

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 6<sup>th</sup> DAY OF OCTOBER 2025 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 Ivey gave the invocation. All joined in the pledge.

RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present and introduced Nigina Gahramonoa, an exchange student in the leadership program at Crockett High School.

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.)*

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APPROVAL OF MINUTES

1. REGULAR SESSION: SEPTEMBER 15, 2025

Mayor Pro Tem Marsh made a motion to approve the minutes of the September 15, 2025 regular session. Council member Ivey seconded the motion. Motion passes 5-0.

BUSINESS

2. CONSIDER AND APPROVE AN ORDINANCE AMENDING CHAPTER 19, UTILITIES, OF THE CROCKETT CODE; AMENDING SECTION 19-37(a), INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL WATER SERVICE; AMENDING SECTION 19-58, INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL SEWER SERVICE, CONTAINING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Standley explained council had previously approved the FY2025 budget, which went into effect on October 1, 2025 and included this increase to pay for loans and grant matches related to water and sewer infrastructure projects. If this ordinance was not

approved, approximately \$328,000 would need to be cut from the water and sewer department and significant employee layoffs would be inevitable. Council member Ivey made a motion to approve an ordinance amending Chapter 19, Utilities, of the Crockett Code; amending Section 19-37(a), increasing the rates for residential and commercial water service; Service; amending section 19-58, increasing the rates for residential and commercial sewer service, containing a severability clause; containing a repealing clause; and providing an effective date. Council member Price seconded the motion. During discussion, council member Hicks asked if there were other expenses that could be cut, mentioning City Administrator Lee Standley and Deputy City Administrator John Angerstein by name and mentioning a 1.5 million dollar for their salaries. Mayor Pro Tem Marsh stated that issue was irrelevant and moved the previous question to terminate discussion. Council member Ivey seconded the motion. Council member Hicks continued to speak about the matter and asked if council had ever reviewed the budget, even though there had been multiple budget workshops and council meetings to review and discuss the budget in detail over the previous few months. After Mayor Fisher was finally able to speak, she called for a vote to move the previous question and end the discussion. Motion passes 3-2. Mayor Pro Tem Marsh and council member Hicks voted against. The mayor called for a vote on the original motion. Motion passes 3-2. Mayor Pro Tem Marsh and council member Hicks voted against.

3. PUBLIC HEARING ON REQUEST FROM TRACY ROSS JR. FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 804 COTTONWOOD, LOCATED BETWEEN BURLESON STREET AND WEST HALL AVENUE, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4309 AND 4310. LEGAL DESCRIPTION BEING: LOTS NO. EIGHT (8) AND NINE (9) IN THE J. W. HOGG BLOCK OF THE DEPOT ADDITION TO THE CITY OF CROCKETT  
CONSIDER AND APPROVE A RESOLUTION AND AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR CHRISTMAS IN CROCKETT

Mayor Fisher opened the public hearing. There were no comments, and the mayor closed the hearing.

4. CONSIDER AND APPROVE REQUEST FROM TRACY ROSS JR. FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 804 COTTONWOOD, LOCATED BETWEEN BURLESON STREET AND WEST HALL AVENUE, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4309 AND 4310. LEGAL DESCRIPTION BEING: LOTS NO. EIGHT (8) AND NINE (9) IN THE J. W. HOGG BLOCK OF THE DEPOT ADDITION

Mr. Standley explained that the Planning and Zoning Commission had held a public hearing on this request and recommended that city council approve the specific use permit. Mayor Pro Tem Marsh made a motion to approve a request from Tracy Ross Jr. for a specific use permit to place a manufactured home on property currently having an address of 804 Cottonwood, located between Burleson Street and West Hall Avenue, and identified by the Houston County Appraisal District as Parcels 4309 and 4310. Legal

description being: Lots No. Eight (8) and Nine (9) in the J.W. Hogg block of the Depot Addition. Council member Johnson seconded the motion. Motion passes 4-0. Council member Hicks abstained due to a conflict of interest on file.

5. CONSIDER AND APPROVE AUTHORIZING THE CITY TO PROCEED WITH LEASE AGREEMENT WITH DEEP EAST TEXAS WORKFORCE SOLUTIONS AT 1505 SOUTH 4TH ST (VO-TECH CENTER) AND DETERMINING LEASE VALUE

Mr. Angerstein explained that the city had been in discussions with Deep East Texas Workforce Solutions regarding a lease agreement for the office space at 1505 South 4<sup>th</sup> Street. Workforce Solutions proposed a monthly rental fee of \$1,522 per month based on comparisons with similar facilities. He also informed council that Provalus would pay all utilities at the facility and be reimbursed by Workforce Solutions per a separate agreement between the two parties. Mayor Pro Tem Marsh made a motion to proceed with a lease agreement between the City of Crockett and Deep East Texas Workforce Solutions at the offered amount of \$1,522 per month for a one-year term. Council member Ivey seconded the motion. After a lengthy discussion in which council member Hicks argued that the rental fee proposed by Workforce Solutions was too high, Mayor Pro Tem Marsh moved the previous question to terminate discussion. Council member Ivey seconded the motion. Motion passes 3-2. Council members Johnson and Hicks voted against. The mayor called for a vote on the original motion. Motion passes 5-0.

6. PUBLIC HEARING ON PLANNING & ZONING COMMISSION'S FINAL REPORT WITH CONCLUSIONS AND RECOMMENDATIONS FOR PROPOSED ZONING TEXT AMENDMENTS RELATING TO HOME-BASED BUSINESSES

Mayor Fisher opened the public hearing. There were no comments, and the mayor closed the hearing.

7. CONSIDER AND APPROVE AN ORDINANCE OF THE CITY OF CROCKETT, TEXAS, AMENDING ARTICLE 3 OF APPENDIX A, ZONING, OF THE CROCKETT CODE, DELETING SECTION 308 "HOME OCCUPATIONS" IN ITS ENTIRETY, INCLUDING THE REQUIREMENTS FOR A HOME OCCUPATION PERMIT OR A HOME OCCUPATION CONDITIONAL USE PERMIT ISSUED BY THE CITY, AND REPLACING IT WITH A SUBSTITUTE SECTION 308 "HOME-BASED BUSINESSES AND GARAGE SALES" TO COMPLY WITH HOUSE BILL 2464 PASSED BY THE 89TH TEXAS LEGISLATURE RELATING TO THE AUTHORITY OF A MUNICIPALITY TO REGULATE A HOME-BASED BUSINESS; PERMITTING A "NO-IMPACT HOME BASED BUSINESS" AS DEFINED BY HOUSE BILL 2464 TO OPERATE BY RIGHT IN A RESIDENTIAL DISTRICT IF THE BUSINESS IS COMPATIBLE WITH THE RESIDENTIAL USE OF THE PROPERTY WHERE THE BUSINESS IS LOCATED, IS SECONDARY TO THE USE OF THE PROPERTY AS A RESIDENTIAL DWELLING OR IS ADJACENT TO PROPERTY OWNED BY THE SAME OWNER AND HAVING A PRIMARY USE AS A RESIDENTIAL DWELLING, IS NOT A BUSINESS THAT SELLS ALCOHOL OR ILLEGAL DRUGS, IS NOT A STRUCTURED SOBER LIVING HOME, AND IS NOT A SEXUALLY ORIENTED BUSINESS AS DEFINED BY TEX. LOCAL GOV'T CODE, SECTION 243.002; INCORPORATING CURRENT PROVISIONS RELATING

TO THE CITY’S LIMITATIONS TO REGULATE COMMERCE IN FIREARMS, ETC.  
AND CURRENT PROVISIONS RELATING TO GARAGE SALES INTO THE  
SUBSTITUTED SECTION 308; PROVIDING A SEVERABILITY CLAUSE;  
CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Standley explained the need to amend the city’s zoning ordinance to comply with recently adopted state legislation (House Bill 2464). After some discussion, council member Price made a motion to approve an ordinance of the City of Crockett, Texas, amending Article 3 of Appendix A, Zoning, of the Crockett Code, deleting Section 308 “Home Occupations” in its entirety, including the requirements for a home occupation permit or a home occupation conditional use permit issued by the city, and replacing it with a substitute section 308 “Home-Based Businesses and Garage Sales” to comply with House Bill 2464 passed by the 89th Texas Legislature relating to the authority of a municipality to regulate a home-based business; permitting a “no-impact home based business” as defined by House Bill 2464 to operate by right in a residential district if the business is compatible with the residential use of the property where the business is located, is secondary to the use of the property as a residential dwelling or is adjacent to property owned by the same owner and having a primary use as a residential dwelling, is not a business that sells alcohol or illegal drugs, is not a structured sober living home, and is not a sexually oriented business as defined by Tex. Local Gov’t code, Section 243.002; incorporating current provisions relating to the city’s limitations to regulate commerce in firearms, etc. And current provisions relating to garage sales into the substituted Section 308; providing a severability clause; containing a repealing clause; and providing an effective date. Council member Johnson seconded the motion. Motion passes 5-0.

#### ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 7:02 P.M.

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Dr. Ianthia Fisher, Mayor

ATTEST:

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Mitzi Stefka, City Secretary