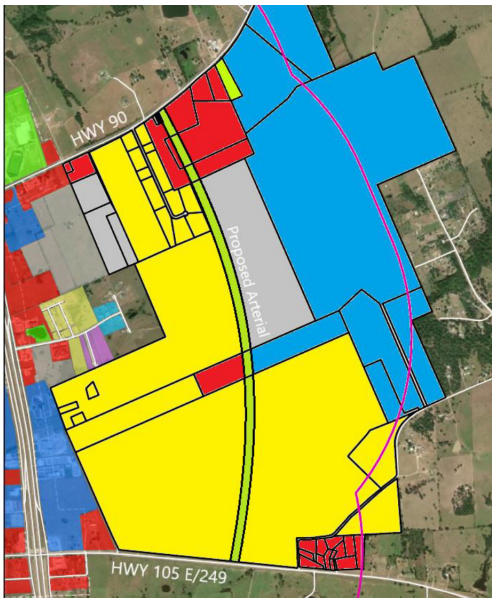


Map 3 - Proposed Uses



North East ETJ

| FUTURE LAND USES | |
|-------------------------|--------|
| Ag/Open Space | |
| R-1A: Residential 7k | Yellow |
| B-1: General Business | Red |
| M-1: Light Industrial | Brown |
| PU: Public Use | Green |
| R-1B: Residential 10k | Blue |
| R-1C: Residential 2Ac | Pink |
| R-2: Residential Medium | Orange |
| R-3: Residential High | Grey |



East ETJ

| FUTURE LAND USES | |
|-----------------------|--------|
| Ag/Open Space | |
| R-1A: Residential 7k | Yellow |
| B-1: General Business | Red |
| PU: Public Use | Green |
| R-1B: Residential 10k | Blue |
| R-3: Residential High | Grey |

Exhibit 1

Taxable Value & Revenues

Original Zone + 2023 Annex

Projected Assessed Valuation

| Tax Year | | Base Year Valuation | | City Projected Valuation | | Projected Valuation City (Increment) |
|----------|----|---------------------|----|--------------------------|----|--------------------------------------|
| 2022 | \$ | 39,188,317 | \$ | 39,188,317 | \$ | - |
| 2023 | \$ | 43,160,893 | \$ | 45,601,454 | \$ | 2,440,561 |
| 2024 | \$ | 43,160,893 | \$ | 49,969,498 | \$ | 6,808,605 |
| 2025 | \$ | 43,160,893 | \$ | 66,968,583 | \$ | 23,807,690 |
| 2026 | \$ | 43,160,893 | \$ | 105,227,640 | \$ | 62,066,747 |
| 2027 | \$ | 43,160,893 | \$ | 134,634,469 | \$ | 91,473,576 |
| 2028 | \$ | 43,160,893 | \$ | 161,173,503 | \$ | 118,012,610 |
| 2029 | \$ | 43,160,893 | \$ | 188,508,708 | \$ | 145,347,815 |
| 2030 | \$ | 43,160,893 | \$ | 216,663,970 | \$ | 173,503,077 |
| 2031 | \$ | 43,160,893 | \$ | 254,163,889 | \$ | 211,002,996 |
| 2032 | \$ | 43,160,893 | \$ | 271,788,805 | \$ | 228,627,912 |
| 2033 | \$ | 43,160,893 | \$ | 299,942,470 | \$ | 256,781,577 |
| 2034 | \$ | 43,160,893 | \$ | 308,940,744 | \$ | 265,779,851 |
| 2035 | \$ | 43,160,893 | \$ | 328,208,966 | \$ | 285,048,073 |
| 2036 | \$ | 43,160,893 | \$ | 353,055,235 | \$ | 309,894,342 |
| 2037 | \$ | 43,160,893 | \$ | 378,646,892 | \$ | 335,485,999 |
| 2038 | \$ | 43,160,893 | \$ | 405,006,299 | \$ | 361,845,406 |
| 2039 | \$ | 43,160,893 | \$ | 417,156,488 | \$ | 373,995,595 |
| 2040 | \$ | 43,160,893 | \$ | 429,671,182 | \$ | 386,510,289 |
| 2041 | \$ | 43,160,893 | \$ | 442,561,318 | \$ | 399,400,425 |
| 2042 | \$ | 43,160,893 | \$ | 455,838,157 | \$ | 412,677,264 |
| 2043 | \$ | 43,160,893 | \$ | 469,513,302 | \$ | 426,352,409 |
| 2044 | \$ | 43,160,893 | \$ | 483,598,701 | \$ | 440,437,808 |
| 2045 | \$ | 43,160,893 | \$ | 498,106,662 | \$ | 454,945,769 |
| 2046 | \$ | 43,160,893 | \$ | 513,049,862 | \$ | 469,888,969 |
| 2047 | \$ | 43,160,893 | \$ | 528,441,358 | \$ | 485,280,465 |
| 2048 | \$ | 43,160,893 | \$ | 544,294,599 | \$ | 501,133,706 |
| 2049 | \$ | 43,160,893 | \$ | 560,623,437 | \$ | 517,462,544 |
| 2050 | \$ | 43,160,893 | \$ | 577,442,140 | \$ | 534,281,247 |
| 2051 | \$ | 43,160,893 | \$ | 594,765,404 | \$ | 551,604,511 |
| 2052 | \$ | 43,160,893 | \$ | 612,608,366 | \$ | 569,447,473 |

