

**MINUTES
REGULAR MEETING
APRIL 24, 2023**

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

**Bernie Gessner, Councilmember, Place # 1
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
Grant E. Holt, Mayor Pro-Tem, Place # 5**

(Pattie Pederson, Councilmember, Place # 2, was absent)

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Luke Cochran, Legal Counsel; Bobbie Ullrich, Marketing and Communication Director; Jennifer Reyna, Director of Utilities; Evette Fannin, Grants Coordinator; Jose Coronilla, Director of Streets and Sanitation; Lupe Diosdado, Director of Development Services; Tiffany Byers, Library Director; Jason Katkoski, Fire Chief/EMC; Maribel Frank, Chief Financial Officer; and John Shoemaker, Investigator.

VISITORS: Connie Clements, Deborah Richardson, Max Hill, Philip Cox, Jim Hassell, Dorothy Hassell, James Harris, Dennis Saathoff, Jason Fisher, Kay Saathoff, Teresa Lindsey, Adi Hajrulloj, Karen Hughes, Carol Medeiros, Michael Medeiros, Matt Price and Allison Chatman.

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

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Mayor Pro-Tem Grant Holt. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: Dennis Saathoff addressed the City Council about the shortage of food at the Christian Community Services Center. He wanted to spread the word and hopefully have some businesses host food drives to help the Christian Community Service Center restock their shelves.

Max Hill addressed the City Council about the need of a stop light at the intersection of Highway 105 and Fairway Drive.

4. Staff report:
 - a) Director of Utilities Jennifer Reyna gave an update on the 2020 Utility CIP, the fire hydrant replacement project, the Hollister natural gas regulator station

replacement, the FY 2021-2022 Street Maintenance project, the AWOS system at the airport, the WWTP Phase II – Clarifier repairs and rotor replacement project, the water well survey, the Streetscape project on W. Washington (8th Street – 10th Street) and the water and sewer project at the airport on the north end.

- b) Library Director Tiffany Byers gave an update on the upcoming events at the library;
- c) Mayor Bert Miller proclaimed May 7, -13, 2023 as National Travel and Tourism Week;
- d) Mayor Bert Miller proclaimed May 7 – 13, 2023 as Public Service Recognition Week;
- e) Mayor Pro-Tem Grant Holt gave an update on the latest Planning and Zoning Commission meeting; and
- f) Councilmembers and staff informed the audience about upcoming events.

5. A public hearing was held for the purpose of receiving public comment and testimony regarding a recommendation by the Planning and Zoning Commission to adopt on the first reading of Ordinance No. 1018-23, a zoning change application submitted by JCLB Investments, LLC, for the property located in the Dove Crossing Subdivision to change the zoning from Article V R-1A: high density, single dwelling unit, 7,000 square foot lot, residential district to Dove Crossing PUD, a planned unit development, for the development of a 5.04-acre single dwelling unit subdivision. Mayor Bert Miller opened the public hearing at 6:30 p.m. Citizen Carmen Pettit addressed the City Council concerning the need for more patrol in that area sincere there is more housing development being constructed, more traffic and speeders. With no other comments, Mayor Bert Miller closed the public hearing at 6:37 p.m.

Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 1018-23, a zoning change application submitted by JCLB Investments, LLC, for the property located in the Dove Crossing Subdivision to change the zoning from Article V R-1A: high density, single dwelling unit, 7,000 square foot lot, residential district to Dove Crossing PUD, a planned unit development, for the development of a 5.04-acre single dwelling unit subdivision, with lot width amendment as stated, seconded by Councilmember Bernie Gessner and with each Councilmember present voting AYE, the motion carried.

6. A public hearing was held for the purpose of receiving public comment and testimony regarding a recommendation by the Planning and Zoning Commission to adopt on the first reading of Ordinance No. 1019-23, a zoning change application submitted by James C & Dorothy Hassell, for the property located along County Road 424, Navasota, Grimes County, TX 77868. The zoning change application requests to change the zoning from A/O: Agriculture Open Space District to Pecan Lakes Estates Phase III PUD, amending the boundaries of the PUD, for the development of a 1.310-acre single dwelling unit subdivision. The property affected is legally described as A0062 J Whitesides, Tract 14-3, Tract 19-3. Mayor Bert Miller opened the public hearing at 6:40

p.m. The following citizens spoke against the requested zoning change: Matthew Price, Michael Medeiros, Bert Bearden and Allison Chatman. The following citizen spoke in favor of the zoning change: Max Hill and Jim Hassell. Citizen Deborah Richardson addressed the City Council to clarify the reason the Council is voting on this item tonight which is the rezoning not the replats. The City Council Council agreed with her statement. With no other comments from the public, Mayor Bert Miller closed the public hearing at 7:18 p.m.

Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 1019-23, regarding a zoning change application submitted by James C & Dorothy Hassell, for the property located along County Road 424, Navasota, Grimes County, TX 77868. The zoning change application requests to change the zoning from A/O: Agriculture Open Space District to Pecan Lakes Estates Phase III PUD, amending the boundaries of the PUD, for the development of a 1.310-acre single dwelling unit subdivision. The property affected is legally described as A0062 J Whitesides, Tract 14-3, Tract 19-3, seconded by Councilmember Josh Fultz and with each Councilmember present voting AYE, the motion carried.

7. A public hearing was held for the purpose of receiving public comment and testimony regarding a sign variance application submitted by Joes Italian Restaurant & Pizza, for the property located at 1010 S LaSalle, Navasota, Grimes County, TX 77868, for the installation of a free-standing sign ten (10') in height, four feet taller than permitted with a clearance from the ground to the bottom of the sign six (6') in height, five (5') more feet than permitted. Mayor Bert Miller opened the public hearing at 7:20 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:21 p.m.

Councilmember Josh Fultz moved to approve the sign variance request submitted by Joes Italian Restaurant & Pizza, for the property located at 1010 S. LaSalle, Navasota, Grimes County, Texas 77868, for the installation of a free-standing sign ten (10') in height, seconded by Councilmember Bernie Gessner and with each Councilmember present voting AYE, the motion carried.

8. A public hearing was held for the purpose of receiving public comment and testimony regarding a sign variance application submitted by Navasota Welding Supply for the property located at 1002 Spur 515, Navasota, Grimes County, TX 77868, for the installation of a Pylon sign eighteen feet two inches (18'2") in height, ten feet two inches (10'2") taller than permitted and a sign area of eighty (80) square feet, sixteen (16) square feet larger in area than permitted. Mayor Bert Miller opened the public hearing at 7:23 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:23 p.m.

Councilmember Josh Fultz moved to approve the sign variance request submitted by Navasota Welding Supply for the property located at 1002 Spur 515, Navasota, Grimes County, Texas 77868, for the installation of a pylon sign eighteen feet two inches (18'2") in height, seconded by Councilmember Bernie Gessner and with each Councilmember present voting AYE, the motion carried.

9. A public hearing was held for the purpose of receiving public comment and testimony regarding a sign variance application submitted by KHR Properties, LLC (Jack in the Box) for the property located at 2010 State Highway 105 East, Navasota, Grimes County, TX 77868, for the installation of a freeway pole sign sixty feet (60') in height, seventeen feet five-inches (17'5") taller than permitted. Mayor Bert Miller opened the public hearing at 7:24 p.m. Representatives from Jack in the Box addressed the City Council and explained their reasoning for wanting the sixty feet in height sign. With no other comments from the public, Mayor Bert Miller closed the public hearing at 7:35 p.m.

Councilmember Bernie Gessner moved to approve sign variance request submitted by KHR Properties, LLC (Jack in the Box) for the property located at 2010 State Highway 105 East, Navasota, Grimes County, TX 77868, for the installation of a freeway pole sign sixty feet (60') in height with a condition that Lot 3 directly behind Lot 3 will not construct a freeway pole sign once the property is developed and will not be limited to a freestanding or monument sign, seconded by Mayor Pro-Tem Grant Holt. The following votes were recorded:

AYES: Mayor Bert Miller, Mayor Pro-Tem Grant Holt and Councilmember Bernie Gessner

NAYS: Councilmember Josh Fultz

ABSENT: Councilmember Pattie Pederson

Mayor Bert Miller announced that the motion carried.

10. Councilmember Josh Fultz moved to approve Resolution No. 733-23, supporting the City of Navasota Public Safety Office (PSO) grant application for the purpose of body-worn cameras for the Navasota Police Department, seconded by Councilmember Bernie Gessner and with each Councilmember present voting AYE, the motion carried.

11. Councilmember Josh Fultz moved to approve Resolution No. 732-23, supporting the City of Navasota Public Safety Office (PSO) grant application for the purchase of rifle-resistant body armor for the Navasota Police Department, seconded by Councilmember Bernie Gessner and with each Councilmember present voting AYE, the motion carried.

16. Councilmember Josh Fultz moved to approve Resolution No. 735-23, supporting the City of Navasota General Land Office (GLO) grant application for the CDBG-MIT Method of Distribution, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

12. Mayor Bert Miller moved to award the contract for FY 2021-2022 Street Maintenance Project in the amount of \$377,828.20 to Knife River Corporation, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

13. The City Council met in Executive Session in accordance with Texas Government Code, Section 551.072, deliberation regarding real property for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes. The time was 7:48 p.m.

14. The City Council reconvened in open session at 8:10 p.m.

15. Mayor Bert Miller authorize the City Council to create a committee and appoint two Councilmembers (Councilmember Gessner and Councilmember Fultz) to investigate and research the potential acquisition of real property for City projects/purposes, seconded by Councilmember Josh Fultz and with each Councilmember present voting AYE, the motion carried.

17. Mayor Bert Miller adjourned the meeting at 8:11 p.m.


BERT MILLER, MAYOR

ATTEST:


SUSIE M. HOMEYER, CITY SECRETARY

