

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 2<sup>nd</sup> DAY OF FEBRUARY 2026 IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 200 NORTH FIFTH IN THE CITY OF CROCKETT, HOUSTON COUNTY TEXAS AT 6:00 P.M.

THE COUNCIL MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT: IANTHIA FISHER, DENNIS IVEY, CHRISTOPHER PRICE, NATRENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR LEE STANDLEY, CITY SECRETARY MITZI STEFKA, DEPUTY CITY ADMINISTRATOR JOHN ANGERSTEIN, POLICE CHIEF CLAYTON SMITH, AND CITY ATTORNEY DONNA GORDON.

#### OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open and Council member Hicks gave the invocation. All joined in reciting the pledge.

#### RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present.

COMMENTS FROM AUDIENCE OR COUNCIL *(At this time, anyone will be allowed to speak on City-related matters only; no personnel matters or matters under litigation will be allowed. The length of time may not exceed three minutes. NO Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*

- James Dancer – Apologized to council for his behavior at previous meeting and expressed concerns about council actions.
- Council member Hicks – Comments about charter committee, term limits and meeting length.

#### APPROVAL OF MINUTES

##### 1. REGULAR SESSION: JANUARY 5, 2026

Mayor Pro Tem Marsh made a motion to approve the minutes as written. Council member Price seconded the motion. Motion passes 5-0.

#### REPORTS

##### 2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR DECEMBER 2025

Chief Smith reported for the month of December 2025: 15 total manpower, 2,357 total manpower hours, 400 total calls and 7 total accidents. A breakdown of the criminal report is included in the packet.

3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR DECEMBER 2025

Chief Frizzell was unable to attend the meeting due to illness and Mr. Standley reported for the month of December 2025 the following: 37 calls. A breakdown is included in the packet.

4. PROJECT AND BUSINESS DEVELOPMENT UPDATES

Mr. Angerstein reported that the Provalus project was completed on time and came in \$30,000 under budget. He presented a slideshow to show the various construction changes to the facility. Provalus has hired 72 employees with plans to hire more in the near future. Going forward, all CEIDC revenue would be allocated to paying off debt.

He also informed council that the FEMA/TDEM warning siren project was complete. Six (6) warning sirens and the associated equipment have been installed and tested. The \$538,000 project was fully funded by the Hazard Mitigation Grant Program and a donation from Communities Unlimited covered the city's 10% match (\$53,800), resulting in no cost for the city.

Mr. Angerstein introduced Doug Shaw and Konstantin Savvon to discuss the planned opening of New Era Residential Treatment Center at the old State School facility. The treatment center will accommodate up to 175 special needs boys aged 8-17 years old and New Era expects to hire approximately 300 employees. Opening is planned for second quarter of 2026.

BUSINESS

5. PUBLIC HEARING ON PLANNING & ZONING COMMISSION'S FINAL REPORT OF PROPOSED WIDE-SCALE ZONING CODE TEXT AMENDMENTS

Mayor Fisher opened the public hearing. Mr. Standley explained these amendment changes were necessary to meet state requirements and community needs. There were no public comments. Council member Hicks requested clarification on the zoning map and tiny home/barndominium regulations. Council member Ivey requested confirmation that there would be no increase in permit fees. Mayor Fisher closed the public hearing.

6. CONSIDER AND APPROVE AN ORDINANCE CONTAINING WIDE-SCALE TEXT AMENDMENTS TO APPENDIX A, ZONING, OF THE CROCKETT CODE, WITH A FOCUS ON ADDING AND CLARIFYING REGULATIONS RELATING TO THE USE OF LAND, BUILDINGS, AND STRUCTURES AND INCORPORATING EDITORIAL, FORMATTING, AND CONFORMING CHANGES THROUGHOUT ALL AMENDED SECTIONS; AMENDS SECTIONS 101 THROUGH 104 OF ARTICLE 1, TITLE, PURPOSE, APPLICATION, AND DEFINITIONS, TO INCLUDE THE ADDITION AND REVISION OF NUMEROUS DEFINITIONS; AMENDS SECTIONS 201.01 THROUGH 201.09 OF ARTICLE 2, ESTABLISHMENT OF DISTRICTS, REGULATIONS, AND ZONING MAP, TO ADD MH-1, MANUFACTURED HOME SUBDIVISION DISTRICT, AND MH-2,