Projected Revenue

| Tax Year | Coll Year | Total Revenues | TIRZ Revenues (50%) |
|----------|-----------|----------------------|----------------------|
| 2022 | 2023 | \$ - | \$ - |
| 2023 | 2024 | \$ 13,616 | \$ 6,808 |
| 2024 | 2025 | \$ 37,986 | \$ 18,993 |
| 2025 | 2026 | \$ 132,826 | \$ 66,413 |
| 2026 | 2027 | \$ 346,279 | \$ 173,140 |
| 2027 | 2028 | \$ 510,344 | \$ 255,172 |
| 2028 | 2029 | \$ 658,409 | \$ 329,204 |
| 2029 | 2030 | \$ 810,916 | \$ 405,458 |
| 2030 | 2031 | \$ 967,998 | \$ 483,999 |
| 2031 | 2032 | \$ 1,177,215 | \$ 588,608 |
| 2032 | 2033 | \$ 1,275,547 | \$ 637,774 |
| 2033 | 2034 | \$ 1,432,620 | \$ 716,310 |
| 2034 | 2035 | \$ 1,482,823 | \$ 741,411 |
| 2035 | 2036 | \$ 1,590,323 | \$ 795,162 |
| 2036 | 2037 | \$ 1,728,944 | \$ 864,472 |
| 2037 | 2038 | \$ 1,871,723 | \$ 935,862 |
| 2038 | 2039 | \$ 2,018,786 | \$ 1,009,393 |
| 2039 | 2040 | \$ 2,086,574 | \$ 1,043,287 |
| 2040 | 2041 | \$ 2,156,395 | \$ 1,078,198 |
| 2041 | 2042 | \$ 2,228,311 | \$ 1,114,155 |
| 2042 | 2043 | \$ 2,302,384 | \$ 1,151,192 |
| 2043 | 2044 | \$ 2,378,680 | \$ 1,189,340 |
| 2044 | 2045 | \$ 2,457,264 | \$ 1,228,632 |
| 2045 | 2046 | \$ 2,538,206 | \$ 1,269,103 |
| 2046 | 2047 | \$ 2,621,576 | \$ 1,310,788 |
| 2047 | 2048 | \$ 2,707,448 | \$ 1,353,724 |
| 2048 | 2049 | \$ 2,795,895 | \$ 1,397,948 |
| 2049 | 2050 | \$ 2,886,996 | \$ 1,443,498 |
| 2050 | 2051 | \$ 2,980,830 | \$ 1,490,415 |
| 2051 | 2052 | \$ 3,077,479 | \$ 1,538,739 |
| 2052 | 2053 | \$ 3,177,027 | \$ 1,588,514 |
| | | \$ 52,451,422 | \$ 26,225,711 |

