

**MINUTES
REGULAR MEETING
AUGUST 9, 2021**

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
Pattie Pederson, Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
Grant E. Holt, Mayor Pro-Tem, Place # 5**

Thus constituting a quorum.

STAFF PRESENT: Brad Stafford, City Manager; Susie M. Homeyer, City Secretary; Rayna Willenbrink, Economic Development Specialist; Cary Bovey, Legal Counsel; Jennifer Reyna, Administrative Assistant; Lance Hall, Finance Director; Jose Coronilla, Director of Streets and Sanitation; Jason Katkoski, Fire Chief/EMC; Lupe Diosdado, Development Services Director; Shawn Myatt, Police Chief/Assistant City Manager; Tiffany Sammon, Librarian and Jonathan Baughman, Legal Counsel.

VISITORS: Connie Clements, Brittany Husfeld, Philip Cox, Mac Vaughn, Deborah Richardson, YoLanda Fultz, John Henry, Jeff Robertson, Jennifer Myatt, Jett Hall, Fred Patterson, Eric Todd, Paul Hammock, Brian McDonald, Thomas Pade, Kathy Massey and Grayson Cox.

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 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: None.
4. Staff report:
 - a) Economic Development Specialist Rayna Willenbrink gave an update on the Navasota Economic Development Corporation;
 - b) John Henry gave an update on the Capital Improvements Project;
 - c) Library Director Tiffany Sammon gave an update on the Library activities;

d) There was not an update on Boards and Commissions; and

g) Councilmembers and staff informed the audience about upcoming events.

5. The City Council went into Executive Session in accordance with the Texas Government Code, Section 551.071, consultation with Attorney, regarding the bids that were received on the 2021 Downtown Revitalization Program. The time was 6:17 p.m.

The City Council reconvened in open session at 6:38 p.m.

Councilmember Pattie Pederson moved to reject all bids and rebid the project, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

6. Jett Hall, with Strand and Associates, gave an update on the Thoroughfare Plan and Pedestrian and Bicycle Plan.

7. A public hearing was held regarding a zoning change application submitted to the City of Navasota by Jarvis Tire and Wheel LLC, for the property located near North LaSalle/Millican Street and Laredo Street, Navasota, Grimes County, Texas 77868. The zoning change application requests to change the zoning from Article XI B-1: General Business District to Hidden Hills PUD, a planned unit development, for the development of a 103-lot, single dwelling residential subdivision. The property affected is legally described as A0002, D. Arnold, Tract 11, Par 10, Acres 17.175. Mayor Bert Miller opened the public hearing at 7:00 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:09 p.m.

8. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 969-21, a zoning change from Article XI B-1: General Business District to Hidden Hills PUD, a planned unit development, for the development of a 103-lot, single dwelling residential subdivision. The property affected is legally described as A0002, D. Arnold, Tract 11, Par 10, Acres 17.175, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

9. A public hearing was held regarding a conditional use permit application submitted to the City of Navasota by Brazos Valley Community Action Agency, Inc., dba HealthPoint (BVCAA) for the property located at 8310 State Highway 6, Navasota, Grimes County, Texas, 77868. The conditional use permit application requests to allow for the development of a medical clinic, a conditional use listed under Article XI B-1: General Business District. The property affected is legally described as S1100 - Acklam Acres, Lot 1-5, Acres 1.5. Mayor Bert Miller opened the public hearing at 7:12 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:19 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:19 p.m.

10. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 970-21, a conditional use permit application submitted to the City of Navasota by Brazos Valley Community Action Agency, Inc., dba HealthPoint (BVCAA) for the property located at 8310 State Highway 6, Navasota, Grimes County, Texas, 77868. The conditional use permit application requests to allow for the development of a medical clinic, a conditional use listed under Article XI B-1: General Business District. The property affected is legally described as S1100 - Acklam Acres, Lot 1-5, Acres 1.5, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

11. A public hearing was held regarding an application submitted by Sebastian Murillo Rubio to abandon a forty-one foot (41') section of Allen Street right-of-way and a twenty foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas. 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 7:23 p.m.

12. Councilmember Bernie Gessner moved to approve the first reading of Ordinance No. 971-21, vacating a forty-one foot (41') section of Allen Street right-of-way and a twenty foot (20') alleyway located in Block 15 of the Lasker Subdivision, in the City of Navasota, Grimes County, Texas, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

13. Councilmember Josh Fultz moved to approve Resolution No. 698-21, annexation of a 42.381 acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas, setting a date, time and place for a public hearing on a proposed annexation of said property by the City of Navasota, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

14. Councilmember Josh Fultz moved to approve a lease agreement with Larry and Mildred Wood for grazing and baling purposes at the closed landfill site for \$30 per acre annually, and to remove Item 22, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

15. Councilmember Bernie Gessner moved to approve the minutes and expenditures for the month of July 2021, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

16. The City Council met in Executive Session as permitted by Section 551.087, Texas Government Code, for the purpose of deliberation regarding economic development negotiations with J & H Navasota Development, LLC regarding a potential Development Agreement. The time was 7:32 p.m.

17. The City Council met in Executive Session as permitted by Section 551.071, Texas Government Code - Consultation with Attorney - Dispute regarding invoice received from

Symmetry Energy Solutions, LLC for natural gas supplied to the City of Navasota for the month of February 2021, and associated matters.

The time was 7:32 p.m.

18. The City Council reconvened in open session at 8:41 p.m.

19. The City Council did not take any action on the Development Agreement with J & H Navasota Development, LLC.

20. The City Council did not take any action on the dispute regarding invoice received from Symmetry Energy Solutions, LLC for natural gas supplied to the City of Navasota for the month of February 2021 and associated matters.

21. Mayor Bert Miller adjourned the meeting at 8:44 p.m.


BERT MILER, MAYOR

ATTEST:


SUSIE M. HOMEYER, CITY SECRETARY

