

**MINUTES  
REGULAR MEETING  
SEPTEMBER 13, 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; Cary Bovey, Legal Counsel; Jennifer Reyna, Administrative Assistant; Lance Hall, Finance Director; Kay Peavy, Budget Analyst; Lupe Diosdado, Development Services Director; and Officer Gochnour.

**VISITORS:** Connie Clements, John Henry, Pat Gaston, Deborah Richardson, Christopher Komarzec, Ricky Rios and Jared Engelke.

**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: None.
4. Staff report:
  - a) City Manager Brad Stafford gave an update on the Railroad Street Drainage project;
  - b) John Henry gave an update on the Capital Improvements Project;

c) Budget Analyst Kay Peavy gave an update on the Arts Council quarterly report;

d) Mayor Bert Miller read a proclamation designating the week of September 20<sup>th</sup> – September 24<sup>th</sup>, 2021 as “National Gear Up Week”;

e) Councilmember Pattie Pederson gave an update on the latest Planning and Zoning meeting; and

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

5. Mayor Pro-Tem Grant Holt moved to approve the request from Christian Community Services for assistance with utility payments for the Fiscal Year 2021-2022 with up to \$200.00 each month, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

6. A public hearing was held regarding a specific use permit application submitted to the City of Navasota by Christopher Komarzec for the property located at 1102 West Washington Avenue, Grimes County, Texas, 77868. The specific use permit application requests to allow for the development of a Food Truck Park, a use not listed under Article XI B-1: General Business District. The property affected is legally described as A0002. D. Arnold, Tract 19, Par 12. Mayor Bert Miller opened the public hearing at 6:30 p.m. Chris Komarzec and Connie Clements both spoke regarding this specific use permit. With no other comments, Mayor Bert Miller closed the public hearing at 6:53 p.m.

7. Councilmember Josh Fultz moved to approve the first reading Ordinance No. 977-21, approving a specific use permit application submitted to the City of Navasota by Christopher Komarzec for the property located at 1102 West Washington Avenue, Grimes County, Texas, 77868. The specific use permit application requests to allow for the development of a Food Truck Park, a use not listed under Article XI B-1: General Business District. The property affected is legally described as A0002. D. Arnold, Tract 19, Par 12, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

8. Councilmember Bernie Gessner moved to approve the engineering agreement with Strand and Associates for the 2021 Gas System Model Development in the amount of \$25,000.00, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

9. Mayor Pro-Tem Grant Holt moved to approve the engineering agreement with Strand and Associates for the 2021 Hollister Gas Regulator Replacement Project in the amount of \$ 70,000.00, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

10. A public hearing was held on the proposed budget for the City of Navasota for FY 2021-2022. Mayor Bert Miller opened the public hearing at 7:11 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:13 p.m.

11. Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 975-21, adopting the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022, seconded by Councilmember Pattie Pederson. With each Councilmember voting AYE, with a show of hands, the motion carried.

12. A public hearing was held on a proposal to increase the tax rate for 2021. Mayor Bert Miller opened the public hearing at 7:15 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:20 p.m.

13. Mayor Pro-Tem Grant Holt moved that the property tax rate be increased by the adoption of a tax rate of \$.5693 which is effectively a 3.32 percent increase in the tax rate and approve the first reading of Ordinance No. 976-21, levying taxation and the percentage of actual value of the property to be used for and during the 2021 tax year, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, with a show of hands, the motion carried.

14. Councilmember Bernie Gessner moved to ratify the tax increase reflected in the budget for FY 2021-2011, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, with a show of hands, the motion carried.

15. Mayor Bert Miller moved to authorize advertisement of all hotels that are inside the city limits and utilize Hotel Occupancy Tax to fund the advertisements, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

16. Councilmember Bernie Gessner moved to approve the Assessment/Collection contract for the 2022 Tax Year with the Grimes County Appraisal District, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

17. Councilmember Bernie Gessner moved to approve the minutes and expenditures for the month of August 2021; the second reading of Ordinance No. 972-21, approving a voluntary annexation request submitted by Paul Hammock for a 42.381-acre tract of land in the Daniel Tyler Survey, A-55, Navasota, Grimes County, Texas; the second reading of Ordinance No. 973-21, amending Chapter 13 Utilities, Article 13.02 Rates, Charges and Costs, Section 13.02.011 Extension of Main Lines and Service Lines, of the code of ordinances, City of Navasota, Grimes County, Texas, 77868, for the purpose of adopting warranty regulations on public improvements dedicated to the City; and the second reading of Ordinance No. 974-21, amending Chapter 14 Zoning, Exhibit A Zoning Ordinance, Article II Districts, District Boundaries, Official Zoning Map, New Uses, and Compliance, 2.5 Compliance Required, of the Code of Ordinances of the City of Navasota, Texas, adding public improvement warranty provisions, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

18. The City Council met in Executive Session as permitted by Section 551.074, Texas Government Code – Personnel Matters – Discussion concerning the retiring City Manager’s Employment Agreement and related issues, and potential roles/duties of the retiring City Manager in facilitating the transition to a new City Manager. The time was 7:29 p.m.

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

20. Councilmember Josh Fultz moved to approve the addendum to a modification of the agreement for professional services and appointment of City Manager with Brad Stafford, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

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

  
**BERT MILER, MAYOR**

**ATTEST:**

  
**SUSIE M. HOMEYER, CITY SECRETARY**