Original Zone

Projected Assessed Valuation

Projected Revenue

| Tax Year | Base Year Valuation | City Projected Valuation | Projected Valuation City (Increment) | Tax Year | Coll Year | Total Revenues | TIRZ Revenues (50%) |
|----------|---------------------|--------------------------|--------------------------------------|----------|-----------|----------------|---------------------|
| 2022 | \$ 39,188,317 | \$ 39,188,317 | \$ - | 2022 | 2023 | \$ - | \$ - |
| 2023 | \$ 41,524,537 | \$ 43,965,098 | \$ 2,440,561 | 2023 | 2024 | \$ 13,616 | \$ 6,808 |
| 2024 | \$ 41,524,537 | \$ 48,284,051 | \$ 6,759,514 | 2024 | 2025 | \$ 37,712 | \$ 18,856 |
| 2025 | \$ 41,524,537 | \$ 65,232,572 | \$ 23,708,035 | 2025 | 2026 | \$ 132,270 | \$ 66,135 |
| 2026 | \$ 41,524,537 | \$ 93,439,550 | \$ 51,915,013 | 2026 | 2027 | \$ 289,641 | \$ 144,821 |
| 2027 | \$ 41,524,537 | \$ 122,492,736 | \$ 80,968,199 | 2027 | 2028 | \$ 451,733 | \$ 225,866 |
| 2028 | \$ 41,524,537 | \$ 148,667,518 | \$ 107,142,981 | 2028 | 2029 | \$ 597,766 | \$ 298,883 |
| 2029 | \$ 41,524,537 | \$ 175,627,544 | \$ 134,103,007 | 2029 | 2030 | \$ 748,179 | \$ 374,090 |
| 2030 | \$ 41,524,537 | \$ 203,396,370 | \$ 161,871,833 | 2030 | 2031 | \$ 903,106 | \$ 451,553 |
| 2031 | \$ 41,524,537 | \$ 230,498,261 | \$ 188,973,724 | 2031 | 2032 | \$ 1,054,311 | \$ 527,155 |
| 2032 | \$ 41,524,537 | \$ 237,413,209 | \$ 195,888,672 | 2032 | 2033 | \$ 1,092,890 | \$ 546,445 |
| 2033 | \$ 41,524,537 | \$ 264,535,605 | \$ 223,011,068 | 2033 | 2034 | \$ 1,244,210 | \$ 622,105 |
| 2034 | \$ 41,524,537 | \$ 272,471,673 | \$ 230,947,136 | 2034 | 2035 | \$ 1,288,486 | \$ 644,243 |
| 2035 | \$ 41,524,537 | \$ 290,645,824 | \$ 249,121,287 | 2035 | 2036 | \$ 1,389,883 | \$ 694,941 |
| 2036 | \$ 41,524,537 | \$ 314,365,198 | \$ 272,840,661 | 2036 | 2037 | \$ 1,522,216 | \$ 761,108 |
| 2037 | \$ 41,524,537 | \$ 338,796,154 | \$ 297,271,617 | 2037 | 2038 | \$ 1,658,520 | \$ 829,260 |
| 2038 | \$ 41,524,537 | \$ 363,960,039 | \$ 322,435,502 | 2038 | 2039 | \$ 1,798,913 | \$ 899,456 |
| 2039 | \$ 41,524,537 | \$ 374,878,840 | \$ 333,354,303 | 2039 | 2040 | \$ 1,859,830 | \$ 929,915 |
| 2040 | \$ 41,524,537 | \$ 386,125,205 | \$ 344,600,668 | 2040 | 2041 | \$ 1,922,575 | \$ 961,288 |
| 2041 | \$ 41,524,537 | \$ 397,708,961 | \$ 356,184,424 | 2041 | 2042 | \$ 1,987,203 | \$ 993,601 |
| 2042 | \$ 41,524,537 | \$ 409,640,230 | \$ 368,115,693 | 2042 | 2043 | \$ 2,053,769 | \$ 1,026,884 |
| 2043 | \$ 41,524,537 | \$ 421,929,437 | \$ 380,404,900 | 2043 | 2044 | \$ 2,122,332 | \$ 1,061,166 |
| 2044 | \$ 41,524,537 | \$ 434,587,320 | \$ 393,062,783 | 2044 | 2045 | \$ 2,192,952 | \$ 1,096,476 |
| 2045 | \$ 41,524,537 | \$ 447,624,940 | \$ 406,100,403 | 2045 | 2046 | \$ 2,265,691 | \$ 1,132,846 |
| 2046 | \$ 41,524,537 | \$ 461,053,688 | \$ 419,529,151 | 2046 | 2047 | \$ 2,340,612 | \$ 1,170,306 |
| 2047 | \$ 41,524,537 | \$ 474,885,299 | \$ 433,360,762 | 2047 | 2048 | \$ 2,417,780 | \$ 1,208,890 |
| 2048 | \$ 41,524,537 | \$ 489,131,858 | \$ 447,607,321 | 2048 | 2049 | \$ 2,497,264 | \$ 1,248,632 |
| 2049 | \$ 41,524,537 | \$ 503,805,813 | \$ 462,281,276 | 2049 | 2050 | \$ 2,579,132 | \$ 1,289,566 |
| 2050 | \$ 41,524,537 | \$ 518,919,988 | \$ 477,395,451 | 2050 | 2051 | \$ 2,663,456 | \$ 1,331,728 |
| 2051 | \$ 41,524,537 | \$ 534,487,588 | \$ 492,963,051 | 2051 | 2052 | \$ 2,750,310 | \$ 1,375,155 |
| 2052 | \$ 41,524,537 | \$ 550,522,215 | \$ 508,997,678 | 2052 | 2053 | \$ 2,839,769 | \$ 1,419,885 |
| | | | | | | \$ 46,716,129 | \$ 23,358,065 |

Notes/Assumptions:

Base Year and 2023 taxable values include properties within the City Limits. Those properties within the ETJ will generate income once they have been annexed into the City Limits

