

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 19<sup>th</sup> DAY OF MAY 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: CHRISTOPHER PRICE, NATRIENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, ASSISTANT CITY ADMINISTRATOR LEE STANDLEY, CITY ATTORNEY DONNA GORDON, AND FIRE CHIEF JASON FRIZZEL. IANTHIA FISHER AND DENNIS IVEY WERE ABSENT.

#### OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Pro Tem Marsh called the formal session open and Council member Price gave the invocation. All joined in the pledge.

#### RECOGNITION OF VISITORS

Mayor Pro Tem Marsh 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.)*

- Council Member Hicks – Invited everyone to the Pct 3 Community Roundtable on May 27, 2025

#### APPROVAL OF MINUTES

##### 1. SPECIAL SESSION: MAY 9, 2025

Council member Hicks requested that her concerns about an irregular ballot found during the May 3, 2025 election be documented. Council member Price made a motion to approve the minutes of the May 9, 2025 special session. Council member Hicks seconded the motion. Motion passes 4-0.

#### REPORTS

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

Chief Smith was unable to attend the meeting due to a training class and submitted a written report. Reported for the month of April 2025: 16 total manpower, 2,698 total manpower hours, 450 total calls and 16 total accidents. A breakdown of the criminal report is included in the packet

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

Chief Frizzell reported for the month of April 2025 the following: 51 calls. A breakdown is included in the packet.

BUSINESS

4. PUBLIC HEARING ON REQUEST FROM KELVIN INVESTMENTS, INC. FOR ZONING DISTRICT CHANGES FOR THE FOLLOWING TWO DESCRIBED PARCELS LOCATED NEAR THE NORTHWEST CORNER OF THE STATE HIGHWAY 19, ALSO KNOWN AS SOUTH 4TH STREET, AND SOUTHWEST LOOP 304 INTERSECTION

(1) PARCEL 28325, WITH A CURRENT ADDRESS OF 1920 SW LOOP 304, LOCATED ACROSS FROM DOBBS STREET, AND BEING 10.549 ACRES OF LAND, MORE OR LESS: THE REQUESTED ZONING CHANGE IS FROM C-2 COMMERCIAL DISTRICT TO M MANUFACTURING DISTRICT FOR THE PURPOSE OF BUILDING A PROPOSED COMBINATION AUTOMOBILE SERVICE STATION/CONVENIENCE STORE/TRUCK STOP COMPLEX ON 6.337 ACRES IN THE CENTER OF THE PARCEL, WITH 2.094 ACRES ON THE WEST SIDE OF THE 6.337 ACRES BEING DIVIDED INTO A SEPARATE PARCEL FOR FUTURE DEVELOPMENT IN COMPLIANCE WITH THE MANUFACTURING DISTRICT AND 2.118 ACRES ON THE EAST SIDE OF THE 6.337 ACRES BEING COMBINED WITH EXISTING ADJACENT PARCELS 29691, 11827, AND 19024, ALSO OWNED BY KELVIN INVESTMENTS, INC., TO FORM ONE 9.626 ACRE PARCEL FOR FUTURE DEVELOPMENT IN COMPLIANCE WITH THE MANUFACTURING DISTRICT

(2) PARCEL 11827, WITH A CURRENT ADDRESS OF 1502 S. 4TH STREET, AND BEING 5.0 ACRES OF LAND: THE REQUESTED CHANGE IS FOR THE SMALL NW CORNER OF THE PARCEL CURRENTLY ZONED R3- MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO BE CHANGED TO M-MANUFACTURING, WHICH WILL RESULT IN THE NW CORNER OF THE PARCEL BEING IN THE SAME ZONING DISTRICT AS THE REMAINDER OF PARCEL 11827 AND ALLOW THE PROPERTY TO BE MORE EASILY DEVELOPED AS A FUTURE COMMERCIAL/MANUFACTURING SITE WITHOUT THE HINDRANCE OF THE ONE CORNER BEING ZONED AS R3

Mayor Pro Tem Marsh opened the public hearing. Mr. Angerstein explained that the Planning and Zoning (P&Z) Committee had reviewed and approved the request. Council member Hicks requested clarification on the process for new businesses to move into the city. There were no comments from affected property owners. Mayor Pro Tem Marsh closed the public hearing.

5. CONSIDER AND APPROVE ZONING DISTRICT CHANGES FOR PARCEL 28325 AND PARCEL 11827 AS DESCRIBED ABOVE

Mayor Pro Tem Marsh made a motion to approve the zoning district changes for Parcel 28235 and Parcel 11827 as described above. Council member Johnson seconded the motion. Motion passes 4-0.

6. CONSIDER AND APPROVE NOMINATIONS AND APOINTMENTS OF NEW MEMBERS TO THE CHARTER REVIEW COMMISSION

Council member Price made a motion to approve the appointment of James Henry, Joseph James and Thomas Sheley to replace Pam Wells, Christopher Price and Lois Ball. Mayor Pro Tem Marsh seconded the motion. Motion passes 4-0

7. CONSIDER AND APPROVE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, AMENDING ARTICLE VII, COIN-OPERATED MACHINES, AND AMENDING ARTICLE XIII, AMUSEMENT REDEMPTION MACHINES; ADDING REQUIREMENT FOR A CORPORATION OR ASSOCIATION CLAIMING EXEMPTION FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO PROVIDE A COPY OF THE WRITTEN NOTICE FROM THE STATE COMPTROLLER CONFIRMING ITS QUALIFICATION FOR SUCH EXEMPTION; ADDING PROVISION TO EXEMPT THOSE NON-PROFIT ORGANIZATIONS THAT ARE EXEMPT FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO ALSO BE EXEMPT FROM THE ANNUAL AMUSEMENT REDEMPTION MACHINE INSPECTION AND LICENSE FEE; ADDING A REQUIREMENT THAT EACH AMUSEMENT REDEMPTION MACHINE NOT EXEMPT FROM THE ANNUAL INSPECTION AND LICENSE FEE MUST DISPLAY A CURRENT TAX PERMIT ISSUED BY THE STATE COMPTROLLER BEFORE THE CITY WILL ISSUE OR RENEW A LICENSE FOR THE MACHINE; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Angerstein stated this ordinance will align with State statue and state definitions. After discussion, Council member Price made a motion to approve an ordinance amending the Code of Ordinances, City of Crockett, Texas, by the amendment of Chapter 13, Licenses and Business Regulation, amending Article VII, Coin-Operated Machines, and amending Article XIII, Amusement Redemption Machines; adding requirement for a corporation or association claiming exemption from the city occupation tax for coin-operated machines to provide a copy of the written notice from the State Comptroller confirming its qualification for such exemption; adding provision to exempt those non-profit organizations that are exempt from the city occupation tax for coin-operated machines to also be exempt from the annual Amusement Redemption Machine inspection and license fee; adding a requirement that each Amusement Redemption Machine not exempt from the annual inspection and license fee must display a current tax permit issued by the State Comptroller before the city will issue or renew a license for the machine; providing a severability clause; containing a repealing clause; and providing an effective date. Mayor Pro Tem Marsh seconded the motion. Motion passes 3-1. Council member Hicks abstained.

## ADJOURNMENT

Without objection, Mayor Pro Tem Marsh adjourned the meeting at 6:44 P.M.

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Dr. Ianthia Fisher, Mayor

ATTEST:

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Mitzi Stefka, City Secretary