

**MINUTES  
SPECIAL 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 4:30 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; Bobbie Ullrich, Marketing and Communications Director; Rayna Teicheira, Economic Development Director; Peggy Johnson, Human Resource Director; Michael Mize, Interim Police Chief and Cary Bovey, Legal Counsel.

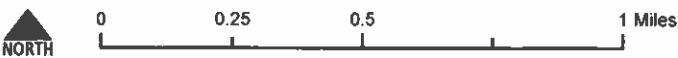
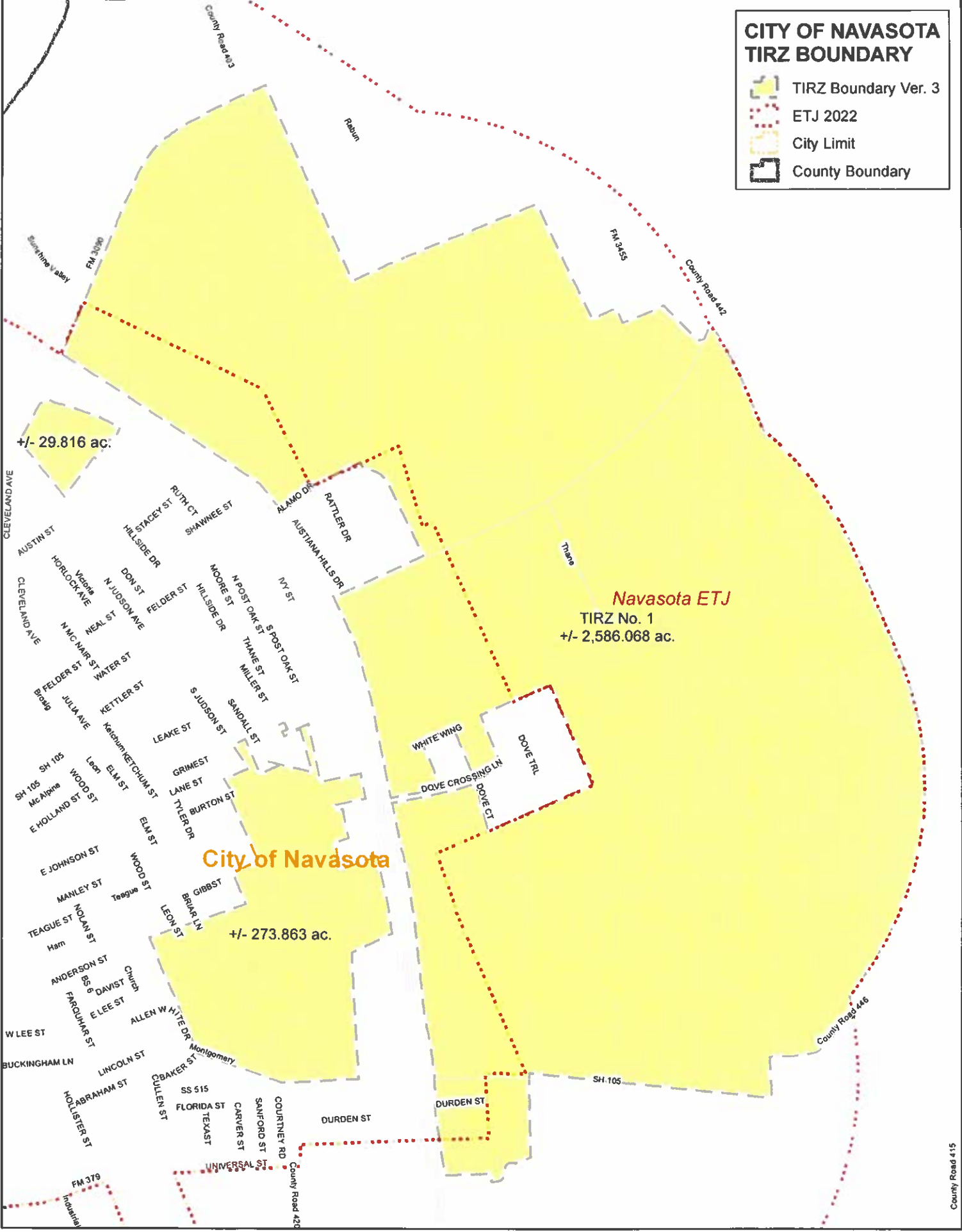
**VISITORS:** Connie Clements.

**THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:**

1. Mayor Bert Miller called the meeting to order at 4:30 p.m.
2. Remarks of visitors: None.
3. The City Council held a workshop on setting boundaries for the creation of the Navasota Tax Increment Reinvestment Zone (TIRZ) # 1 for the City of Navasota. A TIRZ is an economic development tool created and regulated by the City. Funds can only be used for public improvements, enhances infrastructure and promotes economic development. Once a TIRZ is created, the City would get 100% of the taxes from the creation of the TIRZ up to the base tax rate. The City Council will then need to set percentages for increments. Monies collected from the percent increments will be placed in the TIRZ program for infrastructure needs. The boundaries for the TIRZ program will need to be set by December 31, 2022. The TIRZ boundaries can not contain more than 30% of residential properties. The boundaries for the TIRZ # 1 was discussed and is shown below:

# CITY OF NAVASOTA TIRZ BOUNDARY

-  TIRZ Boundary Ver. 3
-  ETJ 2022
-  City Limit
-  County Boundary



Data Sources: City of Navasota, MapBox Streets, GCAD  
Map Date: 9/13/2022

County Road 415

4. A workshop was held on the proposed issuance of Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022 for utility capital improvement projects in Fiscal Year 2022-2023. Those projects are listed as follows:

**NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION DEBT 2022  
\$7,010,000**

Water Fund (\$4,746,250):

- Water Well - \$2,000,000
- Water Tower, Plant & Ground Storage Tank - \$4,000,000 (use grant funds too)
  - 500,000 to 750,000 gallon Water Tower
  - 250,000 gallon Ground Storage Water Tank
  - Water Plant
- Fire Hydrant Replacement Project - \$480,000
- Utilities to north end of Navasota Municipal Airport - \$280,000

Natural Gas Fund (\$1,615,000):

- High Pressure Gas Main from Industrial Park to a New Regulator Station closer to Pecan Lakes Subdivision to "Loop" Gas System - \$1,300,000
- Replace Aging & Undersized Hollister Gas Regulator Station - \$315,000

Wastewater Fund:

- Phase 2 of Wastewater Treatment Plant CIP - \$395,000
  - Design & Engineering \$45,000
  - Replacement of 2 Rotors \$170,000
  - Electrical \$20,000
  - Replace 100kW Generator \$160,000

Water Fund	\$ 4,746,250
Natural Gas Fund	\$ 1,615,000
Wastewater Fund	\$ 395,000
Issuance Cost	\$ 253,759
Total Bond	\$ 7,010,000

5. Mayor Bert Miller adjourned the meeting at 5:23 p.m.

  
**BERT MILLER, MAYOR**

**ATTEST:**

  
**SUSIE M. HOMEYER, CITY SECRETARY**