2023 Annex

Projected Assessed Valuation

Projected Revenue

| Tax Year | Base Year Valuation | City Projected Valuation | Projected Valuation City (Increment) | Tax Year | Coll Year | Total Revenues | TIRZ Revenues (50%) |
|----------|---------------------|--------------------------|--------------------------------------|----------|-----------|----------------|---------------------|
| 2022 | | \$ - | \$ - | 2022 | 2023 | \$ - | \$ - |
| 2023 | \$ 1,636,356 | \$ 1,636,356 | \$ - | 2023 | 2024 | \$ - | \$ - |
| 2024 | \$ 1,636,356 | \$ 1,685,447 | \$ 49,091 | 2024 | 2025 | \$ 274 | \$ 137 |
| 2025 | \$ 1,636,356 | \$ 1,736,010 | \$ 99,654 | 2025 | 2026 | \$ 556 | \$ 278 |
| 2026 | \$ 1,636,356 | \$ 11,788,090 | \$ 10,151,734 | 2026 | 2027 | \$ 56,638 | \$ 28,319 |
| 2027 | \$ 1,636,356 | \$ 12,141,733 | \$ 10,505,377 | 2027 | 2028 | \$ 58,611 | \$ 29,305 |
| 2028 | \$ 1,636,356 | \$ 12,505,985 | \$ 10,869,629 | 2028 | 2029 | \$ 60,643 | \$ 30,322 |
| 2029 | \$ 1,636,356 | \$ 12,881,165 | \$ 11,244,809 | 2029 | 2030 | \$ 62,736 | \$ 31,368 |
| 2030 | \$ 1,636,356 | \$ 13,267,600 | \$ 11,631,244 | 2030 | 2031 | \$ 64,892 | \$ 32,446 |
| 2031 | \$ 1,636,356 | \$ 23,665,628 | \$ 22,029,272 | 2031 | 2032 | \$ 122,904 | \$ 61,452 |
| 2032 | \$ 1,636,356 | \$ 34,375,596 | \$ 32,739,240 | 2032 | 2033 | \$ 182,657 | \$ 91,328 |
| 2033 | \$ 1,636,356 | \$ 35,406,864 | \$ 33,770,508 | 2033 | 2034 | \$ 188,410 | \$ 94,205 |
| 2034 | \$ 1,636,356 | \$ 36,469,070 | \$ 34,832,714 | 2034 | 2035 | \$ 194,337 | \$ 97,168 |
| 2035 | \$ 1,636,356 | \$ 37,563,142 | \$ 35,926,786 | 2035 | 2036 | \$ 200,441 | \$ 100,220 |
| 2036 | \$ 1,636,356 | \$ 38,690,037 | \$ 37,053,681 | 2036 | 2037 | \$ 206,728 | \$ 103,364 |
| 2037 | \$ 1,636,356 | \$ 39,850,738 | \$ 38,214,382 | 2037 | 2038 | \$ 213,203 | \$ 106,602 |
| 2038 | \$ 1,636,356 | \$ 41,046,260 | \$ 39,409,904 | 2038 | 2039 | \$ 219,873 | \$ 109,937 |
| 2039 | \$ 1,636,356 | \$ 42,277,648 | \$ 40,641,292 | 2039 | 2040 | \$ 226,743 | \$ 113,372 |
| 2040 | \$ 1,636,356 | \$ 43,545,977 | \$ 41,909,621 | 2040 | 2041 | \$ 233,820 | \$ 116,910 |
| 2041 | \$ 1,636,356 | \$ 44,852,356 | \$ 43,216,000 | 2041 | 2042 | \$ 241,108 | \$ 120,554 |
| 2042 | \$ 1,636,356 | \$ 46,197,927 | \$ 44,561,571 | 2042 | 2043 | \$ 248,615 | \$ 124,308 |
| 2043 | \$ 1,636,356 | \$ 47,583,865 | \$ 45,947,509 | 2043 | 2044 | \$ 256,348 | \$ 128,174 |
| 2044 | \$ 1,636,356 | \$ 49,011,381 | \$ 47,375,025 | 2044 | 2045 | \$ 264,312 | \$ 132,156 |
| 2045 | \$ 1,636,356 | \$ 50,481,722 | \$ 48,845,366 | 2045 | 2046 | \$ 272,515 | \$ 136,258 |
| 2046 | \$ 1,636,356 | \$ 51,996,174 | \$ 50,359,818 | 2046 | 2047 | \$ 280,964 | \$ 140,482 |
| 2047 | \$ 1,636,356 | \$ 53,556,059 | \$ 51,919,703 | 2047 | 2048 | \$ 289,667 | \$ 144,834 |
| 2048 | \$ 1,636,356 | \$ 55,162,741 | \$ 53,526,385 | 2048 | 2049 | \$ 298,631 | \$ 149,316 |
| 2049 | \$ 1,636,356 | \$ 56,817,623 | \$ 55,181,267 | 2049 | 2050 | \$ 307,864 | \$ 153,932 |
| 2050 | \$ 1,636,356 | \$ 58,522,152 | \$ 56,885,796 | 2050 | 2051 | \$ 317,374 | \$ 158,687 |
| 2051 | \$ 1,636,356 | \$ 60,277,816 | \$ 58,641,460 | 2051 | 2052 | \$ 327,169 | \$ 163,584 |
| 2052 | \$ 1,636,356 | \$ 62,086,151 | \$ 60,449,795 | 2052 | 2053 | \$ 337,258 | \$ 168,629 |
| | | | | | | \$ 5,735,292 | \$ 2,867,646 |

Notes/Assumptions:

2023 taxable values includes properties within the ETJ. Increment will only be generated upon annexation of properties into the City Limits.

