

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 6th DAY OF APRIL 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 JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, 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.

PUBLIC COMMENTS FROM AUDIENCE *(At this time, members of the public 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 (3) minutes. CITY COUNCIL SHALL NOT SPEAK UNDER THIS ITEM. In accordance with the Texas Open Meetings Act, the Council may not deliberate or take action on matters except as properly posted in accordance with law)*

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APPROVAL OF MINUTES

1. REGULAR SESSION: MARCH 16, 2026

Council member Price made a motion to approve the minutes as written. Council member Ivey seconded the motion. Motion passes 5-0.

BUSINESS

2. PRESENTATION / DISCUSSION / ACCEPTANCE OF FISCAL YEAR 2025 FINANCIAL AUDIT

Molly Abele from the accounting firm of Carr, Riggs and Ingram (Formerly Axley & Rode) presented the audit report for Fiscal Year 2025. The audit received an unmodified opinion. Mayor Pro Tem Marsh made a motion to accept the Fiscal Year 2025 financial audit. Council member Ivey seconded the motion. Motion passes 4-1. Council member Hicks voted against.

3. PUBLIC HEARING ON REQUEST FROM KENNETH WAYNE THOMAS FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 1201 NORTHPARK STREET, CROCKETT, TX 75835, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY

APPRAISAL DISTRICT AS PARCEL 16785 AND IS LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH PARK STREET AND DOWNES AVENUE

Mayor Fisher opened the public hearing. Mr. Angerstein reported there were no objections to the permit during the Planning and Zoning Commission meetings on the issue. There were no public comments, and Mayor Fisher closed the public hearing.

4. CONSIDER AND APPROVE REQUEST FROM KENNETH WAYNE THOMAS FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 1201 NORTH PARK STREET, CROCKETT, TX 75835, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCEL 16785 AND IS LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH PARK STREET AND DOWNES AVENUE

Council member Price expressed gratitude to Mr. Thomas for cleaning up the property and improving the appearance of the neighborhood. Mayor Pro Tem Marsh made a motion to approve the request from Kenneth Wayne Thomas for a specific use permit to place a manufactured home on the property currently having an address of 1201 Northpark Street, Crockett, TX 75835, which is identified by the Houston County Appraisal District as Parcel 16785 and is located near the northwest corner of the intersection of Northpark Street and Downes Avenue, dependent on the payment of back taxes and demolition of old structures on the property. Council member Price seconded the motion. Motion passes 5-0.

5. RECEIVE AS INFORMATION PLANNING & ZONING COMMISSION'S PRELIMINARY REPORT OF POSSIBLE ZONING DISTRICT CHANGES FOR EXISTING MANUFACTURED HOME SUBDIVISIONS/PARKS LOCATED WITHIN THE CITY LIMITS

Mr. Angerstein explained that the Planning and Zoning Commission has requested the City Council to consider zoning changes to comply with new state requirements for each city to have at least one designated area allowing mobile homes by right. This would eliminate the need for a specific-use permit in the designated area. The three areas recommended for zoning changes are already in use as mobile home parks. MH1 zones would apply to areas where each lot is individually owned and MH2 would apply to private mobile home parks where multiple lots are owned by a single entity and rented to tenants. All mobile homes in these areas would be governed by existing codes and regulations on age and condition. This report was informational only and no action was taken by council. The issue will come back to council on May 18, 2026 for consideration.

6. DISCUSSION REGARDING A CITY SWIMMING POOL

Mr. Angerstein gave a brief history of the efforts to obtain funding for a new municipal swimming pool from 2019 to present. He informed council that the next Texas Parks and Wildlife grant application date was August 1, 2026 and asked council for their direction

going forward. Mayor Fisher and Council member Hicks expressed their desire to keep pursuing grant funds because they believe the city needs a swimming pool for local youth and families. Council members Marsh, Johnson and Ivey expressed concerns about the initial and recurring costs of a pool considering other essential needs in the city. Mr. Angerstein and Mayor Fisher suggested forming a committee to investigate the issue and present findings to council before the grant application deadline. Council member Ivey made a motion to table further discussion and refer the issue to the Parks and Recreation Advisory board, along with two council members, so they can research grant opportunities, determine the project scope, discuss alternative use of existing funds, and estimate long-term operational impacts to bring back a recommendation to the City Council for consideration within 60 days. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0. Mr. Angerstein asked council to let him know if they were interested in serving on the committee.

EXECUTIVE SESSION

7. GOV. CODE 551.074 – PERSONNEL MATTERS - DISCUSSION REGARDING THE APPOINTMENT AND DUTIES OF A CITY TREASURER

Mayor Fisher stated council would convene into Executive Session per: Gov. Code Sec. 551.074 - Personnel Matters - Discussion Regarding the Appointment and Duties of a City Treasurer. Time was 6:52 P.M.

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

Mayor Fisher reconvened the meeting into open session. Time was 7:07 P.M.

Council member Hicks made a motion to table any action on the appointment and duties of a City Treasurer until the city has the financial structure for a new position and the City Administrator should fulfil the duties of City Treasurer. Motion dies for lack of a second. Mayor Pro Tem Marsh made a motion to allow the City Administrator to post the position of City Treasurer. Council member Johnson seconded the motion. Motion passes 4-1. Council member Hicks voted against.

NEW BUSINESS - CONSIDERATION OF FUTURE AGENDA ITEMS (New business items must be presented as a motion without discussion. If the motion receives a second and a majority vote, the item will be placed on a future agenda for deliberation and possible action)

ADJOURNMENT

Council member Price made a motion to adjourn. Mayor Fisher adjourned the meeting at 7:10 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary