

**MINUTES  
REGULAR MEETING  
SEPTEMBER 12, 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  
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:** Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Lance Hall, Finance Director; Lupe Diosdado, Development Services Director; Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communications Director; Jennifer Reyna, Director of Utilities; Rayna Teicheira, Economic Development Director; Edwin Sandoval, Heavy Equipment Operator; Jason Katkoski, Fire Chief/EMC; Fabiola Murillo, Utility Clerk; Babiana Tovar, Administrative Assistant; Mike Mize, Interim Police Chief; Ethan Tyler, Police Officer; Peggy Johnson, HR Director; Evan Pederson, Police Officer; Mark Butler, Police Officer and Karolina Krozel, Police Officer.

**VISITORS:** Connie Clements, Deborah Richardson, Mac Vaughn, Max Brand, Philip Cox, Dell Martinez, Cody Sechelski, Connie Martinez, Dora McGrath, Lynn Allen, Lucy Ybarra, Charles Tompkins, Sr., Marva Grice, Reda Pratt, Susie Knowles, Jorge Novillo, Eloise Morris, Veronica Johnson, Bettye Tompkins, Louis Green, Andrea Crawford, Colleen Sechelski, Willie Bassett, Lisa Collins, Randall Marrs, Pearline Rowland, Melody Hudspeth and others

**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) Human Resource Director Peggy Johnson introduced Evette Fannin, Grants Coordinator and Fabiola Murillo, Utility Billing Clerk;
- b) Human Resource Director Peggy Johnson presented Michael Bean with a 15 year service award;
- c) Administrative Clerk Babiana Tovar and Heavy Equipment Operator Edwin Sandoval gave an update on the CIP Street Program;
- d) Director of Utilities Jennifer Reyna gave an update on the 2020 Utility CIP Project;
- e) Mayor Bert Miller gave an update on the latest Planning and Zoning Commission meeting;
- f) Councilmembers and staff informed the audience about upcoming events.

5. A public hearing was held regarding a conditional use permit application submitted by TCL Holdings, Inc. for the property located at 7908 Highway 6 Loop, Navasota, Grimes County, Texas 77868. The conditional use permit application requests to allow the operation of a place of worship use, a conditional use under the property's current zoning, B-1: General Business District. The property affected is legally described as Vivaldi Subdivision, Block 1, Lot 2R. Mayor Bert Miller opened the public hearing at 6:20 p.m. The property is operating as a retail sales and service use (Agape Furniture), however, the property is under contract to be purchased by New Hope Community Church. Max Brand addressed the City Council and asked them to please consider approving this conditional use permit. Councilmember Josh Fultz questioned why the permit was under TCL's name and not New Hope, the definition of a place of worship and was alcohol sales allowed within so many feet of a church. With no other comments from the public, Mayor Bert Miller closed the public hearing at 6:29 p.m.

6. Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 1002-22, with revised wording as mentioned, approving a conditional use permit application submitted to the City of Navasota by TCL Holdings, Inc., seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

7. A public hearing was held regarding a zoning change application submitted to the City of Navasota by Masterbuilt Ministries, Inc. & Salem House of Blessings Ministries, Inc. for the property located at 1100 Manley Street, Navasota, Grimes County, Texas 77868. The zoning change application requests to change the

zoning from the current PU: Public Use District to R-1C: low density, single dwelling unit, 2-acre lot or larger, residential district. The property affected is legally described as A0055-5 D. Tyler, Tract 5, par 32-1, Acres 2.55. Mayor Bert Miller opened the public hearing at 6:31 p.m. Mr. Thompson addressed the City Council and stated that the church needed more space. They plan to make it a place of worship and recreation center. Max Brand addressed the City Council and stated that if this zoning change was approved it would be something positive in the area and would make a difference with the youth. With no other comments from the public, Mayor Bert Miller closed the public hearing at 6:38 p.m.

