

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 16th DAY OF JUNE 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, 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, POLICE CHIEF CLAYTON SMITH, AND FIRE CHIEF JASON FRIZZELL.

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.

1. CANVASS ELECTION RETURNS

City council members canvassed the election returns from Early Voting and the June 7, 2025, Run Off Election. After review, a motion was made by Council member Price to approve the canvass of the votes as follows:

		<u>Early Votes</u>	<u>Ballot by Mail</u>	<u>Election Day</u>	<u>Total</u>
Pct. 1	Joni K. Clonts	75	5	41	121
	Ianthia Fisher	81	0	26	107
Pct. 2	Joni K. Clonts	38	5	17	60
	Ianthia Fisher	90	28	27	145
Pct. 3	Joni K. Clonts	8	0	1	9
	Ianthia Fisher	98	23	32	153
Pct. 4	Joni K. Clonts	11	1	13	25
	Ianthia Fisher	76	22	26	124
Pct. 5	Joni K. Clonts	76	3	26	105
	Ianthia Fisher	106	8	26	140
<u>MAYOR</u>					<u>TOTALS</u>
Joni K. Clonts					320
Ianthia Fisher					669

Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

2. ADMINISTER OATH OF OFFICE TO MAYOR

Mr. Angerstein administered the Oath of Office to Mayor Fisher and presented her Certificate of Election.

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.)*

- Diane Rhone – Requested monthly report on CEIDC expenses/debt.

APPROVAL OF MINUTES

3. REGULAR SESSION: MAY 19, 2025

Mayor Pro Tem Marsh made a motion to approve the minutes of the May 19, 2025 Regular session. Council member Ivey seconded the motion. Motion passes 5-0.

REPORTS

4. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR MAY 2025

Chief Smith reported for the month of May 2025: 16 total manpower, 2,800 total manpower hours, 461 total calls and 9 total accidents. A breakdown of the criminal report is included in the packet

5. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR MAY 2025

Chief Frizzell reported for the month of May 2025 the following: 46 calls. A breakdown is included in the packet.

6. RECEIVE AS INFORMATION THE HOUSTON COUNTY APPRAISAL DISTRICT FISCAL YEAR 2024 FINANCIAL AUDIT AND FISCAL YEAR 2026 OPERATING AND COLLECTION BUDGETS

Mr. Angerstein presented the Houston County Appraisal District's FY2024 Financial audit and FY2026 Operating and Collection budget to council for their review. No action taken.

BUSINESS

7. CONSIDER AND APPROVE A RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION TO HOLD A PUBLIC HEARING REGARDING A PROPOSED ZONING DISTRICT CHANGE FROM MMANUFACTURING,

WAREHOUSING AND WHOLESALING DISTRICT TO R2-TWO FAMILY RESIDENTIAL DISTRICT OR R3-MULTIPLE-FAMILY RESIDENTIAL DISTRICT FOR SEVERAL PARCELS OF LAND LOCATED WITHIN A STRIP OF PROPERTIES BORDERED BY MARTIN LUTHER KING JR. BLVD ON THE EAST, SYCAMORE STREET OR SYCAMORE STREET RIGHT-OF-WAY ON THE WEST, WEST GOLIAD AVENUE ON THE NORTH, AND BURLESON AVENUE ON THE SOUTH

After a presentation by Administrative Assistant Rita Walker and Code Enforcement Officer Ty Jones, Council member Hicks made a motion to approve a recommendation from the Planning & Zoning Commission to hold a public hearing regarding a proposed zoning district change from Manufacturing, Warehousing and Wholesaling District to R2-Two Family Residential District or R3-Multiple-Family Residential District for several parcels of land located within a strip of properties bordered by Martin Luther King, Jr Blvd on the east, Sycamore Street or Sycamore Street right-of-way on the west, West Goliad Avenue on the North and Burleson Avenue on the south. Council member Johnson seconded the motion. Motion passes 5-0.

At this point, Mayor Fisher skipped to Item #17 on the agenda to accommodate legal counsel. Time was 6:36 P.M.

8. CONSIDER AND APPROVE A RESOLUTION SUPPORTING CITY OF CROCKETT'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

Mayor Pro Tem Marsh made a motion to approve a Resolution supporting City of Crockett's application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Call of Projects. Council member Ivey seconded the motion. Motion passes 5-0.

9. CONSIDER AND APPROVE APPOINTMENT OF REPRESENTATIVE TO SERVE ON BOARD OF DIRECTORS FOR DEEP EAST TEXAS COUNCIL OF GOVERNMENTS

Council member Hicks made a motion to re-appoint Mayor Fisher to serve on board of directors for Deep East Texas Council of Governments. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

10. CONSIDER AND APPROVE BID FOR PHASE 2 & 3 BUILDING RENOVATIONS OF THE PROVALUS CENTER AT 1505 SOUTH 4TH ST

Mr. Angerstein presented an overview of the phases 2 & 3 of the renovations at the Provalus Center at 1505 South 4th Street. Invitations for bids were published, and four (4) firms were contacted. Two (2) of those firms submitted bids for the project. One bid was incomplete and only included phase 2. Langston Construction, Inc submitted a bid of \$391,400 for completion of both phases. Mr. Angerstein noted that this bid was well under the \$500,000 budget that had been approved by council. Council member Hicks

made a motion to approve the bid from Langston Construction, Inc for phase 2 & 3 building renovations of the Provalus Center at 1505 South 4th Street. Council member Johnson seconded the motion. Motion passes 5-0.