MANUFACTURED HOME PARK AND RV PARK/CAMPGROUND DISTRICT, TO THE ESTABLISHED DISTRICTS, TO ADD REGULATIONS RELATING TO OUTDOOR COMMERCIAL DISPLAYS IN THE C-2 DISTRICT, TO PROHIBIT ROUTINE OUTDOOR MERCHANDISE DISPLAY OR STORAGE IN THE C-3 DISTRICT, TO REQUIRE A SPECIFIC USE PERMIT AND AN ASSESSMENT FROM THE CITY'S FIRE CHIEF OR DESIGNEE WHEN A NEW LAND USE IN THE I DISTRICT ABUTS A RESIDENTIAL DISTRICT, AND ADDS SECTION 201.10 TO CONTAIN THE AMENDED LAND USE CHARTS; AMENDS SECTIONS 301, 303, 305, AND 306, ARTICLE 3, ADDITIONAL DISTRICT PROVISIONS, TO 1 ADD NEW REGULATIONS RELATING TO DESIGN STANDARDS FOR DETACHED SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, TO ADD SCREENING REQUIREMENTS FOR MANUFACTURED HOME PARKS AND RECREATIONAL VEHICLE PARKS, AND TO ADD REGULATIONS RELATING TO TEMPORARY USES OF BUILDINGS, EQUIPMENT, AND RECREATIONAL VEHICLES INCIDENTAL TO CONSTRUCTION AND/OR EXTENSIVE CLEANUP WORK; ADDS SECTION 311, ACCESSORY BUILDINGS, SECTION 312, ACCESSORY DWELLING UNITS, SECTION 313, BARNDOMINIUMS, SECTION 314, MANUFACTURED HOMES OUTSIDE OF THE MH-1 AND MH-2 DISTRICT, SECTION 315, MIXED-USE PROPERTIES, AND SECTION 316, TINY HOMES, WITH EACH ADDED SECTION CONTAINING RELATED REGULATIONS; AMENDS SECTION 401, ARTICLE 4, PARKING AND OFF-STREET LOADING REQUIREMENTS, TO ADD REGULATIONS RELATING TO RESERVED SPACES IN CITY-OWNED PARKING LOTS IN THE C-3 DISTRICT AND TO PROHIBIT RECREATIONAL VEHICLE PARKING ON ANY STREET OR IN A FRONT YARD OTHER THAN AN OVERSIZED DRIVEWAY OR PARKING AREA NOT BEING USED TO MEET THE MINIMUM PARKING STANDARDS

Council member Price made a motion to approve an Ordinance containing wide-scale text amendments to Appendix A, Zoning, of the Crockett Code, with a focus on adding and clarifying regulations relating to the use of land, buildings, and structures and incorporating editorial, formatting, and conforming changes throughout all amended sections; amends Sections 101 through 104 of Article 1, Title, Purpose, Application, and Definitions, to include the addition and revision of numerous definitions; amends Sections 201.01 through 201.09 of Article 2, Establishment of Districts, Regulations, and Zoning Map, to add MH-1, Manufactured Home Subdivision District, and MH-2, Manufactured Home Park and RV Park/Campground District, to the established districts, to add regulations relating to outdoor commercial displays in the C-2 district, to prohibit routine outdoor merchandise display or storage in the C-3 district, to require a specific use permit and an assessment from the City's Fire Chief or Designee when a new land use in the I district abuts a residential district, and adds Section 201.10 to contain the amended land use charts; amends Sections 301, 303, 305, and 306, Article 3, additional district provisions, to 1 add new regulations relating to design standards for detached single-family and two-family dwellings, to add screening requirements for manufactured home parks and recreational vehicle parks, and to add regulations relating to temporary uses of buildings, equipment, and recreational vehicles incidental to construction and/or extensive cleanup work; adds Section 311, Accessory Buildings, Section 312, Accessory Dwelling Units, Section 313, Barndominiums, Section 314, Manufactured Homes Outside of the MH-1 and MH-2 District, Section 315, Mixed-Use Properties, and Section

316, Tiny Homes, with each added section containing related regulations; amends Section 401, Article 4, Parking and Off-Street Loading Requirements, to add regulations relating to reserved spaces in city-owned parking lots in the C-3 district and to prohibit recreational vehicle parking on any street or in a front yard other than an oversized driveway or parking area not being used to meet the minimum parking standards. Council member Johnson seconded the motion. Motion passes 5-0.

7. CONSIDER AND APPROVE A RESOLUTION CALLING FOR THE REGULAR ELECTION OF COUNCIL MEMBERS IN PRECINCTS 3, 4 AND 5 IN AND FOR THE CITY OF CROCKETT, TEXAS

Mayor Pro Tem Marsh made a motion to approve a Resolution calling for the regular election of council members in Precincts 3, 4, and 5 in and for the City of Crockett. Council member Johnson seconded the motion. Motion passes 5-0.

8. CONSIDER AND APPROVE ELECTION SERVICES CONTRACT WITH HOUSTON COUNTY

Council member Price made a motion to approve an election services contract with Houston County. Council member Johnson seconded the motion. Motion passes 5-0.

9. CONSIDER AND APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS, AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY APPLICATION TO THE TEXAS GENERAL LAND OFFICE AND AUTHORIZING THE MAYOR AND THE CITY MANAGER TO ACT AS THE CITY’S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY’S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY PROGRAM

Mr. Standley explained that the city wished to apply for a GLO CDGB-DR grant to fund the rehabilitation of Town Branch Creek to alleviate flooding and erosion issues. The maximum amount of the grant would be \$5,000,000 with a 5% (up to \$250,000) match, if awarded. Council member Price made a motion to authorize the submission of a Community Development Block Grant – Disaster Recovery application to the Texas General Land Office and authorizing the Mayor and the City Manager to act as the City’s executive officers and authorized representatives in all matters pertaining to the City’s participation in the Community Development Block Grant – Disaster Recovery Program. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

## EXECUTIVE SESSION

10. GOV.CODE SEC. 551.074 - PERSONNEL MATTERS - CONSIDER MATTERS RELATED TO CITY ADMINISTRATOR

Mayor Fisher stated council would convene into Executive Session per Gov. Code Sec. 551.074 - Personnel Matters - Consider Matters Related to City Administrator. Time was 7:01 P.M.

RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON  
EXECUTIVE ITEMS

Mayor Fisher reconvened the meeting into open session. Time was 7:25 P.M.

Council member Johnson made a motion to accept the mutual agreement with the City Administrator. Council member Price seconded the motion. Motion passes 5-0.

ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 7:27 P.M.

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Dr. Ianthia Fisher, Mayor

ATTEST:

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Mitzi Stefka, City Secretary