**JURISDICTIONAL BOUNDARY DESCRIPTION
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE
CITY OF NAVASOTA CORPORATE LIMITS AND EXTRA-TERRITORIAL JURISDICTION
GRIMES COUNTY
2023 ANNEXATION**

The 2023 Annexation to City of Navasota Tax Increment Reinvestment Zone Number 1 consists of two tracts situated within the City of Navasota Extra-territorial Jurisdiction Boundary, Grimes County.

Annexation Tract 1 of 2 is +/- 201.5 acres situated along of State Hwy 90, north of Baker Ln with **point of beginning** being the intersection of the west right-of-way (ROW) of State Hwy 90 and south corner of A0044 JESSE B MC NEALY, TRACT 66-7, ACRES 105.5;

Then generally north northwest along west boundary of said TRACT 66-7 to west corner of said tract, same being north corner of A0044 JESSE B MC NEALY, TRACT 66-8, ACRES 42.63, and boundary of A0044 JESSE B MC NEALY, TRACT 66, ACRES 112.54, (PARTLY IN A-29 & A-30);

Then north northeast approx. 178 feet along boundary of said TRACT 66-7 to intersection with the 2023 City of Navasota Extra-territorial Jurisdiction Boundary;

Then generally east approx. 948 feet along the 2023 City of Navasota Extra-territorial Jurisdiction Boundary across said TRACT 66-7 to east boundary of said tract, same being west boundary of A0044 JESSE B MC NEALY, TRACT 35-2, ACRES 109.14;

Then generally southeast along east boundary of said TRACT 66-7 to east corner of said tract, same being west ROW of State Hwy 90;

Then east by north across ROW of State Hwy 90 to north corner of A0044 JESSE B MC NEALY, TRACT 27, ACRES 1239.1, same being east ROW of State Hwy 90;

Then generally south by west along east ROW of State Hwy 90 to north corner of A0044 JESSE B MC NEALY, TRACT 44, ACRES 30.63 (7703 HWY 90 S);

Then south southeast along east boundary of said TRACT 44 to east corner of said tract, same being interior corner of A0044 JESSE B MC NEALY, TRACT 27, ACRES 1239.1;

Then west southwest along south boundary of said TRACT 44, and City of Navasota Corporate Limits to boundary of City of Navasota TIRZ No. 1;

Then generally northwest by north approx. 2,191 feet along boundary of City of Navasota TIRZ No. 1, across A0044 JESSE B MC NEALY, TRACT 13-3, ACRES 96.618, and ROW of State Hwy 90 to boundary of A0044 JESSE B MC NEALY, TRACT 37, ACRES 17.95 (7846 HWY 90 S), same being west ROW of State Hwy 90;

Then generally north northeast along west ROW of State Hwy 90 to south corner of A0044 JESSE B MC NEALY, TRACT 66-7, ACRES 105.5 and point of beginning of +/- **201.5 acre annexation Tract 1 of 2**;

Annexation Tract 2 of 2 is +/- 9.8 acres situated north of County Rd 446 with point of beginning being approx. 762 feet north northwest of south corner of A0044 JESSE B MC NEALY, TRACT 13-7, ACRES 30 (15748 CR 446) at the intersection of the 2023 City of Navasota Extra-territorial Jurisdiction Boundary and west boundary of said TRACT 13-7;