8. Mayor Pro-Tem Grant Holt moved to approve the first reading of Ordinance No. 1003-22, approving a zoning change application submitted by Masterbuilt Ministries, Inc. & Salem House of Blessings, Inc., 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 submitted to the City of Navasota by Masterbuilt Ministries, Inc. & Salem House of Blessings, Inc. for the property located at 1100 Manley Street, Navasota, Grimes County, Texas 77868. The conditional use permit application requests to allow the operation of a place of worship use, a conditional use under the proposed R-1C zoning district. The property affected is legally described as A0055-5 D. Tyler, Tract 5, Part 32-1, Acres 2.55. Mayor Bert Miller opened the public hearing at 6:40 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 6:41 p.m.

10. Councilmember Bernie Gessner moved to approve the first reading of Ordinance No. 1004-22, approving a conditional use permit submitted by Masterbuilt Ministries, Inc. & Salem House of Blessings Ministries, Inc., seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

11. A public hearing was held on the proposed budget for FY 2022-2023. Mayor Bert Miller opened the public hearing at 6:43 p.m. City Manager Jason Weeks went over the budget and had a detailed slide presentation. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:16 p.m.

12. Councilmember Bernie Gessner moved to approve the first reading of Ordinance No. 1005-22, adopting the budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE by a show of hands, the motion carried.

13. A public hearing was held for the purpose of receiving public comments on the proposal to adopt the tax rate for FY 2022-2023. Mayor Bert Miller opened

the public hearing at 7:17 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:24 p.m.

14. Mayor Pro-Tem Grant Holt made a motion that the property tax be increased by the adoption of a tax rate of \$0.5560, which is effectively a 12.14 percent increase in the tax rate and approve the first reading of Ordinance No. 1006-22 establishing the tax rate of \$0.5560 per \$100 assessed valuation for FY 2022-2023, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, by a show of hands, the motion carried.

15. Councilmember Bernie Gessner moved to ratify the property tax revenue increase of \$670,806 for FY 2022-2023, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

16. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1007-22, amending the Code of Ordinances Appendix A "Fee Schedule" Article A13.000 adopting the revised Republic Services sanitation rates for the City of Navasota, Texas with an effective date of February 1, 2023; amending Appendix A with addition of Sec. A4.011 Soccer Registration League Fees and revising Article A9.600 Building & Construction to cover cost of third-party plans examiner/inspection services with an effective date of October 1, 2022, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

17. Councilmember Josh Fultz moved to appoint the following candidates for Place 6, 7, 8 and 9 on the Board of Trustees of Texas Municipal League Intergovernmental Risk Pool, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried:

Place 6: Councilmember Allison Heyward, City of Schertz  
Place 7: Mayor Mary Dennis (incumbent) City of Live Oak  
Place 8: City Manager Chris Coffman, City of Granbury  
Place 9: City Manager Opal Mauldin-Jones, City of Lancaster

18. Councilmember Bernie Gessner moved to approve the consent agenda items which include the minutes and expenditures for the month of August 2022; the second reading of Ordinance No. 1001-22, amending Chapter 2 of the animal control ordinance; Change Order No. 2 in the amount of \$1,800.00 for four steel bollards to be installed at the new Public Works Warehouse that will be located at the Wastewater Treatment Plant at 108 Peoples Street; Change Order No. 1 in the amount of \$18,665.00 for the Street and Utilities CIP – 2022 Downtown Watermain Replacement on LaSalle and Washington Avenue; Interlocal Agreement between the City of Navasota and Grimes County for fire protection in the unincorporated areas of the County for FY 2022-2023; Resolution No. 718-22, supporting the City of Navasota Public Safety Office (PSO) grant application for the purchase of bullet proof shields; and Resolution No. 717-22,

establishing September 30, 2022 as National Voter Registration Day, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

19. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1008-22, declining to approve the change in rates requested in Entergy Texas, Inc.'s statement of intent filed with the City on July 1, 2022, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

20. Mayor Bert Miller adjourned the meeting at 7:43 p.m. ,

  
**BERT MILLER, MAYOR**

**ATTEST:**

  
**SUSIE M. HOMEYER, CITY SECRETARY**

