

**MINUTES
REGULAR MEETING
APRIL 11, 2022**

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; Jennifer Reyna, Utility Director; Lance Hall, Finance Director; Lupe Diosdado, Development Services Director; Rayna Willenbrink, Economic Development Director, Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communications Director; Jose Coronilla, Director of Streets and Sanitation; Dominque Lowery, Facilities Manager; Michael Mize, Interim Police Chief; Peggy Johnson, HR Director; Ethan Tyler, Police Officer and others.

VISITORS: Connie Clements, Mac Vaughn, Dia Copeland, Patti Sexton, Ana Cosino, Betty Dunn, Betsy Lehnert, Philip Cox, Lucy Coronilla, Ruthie Henley, Deborah Richardson, Ron Clary, Cody Sechelski, Doris Sauls, R. J. Sauls, Milissa Walla, Christy Smith, Julie Horn, Geoff Horn, Melissa Tokoly, Stephen Tokoly, Dorothy Hassell, Jim Hassell, Debbie Hancock, James Harris, Jacob Malek, Jamie Lemon, Marco Castaneda, Barbara Walker, Allyson Stebbins, Chris Allbright, Mary Rangel, Anne Moore, Randy Setzer, Pamela Bennett, Candance Jenkins, Benny Torres and Patty Tokoly.

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) The City Council and HR Director Peggy Johnson presented years of service awards to Lance Hall (15 years); Jose Coronilla (20 years) and Don Busa (25 years);

b) Mayor Bert Miller proclaimed the month of April 202 as Child Abuse Month and urged citizens to work together to help reduce child abuse and neglect significantly in years to come.

c) There were not any Board and Commission updates; and

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

5. A discussion was held regarding a development plan application submitted by Marco Castaneda on behalf of Angel's Car Wash for the property located at 804 E. Washington Avenue, Navasota, Grimes County, Texas 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use, vehicular sales are a permitted use under the property's current B-1: General Business zoning district, however a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District. The property is legally described as Jones, H & TC, Block 90, Lot 1,2,3(W/2).

The following citizens spoke against the development plan: Milissa Walla, Christy Smith, Ronald Clary, Betsy Lehnert, Betty Dunn and Patty Tokoly. Councilmember Bernie Gessner provided some historical data about the overlay district. Mayor Bert Miller commented that the overlay district allows them to look at things on a case-by-case basis. Councilmember Fultz commented he is all about protecting the overlay district but has a concern about allowing a used car lot. Marco Castaneda addressed the City Council and went over his plans to improve the site if the development plan was approved. After a lengthy discussion, Councilmember Josh Fultz made a motion to deny the development plan application, seconded by Mayor Pro-Tem Grant Holt. The following votes were recorded:

AYES: Councilmember Josh Fultz and Mayor Pro-Tem Grant Holt

NAYS: Mayor Bert Miller and Councilmember Bernie Gessner

ABSENT: Councilmember Pattie Pederson

The motion failed since there was not a majority vote of the City Council. The applicant can request that this item be brought back for a vote at a future meeting.

7. A public hearing was held regarding a variance application submitted by James C. Hassell for the properties located along County Road 424 in the A0062 J. Whitesides Abstract. The application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J. Whitesides, Tract 17-2, Acres 31.76, A0062 J. Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas. Mayor Bert Miller opened the public hearing at 7:04 p.m. Councilmember Bernie Gessner moved to approve the variance request to the City Council with the following conditions:

- The developer will install a street light at the end of the proposed cul-de-sac, located on the 11.861 acres; and
- The developer will provide water and sewer service tap connections to the dedicated parkland to allow for future development/improvements

seconded by Councilmember Josh Fultz. With each Councilmember present voting AYE, the motion carried.

8. Mayor Pro-Tem Grant Holt moved to direct staff to proceed with the sale of City owned properties listed in the attached appraisal report utilizing the sealed bid method with a minimum bid based on listed appraisals plus an additional \$875.00 to each property covering the appraisal cost incurred by the City of Navasota, seconded by Councilmember Josh Fultz and with each Councilmember that was present voting AYE, the motion carried.

9. Mayor Bert Miller moved to appoint Barry Colbert and John Gray to the Parks and Recreation Board for a two-year term ending in September 2022, seconded by Councilmember Bernie Gessner and with each Councilmember that was present voting AYE, the motion carried.

10. Councilmember Bernie Gessner moved to approve the consent agenda items which include the minutes and expenditures from March 2022, seconded by Councilmember Josh Fultz and with each Councilmember that was present voting AYE, the motion carried.

11. The City Council held an Executive Session in accordance with Section 551.072, Texas Government Code, deliberation regarding real property and discussion regarding the potential sale and/or value of City-owned property. The time was 7:21 p.m.

12. The City Council reconvened in open session at 7:40 p.m.

13. Mayor Pro-Tem Grant Holt moved to award Base Bid, Alternate No. 1 and Alternate No. 2 in the amount of \$408,700 for the City of Navasota's new public warehouse to MBC Management, seconded by Councilmember Bernie Gessner and with each Councilmember that was present voting AYE, the motion carried.

14. Mayor Bert Miller adjourned the meeting at 7:47 p.m.


BERT MILLER, MAYOR

ATTEST:


SUSIE M. HOMEYER, CITY SECRETARY