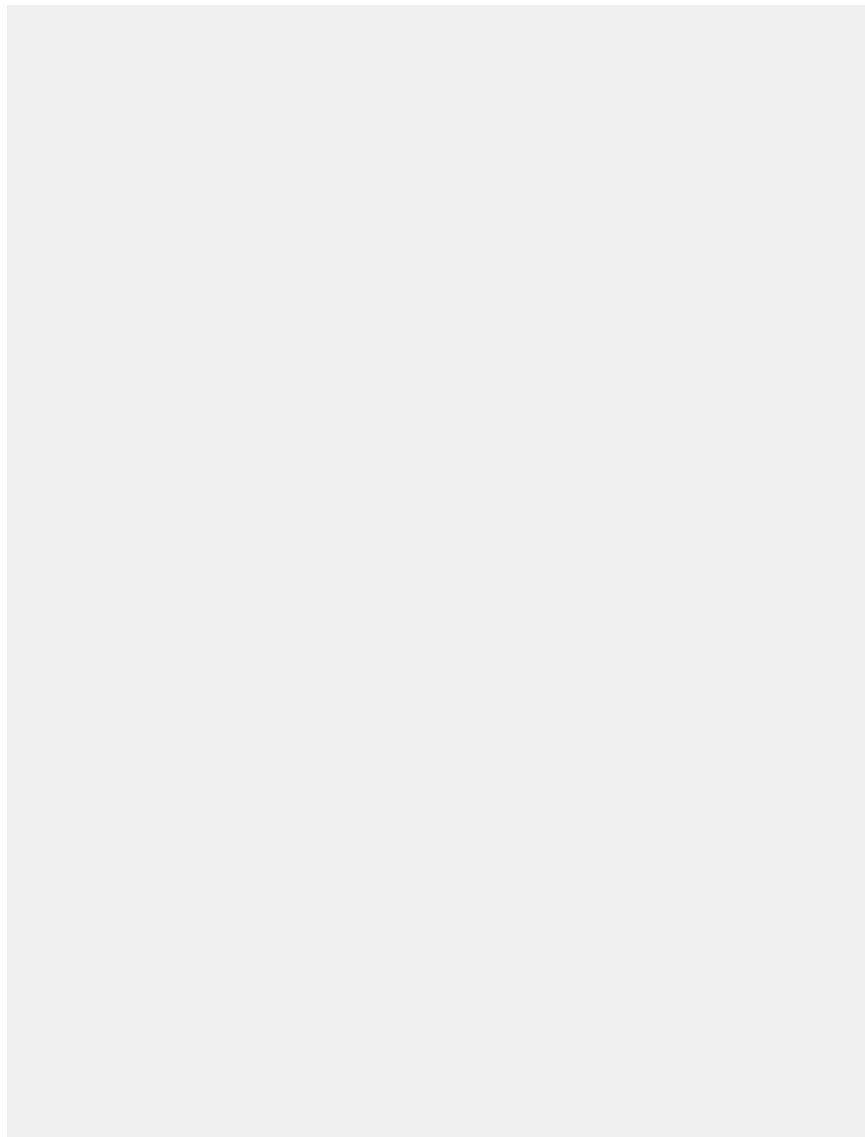
Then north northwest approx. 172 along west boundary of said TRACT 13-7 to boundary of City of Navasota TIRZ No. 1;

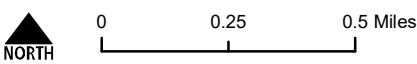
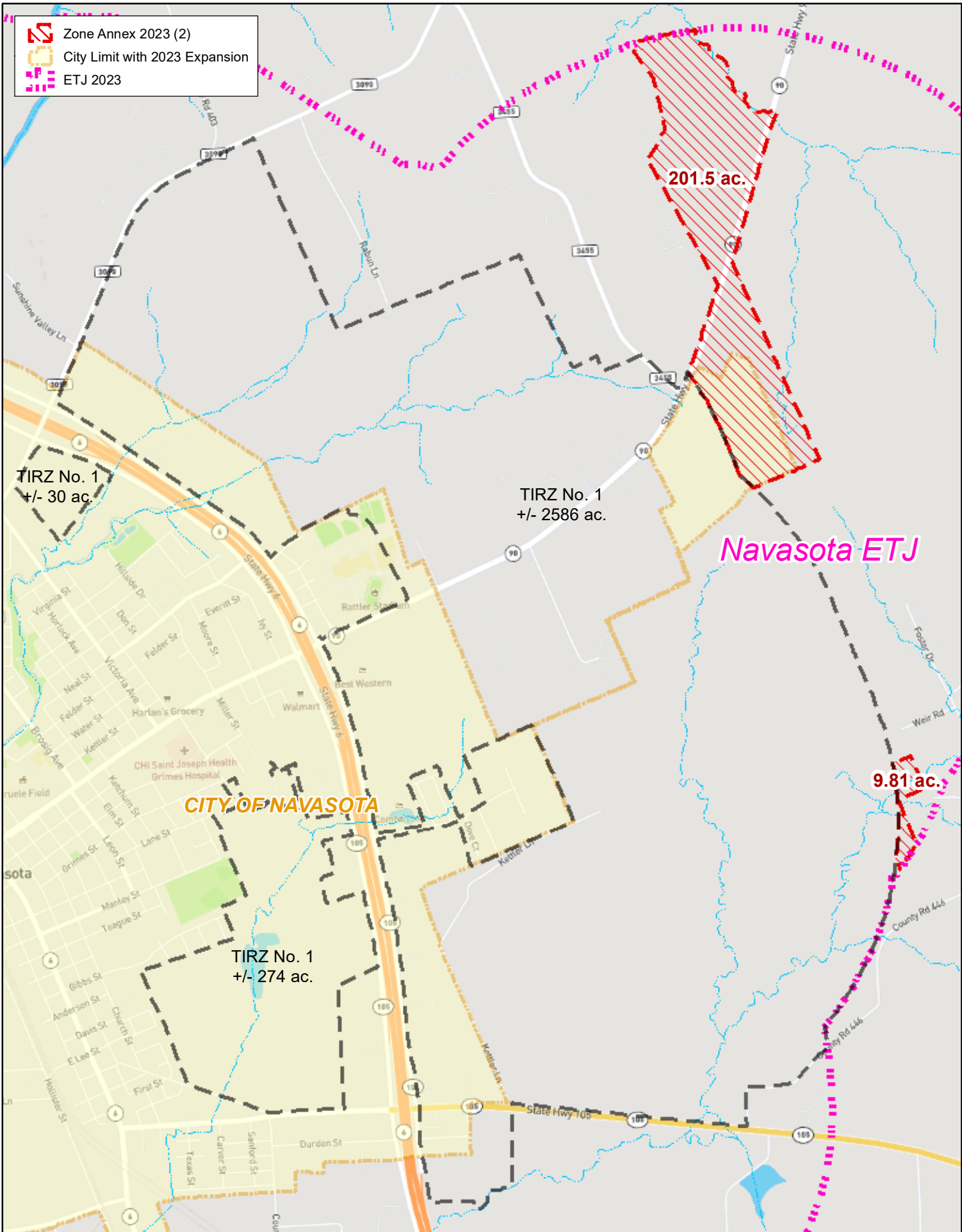
Then generally north and north by west approx. 1,575 feet across said TRACT 13-7 to north boundary of said tract, same being south boundary of A0044 JESSE B MC NEALY, TRACT 27, ACRES 1239.1;

43 Then east northeast approx. 326 feet along said north boundary of said TRACT 13-7, same being south boundary of
44 said TRACT 27 to north corner of said TRACT 13-7;
45 Then south southeast along east boundary of said TRACT 13-7 to east corner of said tract, same being northeast
46 corner of A0044 JESSE B MC NEALY, TRACT 13-6, ACRES 20 (15598 CR 446);
47 Then west southwest along boundary of said TRACT 13-7 to interior corner of said tract, same being northwest
48 corner of said TRACT 13-6;
49 Then south southeast approx. 766 feet along boundary of said 13-7 to intersection with the 2023 City of Navasota
50 Extra-territorial Jurisdiction Boundary;
51 Then southwest by south approx. 520 feet long the 2023 City of Navasota Extra-territorial Jurisdiction Boundary,
52 across said TRACT 13-7 to west boundary of said tract and point of beginning of +/- **9.8 acre annexation Tract 2**
53 **of 2;**

54 *** END OF JURISDICTIONAL BOUNDARY DESCRIPTION ***

55 **Boundary Map**





Data Sources: City of Navasota, MapBox Streets, GCAD, Esri
Map Date: 10/12/2023

ORDINANCE NO. 1035-23
TAX ROLL ORDINANCE FOR TAX YEAR 2023
CITY OF NAVASOTA
Grimes County Portion

WHEREAS, Section 26.09 of the Texas Property Code requires approval by the City Council of the City of Navasota of the appraisal roll with tax amounts entered by the tax assessor, for the tax year 2023 and

WHEREAS, the Chief appraiser, acting as tax-assessor-collector, has calculated, and entered the tax imposed on each property included on the appraisal roll for the Grimes County Portion of the City of Navasota and submitted it by reference to the City Council of the City of Navasota, and

WHEREAS, said City Council voted in open session to approve said roll; therefore,

IT IS HEREBY ORDAINED BY THE City Council of the City of Navasota that on this 13th day of November 2023 the appraisal-roll for the Grimes County portion of the City of Navasota with tax amounts entered totaling \$3,601,622.56 for tax year 2023 is approved and is the tax roll for the Grimes County Portion of the City of Navasota for tax year 2023.

PASSED AND APPROVED ON FIRST READING THIS THE 13TH DAY OF NOVEMBER, 2023.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**PASSED AND APPROVED ON SECOND READING THIS THE 27TH DAY OF
NOVEMBER, 2023.**

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

ORDINANCE NO. 1036-23

**TAX ROLL ORDINANCE FOR TAX YEAR 2023
CITY OF NAVASOTA
Brazos County Portion**

WHEREAS, Section 26.09 of the Texas Property Code requires approval by the City Council of the City of Navasota of the appraisal roll with tax amounts entered by the tax assessor, for the tax year 2023 and

WHEREAS, the Chief appraiser, acting as tax-assessor-collector, has calculated and entered the tax imposed on each property included on the appraisal roll for the Brazos County Portion of the City of Navasota and submitted it by reference to the City Council of the City of Navasota, and

WHEREAS, said City Council voted in open session to approve said roll; therefore,

IT IS HEREBY ORDAINED BY THE City Council of the City of Navasota that on this 13th day of November, 2023, the appraisal roll for the Brazos County portion of the City of Navasota with tax amounts entered totaling \$1,322.41 for tax year 2023 is approved and is the tax roll for the Brazos County Portion of the City of Navasota for tax year 2023.