11. CONSIDER AND APPROVE CONSTRUCTION ADMINISTRATION SERVICES OF DON B. HILL ARCHITECT, INC. FOR PROVALUS PHASE 2 AND 3 CONSTRUCTION PROJECT

Mr. Angerstein explained that the projected cost and extent of the construction work at the facility required the expertise and approval of an architect. Don B. Hill was the original architect of the facility and was the best choice for the project. Council member Hicks made a motion to approve construction administration services of Don B. Hill Architect, Inc for the Provalus Phase 2 and 3 construction projects. Council member Johnson seconded the motion. Motion passes 5-0.

12. AWARD BID: TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) HAZARD MITIGATION GRANT PROGRAM DR 4485-0313 STORM WARNING SIRENS

Mr. Angerstein informed council that the city received construction bids for the storm siren project from two (2) contractors, American Communications and Crockett Construction. However, the bid from American Communications did not meet the minimum specifications contained in the bid documents provided by our engineers. As a result, the only valid bid was received from Crockett Construction for \$425,000. Mayor Pro Tem Marsh made a motion to award the bid to Crockett Construction for the Texas Division of Emergency Management (TDEM) Hazard Mitigation Grant Program (HMGP) DR-4485-0313 Storm Warning Sirens including the base bid and alternate bid #2. Council member Johnson seconded the motion. Motion passes 5-0.

13. CONSIDER AND APPROVE A RESOLUTION OF THE CITY OF CROCKETT, TEXAS, ACKNOWLEDGING THE SATISFACTION OF CONDITIONS 1 AND 2 IN THE FEE SIMPLE DETERMINABLE CONDITION CONTAINED IN THE DEED TO A&A TEXAS CAPITAL, AND THE TAX ABATEMENT AND INCENTIVES AGREEMENT, AFFIRMING THE CITY'S INTENT NOT TO DISPUTE THE FULFILLMENT OF SAID CONDITIONS, AND DIRECTING THAT CONDITION 3 AND PARAGRAPH III (RECAPTURE FOR DEFAULT) BE STRICKEN FROM SAID DOCUMENTS

Mr. Angerstein explained that the original performance agreement with A&A Texas Capital (A&A) included claw-back provisions if three conditions were not met within the required timeframe. A&A has already met the first two conditions regarding employment and capital investment ahead of schedule. The third provision limited A&A to a single product line. The company has since expressed an interest in expanding the product line at the Crockett facility and requested an alteration of the performance agreement to allow them to expand and potentially add more employees and capital investment to the location. Council member Hicks expressed concerns about the claw-back provisions. After a lengthy discussion, Mayor Pro Tem Marsh made a motion to end the discussion and move to a vote. Council member Ivey seconded the motion.

Motion passes 4-1. Council member Hicks voted against. Mayor Pro Tem Marsh then made a motion to approve a resolution of the City of Crockett, Texas, acknowledging the satisfaction of conditions 1 & 2 in the Fee Simple Determinable Condition contained in the deed to A&A Texas, Capital, and the Tax Abatement and Incentives Agreement, affirming the City's intent not to dispute the fulfillment of said conditions, and directing that Condition 3 and Paragraph III (Recapture for Default) be stricken from said documents. Council member Ivey seconded the motion. Motion passes 4-1. Council member Hicks voted against.

14. CONSIDER AND APPROVE AMENDING DEED CONDITIONS AND TAX ABATEMENT AND INCENTIVES AGREEMENT OF A&A TEXAS CAPITAL, L.P.

Council member Price asked A&A Texas Capital's Chief Financial Officer, Gary White, to clarify a few details in the agreement. Council member Price made a motion to amend the deed conditions as red-lined in the agenda packets and direct city staff to prepare a material correction deed to be recorded and further direct city staff to prepare a first amendment to the A&A Texas Capital tax abatement and incentives agreement as red-lined in the agenda packet to be executed by the mayor. Council member Ivey seconded the motion. Motion passes 4-1. Council member Hicks voted against.

15. CONSIDER AND APPROVE RESOLUTION OF CITY OF CROCKETT COUNCIL CONCERNING GROUNDWATER WITHDRAWAL APPLICATIONS BY REDTOWN RANCH HOLDINGS LLC AND PINE BLISS LLC

Mayor Pro Tem Marsh made a motion to approve a Resolution of the City of Crockett City Council concerning groundwater withdrawal applications by Redtown Ranch Holdings, LLC and Pine Bliss, LLC. Council member Ivey seconded the motion. Motion passes 5-0.

16. CONSIDER AND APPROVE ENGAGEMENT AGREEMENT WITH LAW FIRM FOR LEGAL REPRESENTATION WITH WATER WELL APPLICATIONS

Council member Ivey made a motion to approve an engagement agreement with Matthews & Freeman LLP for legal representation with water well applications. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

EXECUTIVE SESSION

17. GOV. CODE 551.071 – CONSULTATION WITH ATTORNEY REGARDING CONTEMPLATED LITIGATION

Mayor Fisher stated Council would convene into Executive Session per Gov. Code 551.071: Consultation with Attorney Regarding Contemplated Litigation. Time was 6:36 P.M.

18. GOV. CODE 551.074 – PERSONNEL MATTERS. CONSIDER ANNUAL
PERFORMANCE EVALUATION OF CITY ADMINISTRATOR, POLICE CHIEF
AND FIRE CHIEF

Mayor Pro Tem Marsh made a motion to place this item on the table until the next
scheduled meeting. Council member Ivey seconded the motion. Motion passes 5-0.

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

Mayor Fisher reconvened the meeting into open session. Time was 7:33 P.M.
No action was taken. Mayor Fisher then resumed the meeting at Item #8.

ADJOURNMENT

Council member Hicks asked Mr. Angerstein for an update on Lincoln Lumber at the
next meeting. Mr. Angerstein replied he is already working on getting that information
to council.

Without objection, Mayor Fisher adjourned the meeting at 8:38 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary