

**MINUTES
REGULAR MEETING
NOVEMBER 14, 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:

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

(Bernie Gessner, Councilmember, Place # 1 was absent)

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Lance Hall, Finance Director; Luke Cochran, Legal Counsel; Bobbie Ullrich, Marketing and Communication Director; Jennifer Reyna, Director of Utilities; Mike Mize, Police Chief; Jose Coronilla, Director of Streets and Sanitation, Lupe Diosdado, Development Services Director; Jason Katkoski, Fire Chief/EMC; Rayna Teicheira, Economic Development Director; Hung Mai, IT Specialist; Peggy Johnson, HR Director; Trent Sorsby, Police Officer; James Peavy, Streets Laborer; Anthony Robinson, Animal Control Officer and Tanisha Moore, Utility Billing Clerk.

VISITORS: Connie Clements, Deborah Richardson, Mac Vaughn, Philip Cox, James Gilley, Chandler Arden, and Alan Sanders.

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) HR Director Peggy Johnson introduced the following new employees: Joshua Lipscomb, Trent Sorsby, James Peavy, Anthony Robinson and Tonishia Moore;
 - b) HR Director Peggy Johnson recognized the following employees for five years of service: Hung Mai and Richard Hughes;

- c) Director of Utilities Jennifer Reyna and Director of Streets and Sanitation gave an update on the following CIP projects: Downtown Streetscapes, Utility CIP, AWOS and Public Works Warehouse;
- d) Director of Marketing and Communications Bobbie Ullrich gave an update on the Wine Press Travel Writers;
- e) Chief of Police Mike Mize gave an update on the Navasota Police Department;
- f) There was not an update on Boards and Commissions; and
- e) Councilmembers and staff informed the audience about upcoming events.

5. A public hearing was held on the creation of Reinvestment Zone One, Navasota, Texas, its boundaries, or the concept of tax increment financing in general. Mayor Bert Miller opened the public hearing at 6:35 p.m. City Manager Jason Weeks briefly discussed what a TIRZ was and the proposed boundary. A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment. Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ. Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases. This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period, the TIRZ is dissolved. During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.

The proposed TIRZ boundary is approximately +/- 2,890 acres and is located within both Navasota's corporate limits, as well as its ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection. Most of the Zone is located within the City's ETJ and is undeveloped or in agricultural use. The tax increment associated with this TIRZ will consist of contributions from the city, at a rate of 50% of its tax rate. The proposed life of the TIRZ is 30-years (2022 to 2052). Citizen Deborah Richardson addressed the City Council and ask if the percentage can change and either go up or down or was it locked in. With no other comments from the public, Mayor Bert Miller closed the public hearing at 6:53 p.m.

6. Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 1010-22, designating a geographic area within the City of Navasota and its extra-territorial

jurisdiction as Reinvestment Zone Number One, City of Navasota, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a Board of Directors for such zone, establishing the tax increment fund; establishing the termination date of the zone; containing findings and provisions related to the foregoing subject; authorizing actions in furtherance of the zone; providing a severability clause; providing for proper notice of meeting, seconded by Councilmember Josh Fultz and with each Councilmember present voting AYE, the motion carried.

7. Councilmember Pattie Pederson moved to adopt Ordinance No. 1013-22, on its first and final reading at authorized by Texas Government Code, Section 1201.028, authorizing the issuance and sale of "City of Navasota, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 20223 and approving all other matters related thereto, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember present voting AYE, the motion carried.

8. Councilmember Josh Fultz moved to approve the consent agenda items which include the minutes and expenditures for the month of October 2022, the first reading of Ordinance No. 1011-22, tax roll ordinance for the Grimes County portion, the first reading of Ordinance No. 1012-22, tax roll ordinance for the Brazos County portion and Resolution No. 722-22, the City of Navasota Investment Policy and Strategy, seconded by Councilmember Pattie Pederson and with each Councilmember present voting AYE, the motion carried.

9. Mayor Bert Miller adjourned the meeting at 7:05 p.m.


BERT MILLER, MAYOR

ATTEST:


SUSIE M. HOMEYER, CITY SECRETARY