PASSED AND APPROVED ON FIRST READING THIS THE 13TH DAY OF NOVEMBER, 2023.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**PASSED AND APPROVED ON SECOND READING THIS THE 27th DAY OF
NOVEMBER, 2023.**

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



REQUEST FOR CITY COUNCIL AGENDA ITEM #9

| | |
|--|--|
| Agenda Date Requested: <u>November 27, 2023</u> | Appropriation |
| Requested By: <u>Jason Weeks, City Manager</u> | Source of Funds: <u>N/A</u> |
| Department: <u>Administration</u> | Account Number: <u>N/A</u> |
| <input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance | Amount Budgeted: <u>N/A</u> |
| | Amount Requested: <u>N/A</u> |
| | Budgeted Item: <input type="radio"/> Yes <input checked="" type="radio"/> No |

Exhibits: None

AGENDA ITEM #9

The City Council shall meet in Executive Session in accordance with the Texas Government Code, Section 551.071 - Consultation with Attorney - Consultation with Legal Counsel regarding petition received from Pecan Hill Acquisition LLC requesting to be released from the City of Navasota's Extraterritorial Jurisdiction (ETJ).

The City Council shall meet in Executive Session in accordance with the Texas Government Code, Section 551.071 - Consultation with Attorney - Consultation with Legal Counsel regarding City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas.

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

SUMMARY & RECOMMENDATION

City staff has determined there is a need for City Council to meet in Executive Session in accordance with the Texas Government Code, Section 551.071, to discuss the petition received from Pecan Hill Acquisition LLC and the City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas. Additionally, City staff has determined there is a need for City Council to meet in Executive Session in accordance with the Texas Government Code, Section 551.072, to discuss the acquisition of real property for City projects/purposes.

The time is _____p.m.

ACTION REQUIRED BY CITY COUNCIL

Conduct an Executive Session in accordance with Texas Government Code, Section 551.071, to discuss the petition received from Pecan Hill Acquisition LLC and the City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas.

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

Approved for the City Council meeting agenda.



Jason B. Weeks, City Manager

11/16/23

Date



REQUEST FOR CITY COUNCIL AGENDA ITEM #10

Agenda Date Requested: November 27, 2023
Requested By: Jason Weeks, City Manager
Department: Administration
☒ Report ☐ Resolution ☐ Ordinance

Exhibits: None

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

AGENDA ITEM #10

Reconvene into open session.

SUMMARY & RECOMMENDATION

The time is _____ p.m.

ACTION REQUIRED BY CITY COUNCIL

Reconvene in open session.

Approved for the City Council meeting agenda.

Jason Weeks
Jason B. Weeks, City Manager

11/16/23
Date



REQUEST FOR CITY COUNCIL AGENDA ITEM #11

Agenda Date Requested: November 27, 2023
Requested By: Jason Weeks, City Manager
Department: Administration
☒ Report ☐ Resolution ☐ Ordinance

Exhibits: None

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

AGENDA ITEM #11

Consideration and possible action regarding petition received from Pecan Hill Acquisition LLC requesting to be released from the City of Navasota's Extraterritorial Jurisdiction (ETJ).

SUMMARY & RECOMMENDATION

Take action on item discussed in Executive Session (if applicable).

ACTION REQUIRED BY CITY COUNCIL

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

Approved for the City Council meeting agenda.

Jason Weeks
Jason B. Weeks, City Manager

11/16/23
Date



REQUEST FOR CITY COUNCIL AGENDA ITEM #12

Agenda Date Requested: November 27, 2023
Requested By: Jason Weeks, City Manager
Department: Administration
☒ Report ☐ Resolution ☐ Ordinance

Exhibits: None

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

AGENDA ITEM #12

Consideration and possible action regarding City of Grand Prairie v. The State of Texas; Cause No. D-1-GN-23-007785; 261st Judicial District Court, Travis County, Texas.

SUMMARY & RECOMMENDATION

Take action on item discussed in Executive Session (if applicable).

ACTION REQUIRED BY CITY COUNCIL

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

Approved for the City Council meeting agenda.

Jason Weeks
Jason B. Weeks, City Manager

11/16/23
Date



REQUEST FOR CITY COUNCIL AGENDA ITEM #13

Agenda Date Requested: November 27, 2023
Requested By: Jason Weeks, City Manager
Department: Administration
☒ Report ☐ Resolution ☐ Ordinance

Exhibits: None

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

AGENDA ITEM #13

Consideration and possible action regarding real property for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes.

SUMMARY & RECOMMENDATION

Take action on item discussed in Executive Session (if applicable).

ACTION REQUIRED BY CITY COUNCIL

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

Approved for the City Council meeting agenda.

Jason Weeks
Jason B. Weeks, City Manager

11/16/23
Date