

**MINUTES  
REGULAR MEETING  
NOVEMBER 13, 2023**

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, Mayor Pro-Tem, Place # 1  
Pattie Pederson, Councilmember, Place # 2  
Josh M. Fultz, Councilmember, Place # 3  
Bert Miller, Mayor, Place # 4  
James Harris, Councilmember, Place # 5**

Thus constituting a quorum.

**STAFF PRESENT:** Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jason Katkoski, Fire Chief/EMC; Michael Mize, Police Chief; Peggy Johnson, HR Director; Jennifer Reyna, Public Works Director; Cary Bovey, Legal Counsel; Lupe Diosdado, Development Services Director; Kristin Gauthier, Assistant City Manager; Jose Coronilla, Public Works Superintendent; Maribel Frank, Chief Financial Officer; Jon MacKay, Graduate Engineer; Lloyd Lively, Marketing and Communications Director and Victoria Guterrez, Fire Cadet.

**VISITORS:** Brenda Storey, Eric Tennyson, Dr. Archie Sauls, Dr. Audrey Sauls, Neil Martensen, Mac Vaughn, Kathy Wells, Deborah Richardson, Phillip Cox, Eduardo Cimadome and J. C. Gonzles.

**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 Pastor 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: The following residents addressed the City Council.

Brenda Storey, 8587 CR 410, Navasota, Texas asked the City Council if the Garden Club could be included in on any future planning of the Horlock House.

Dr. Audrey Sauls, 1408 Sauls Street, Navasota, Texas asked the City Council to consider granting a variance to Inez Quarrels so that she may place a manufactured home on her property on Sauls Street.

Dr. Archie Sauls asked the City Council to consider a variance Inez Quarrels, so that she could place a manufactured home on a lot that she owns and where she grew up at.

4. Staff report:

- a) Mayor Bert Miller proclaimed the week of November 13-19, 2023 as "National Apprentice Week"
- b) Peggy Johnson, H. R. Director, introduced the following new employee: Victoria Gutierrez, Fire Cadet.
- c) Peggy Johnson, H. R. Director, recognized Lupe Diosdado, for ten years of dedicated service to the City of Navasota.
- d) Michelle Savensky, Executive Administrative Assistant, went over the FY 2022-2023 cemetery report which contained the number of burials, placement of monuments, grave digger permits issued, cemetery cleanups and tours.
- e) Jon MacKay, Graduate Engineer, gave an update on the CIP projects.
- f) Mayor Bert Miller gave a report on the latest Planning and Zoning meeting.
- g) Councilmember and staff informed the audience about upcoming events.

5. Councilmember Josh Fultz moved to cancel the December 25, 2023 regular City Council meeting, seconded by Councilmember James Harris and with each Councilmember voting AYE, the motion carried.

6. Councilmember Pattie Pederson moved to approve Resolution No. 752-23, approving a water leak policy (with noted changes); and if deemed necessary, authorize staff to retro the policy back to June 2023 to be used only for the George Washington Carver School water leak, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

7. A public hearing was held to approve or deny an order to repair or demolish the structures located at 202 Holland Street, Navasota, Texas 77868. Mayor Bert Miller opened the hearing at 7:11 p.m. Legal Counsel, Cary Bovey informed the City Council that Councilmember Pattie Pederson will be abstaining from this item because she has a conflict of interest with this item and has filed the appropriate paperwork with the City Secretary. Eric Tennyson and Neil Martinson both addressed the City Council about the future of the building. Mr.

Tennyson said that the building was under contract with Mr. Martenson and the closing date was set for November 24, 2023. Mr. Martenson informed the City Council that he planned to put his office in the building and have office space upstairs to rent out. He will determine, after inspections are done, if the building is salvageable or will need to be torn down. He asked the City Council for sixty days in order to receive all this information. Deborah Richardson addressed the City Council and asked if they had talked to business owners around town about the building. With no other comments from the public, Mayor Bert Miller closed the public hearing at 7:40 p.m. Mayor Pro-Tem Bernie Gessner announced that he will be rescusing himself from this item after hearing some of the comments and stated he may have a conflict and will file the appropriate paperwork in the morning with the City Secretary.

Councilmember James Harris moved to defer action on this order regarding 202 Holland Street for a period of sixty days, conditioned on the property owner securing the property on the East, North and West sides within seven days with a six foot chain link fence, and to direct City staff to notify any new property owners of the substandard condition of the building at the appropriate time, seconded by Councilmember Josh Fultz. The following votes were recorded:

**AYES: Mayor Bert Miller, Councilmember Josh Fultz and Councilmember James Harris**

**NAYS: None**

**ABSTAIN: Councilmember Pattie Pederson and Councilmember Bernie Gessner**

Mayor Miller announced that the motion carried.

8. A public hearing was held for the purpose of receiving public comment and testimony for an amendment to the project plan, finance plan, and expansion of the zone boundaries of the City of Navasota Tax Increment Reinvestment Zone Number One. Mayor Bert Miller opened the public hearing at 7:52 p.m. With no comments from the public, Mayor Bert Miller closed the public hearing at 7:55 p.m. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1034-23, amending the project plan and finance plan and expansion of the zone boundaries of the City of Navasota Tax Increment Reinvestment Zone Number One, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

9. Councilmember Josh Fultz moved to award a contract to JC Sand Dirt and Construction Services LLC for the Annual Lawn Care Services for Public Grounds in the amount of \$ 216,781.50 with the addition that their employees must wear uniforms and their vehicles must have their business identification on them, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

10. Councilmember Josh Fultz moved to approve Resolution No. 751-23, authorizing the Mayor to sign the engagement letter with Belt Harris Pechacek, LLP for audit services for the City of Navasota fiscal year ending September 30, 2023, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

11. Mayor Pro-Tem Bernie Gessner moved to approve the financials for Fiscal Year to date as of September 2023, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

12. Mayor Pro-Tem Bernie Gessner moved to pull Item D from the consent agenda which was the first reading of Ordinance No. 1035-23.

Mayor Pro-Tem Bernie Gessner moved to approve the consent agenda items which include the minutes for the month of October 2023, the Municipal Court report for October 2023, the first reading of Ordinance No. 1036-23, approving tax year 2023 tax roll for the Brazos County portion and Resolution No. 753-23, casting votes from Grimes Central Appraisal District, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.

Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1035-23, approving tax year 2023 tax roll for the Grimes County portion with noted changes to the dollar amount, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

13. An Executive Session was held in accordance with the Texas Government Code, Section 551.072, deliberation regarding real property for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes. The time was 8:26 p.m.

14. The City Council reconvened in open session at 8:50 p.m.

15. No action was taken on the Executive Session item listed above.

10. Mayor Bert Miller adjourned the meeting at 8:51 p.m. 6

  
BERT MILLER, MAYOR

ATTEST:

  
SUSIE M. HOMEYER, CITY SECRETARY

