

**MINUTES
REGULAR MEETING
DECEMBER 11, 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, Mayor Pro-Tem, Place # 1
Pattie Pederson, Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jason Katkoski, Fire Chief/EMC; Michael Mize, Police Chief; Peggy Johnson, HR Director; Jennifer Reyna, Public Works Director; Cary Bovey, Legal Counsel; Lupe Diosdado, Development Services Director; Kristin Gauthier, Assistant City Manager; Jose Coronilla, Public Works Superintendent; Maribel Frank, Chief Financial Officer; Jon MacKay, Graduate Engineer; Lloyd Lively, Marketing and Communications Director; Ryan Hendricks, Parks and Recreation Manager; Nick Koski, Building Official/Plans Reviewer; Demontrey Walters, Streets & Sanitation Maintenance Laborer and Audrice Polk, Street & Sanitation Maintenance Laborer.

VISITORS: Taylor Perry, Yolando Rosario, Deborah Richardson, Mac Vaughn, Philip Cox, Zac Votaw, Britney Castillo, Karina Villasenor, John Sanders, Keith Thompson, Ana Acosta, Kevin Rodriguez, Michael S. Wolfe, Sr., and Mark Rudolph.

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

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Pastor Mac Vaughn. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: Citizen Taylor Perry addressed the City Council concerning improvements to the soccer fields. She requested funding and mutual efforts between the City and soccer organization to have drastic improvements for the children in the community.

4. Staff report:

- a) Peggy Johnson, H. R. Director, introduced the following new employees: Demontrey Walters and Audrice Polk (Streets & Sanitation Maintenance Laborers) and Nick Koski (Building Official/Plans Reviewer).
- b) Jon MacKay, Graduate Engineer, gave an update on the CIP projects.
- c) There was not an update from Boards and Commissions.
- d) Councilmember and staff informed the audience about upcoming events.

5. Mayor Bert Miller moved to appoint Pattie Pederson and Josh Fultz to a special committee to assist the Parks and Recreation Department in finalizing a draft facility use policy.

6. Councilmember Josh Fultz moved to award the contract for Pecan Lakes Gas Line Extension Project to LDC, LLC in the amount of \$778,700.00, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

7. Councilmember Josh Fultz moved to award the contract for the Wastewater Treatment Plant Rotor Replacement Project to Teal Services, LLC in the amount of \$225,000.00, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

8. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1037-23, to amend the Fiscal Year 2023-2024 budget to use \$112,500.00 from excess unassigned fund balance for expenses related to emergency repairs at the Wastewater Treatment Plant, seconded by Councilmember Pattie Pederson and with each Councilmembers voting AYE, the motion carried.

9. Councilmember Josh Fultz moved to approve Resolution No. 754-23, designating the persons authorized to sign checks and authorizing designated persons to access the Firearm Replacement Fund bank account for certain purposes, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

10. Mayor Pro-Tem Bernie Gessner moved to approve the consent agenda items which include the minutes for November 2023 and the Municipal Court Report

for November 2023, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

11. The City Council met in Executive Session, as authorized by Section 551.087, Texas Government Code, for the purpose of discussion and deliberation regarding certain Industrial District Agreements providing for the possible offer of a financial or other incentive(s) to business prospects that the City seeks to have locate, stay, or expand in the City's designated Industrial District, and with which the City is conducting economic development negotiations, and associated matters.

The City Council met 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.

The City Council met in Executive Session, as authorized by Section 551.071, Texas Government Code, for the purpose of consultation with legal counsel concerning possible revision of the variance granted to M&P Adventures, LLC for an erected off-premises outdoor advertising sign located at 9530 Highway 6, Navasota, Texas.

The City Council met in Executive Session, as authorized by Section 551.087, Texas Government Code, for the purpose of deliberation regarding: 1) commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City, and with which the City is conducting economic development negotiations; and/or 2) the offer of a financial or other incentive to a business prospect the City seeks to have locate, stay, or expand in or near the territory of the City, and with which the City is conducting economic development negotiations. The time was 6:50 p.m.

12. The City Council reconvened in open session at 8:52 p.m.

13. Councilmember Pattie Pederson moved that the City Manager be authorized to negotiate, approve and execute all necessary documentation for the acquisition of real property for City purposes as discussed in Executive Session, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

14. Councilmember Pattie Pederson moved that the Mayor be authorized to negotiate, approve and execute all Industrial District Agreements concerning businesses located in the designated Industrial District with the agreements having a term of 15 years from November 1, 2023 through October 31, 2038, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

15. Councilmember Pattie Pederson moved that the Mayor be authorized to negotiate, approve and execute revisions to the variance granted to M & P Adventures, LLC on May 10, 2010, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

16. No action was taken on this item regarding 1) commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City, and with which the City is conducting economic development negotiations; and/or 2) the offer of a financial or other incentive to a business prospect the City seeks to have locate, stay, or expand in or near the territory of the City, and with which the City is conducting economic development negotiations.

17. Mayor Bert Miller adjourned the meeting at 8:56 p.m.


BERT MILLER, MAYOR

ATTEST:


SUSIE M. HOMEYER, CITY SECRETARY

