

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 8th DAY OF SEPTEMBER 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, ROCKY SIMON, AND HUDSON DUREN. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, INTERIM CITY SECRETARY SELENA ELEBY, FINANCE DIRECTOR LAURE MORGAN, CITY ATTORNEY DONNA GORDON, FIRE CHIEF JASON FRIZZELL, AND POLICE CHIEF CLAYTON SMITH

OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open and Mayor Pro Tem Ivey 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)*

- None

APPROVAL OF MINUTES

1. REGULAR SESSION: AUGUST 24, 2026

Mayor Pro Tem Ivey made a motion to approve the minutes of the August 24, 2026 regular session. Council member Price seconded the motion. The motion passes 5-0

REPORTS

2. CITY ADMINISTRATOR REPORT

Mr. Angerstein informed council that the East Houston/Goliad water line replacement project is ready to go out for bids in October and construction should begin in January 2027. The project will take approximately 10 months to complete.

The city is currently going through the asset management plan for the wastewater treatment plant improvements and water well #3 improvements. Once the asset management report is complete, it will be presented to council for discussion and consideration.

The Texas Department of Agriculture (TDA) is currently reviewing our application for a Community Development Block Grant (CDBG) for waterline improvements on Durrett Street. This will replace the water line on Durrett Street from West Houston Avenue to Pease Street.

The Texas Water Development Board is considering our application for \$10M in funding for water infrastructure improvements through the Water Supply & Infrastructure Grant (WSIG) program.

The clarifier at our South Water Treatment Plant has been out of operation for several months. After inspection, it is necessary for the City to go out for bids to repair the equipment as previously engineered.

The city has been proactive and quickly reactive to water discoloration complaints. The extreme heat has made it difficult to maintain chlorine levels and we have been constantly flushing lines as necessary. Booster pumps have been running 22 hours a day, increasing wear and tear on this equipment.

Council workshops for charter review will begin Friday, September 11th at noon.

The State of Texas awarded an Opportunity Zone designation for one of the census tracts within the City of Crockett, which provides tax incentives for new investments within that zone.

The library parking lot project is scheduled to begin pouring concrete this week.

The Fire Department vehicle bay floor replacement project is currently out for bids with bids due by September 21, 2026. Bids will be presented to council that evening for consideration.

The Homewood Street project is complete. Anson Jones and Sunset Streets have received two coats of chip seal and will be overlayed with asphalt. The hot mix cold lay for Viewcrest Street has been purchased and will be laid down after it is chip sealed. Darius Street improvements have been delayed due to finding a gas line just beneath the street surface. Centerpoint has relocated the gas line so now the City can proceed. Briar Lane will be mixed with cement after Darius is completed. Curb and gutter work will begin on Hackberry & Charles Streets next.

The 9/11 Memorial ceremony will be held at 8:40 A.M. Friday, September 11 at the Downtown Park. Provalus will have a ribbon cutting on Tuesday, September 15 at 11:30 A.M. Council members are encouraged to attend both events.

Council member Hicks requested additional information about the East Houston Avenue waterline project and the replacement of lead supply lines. Council member Simon asked about work on Second Street.

BUSINESS

3. CONSIDER AND APPROVE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IX, KNOWN AS THE CITY'S FENCE ORDINANCE; CONDENSES THE TITLE OF ARTICLE IX; AMENDS SEC. 5-526, APPLICABILITY AND PURPOSE, TO MAKE THE ARTICLE APPLICABLE TO ALL RESIDENTIAL PROPERTIES, INCLUDING RECENTLY ADDED RESIDENTIAL ZONING DISTRICTS AND DETACHED RESIDENTIAL PROPERTIES THAT ARE PART OF A PERMITTED MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY; AMENDS SEC. 5-529, APPLICATION FOR PERMIT, AND SEC. 5-531, SURVEY STAKES, TO NO LONGER ALWAYS REQUIRE A SURVEY PLAT WHEN THE PLACEMENT OF SURVEY STAKES ALONG THE PROPERTY LINES BY A LICENSED SURVEYOR IS SUFFICIENT TO DETERMINE THE PROPERTY BOUNDARY LINES; AMENDS SEC. 5-532, HEIGHT LIMITATIONS, AND SEC. 5-533, FENCE LOCATION, TO BE LESS RESTRICTIVE FOR THE PORTION OF A SIDE CORNER YARD FENCE THAT IS PARALLEL TO THE SIDE OF A RESIDENTIAL STRUCTURE; INCORPORATES MINOR TECHNICAL, FORMATTING, AND CONFORMING CHANGES; AND ADDS ARTICLE X, CONSTRUCTION-RELATED PERMITS AND FEES, TO MOVE EXISTING SECTION 5-600, FEES, FROM ARTICLE IX TO THE NEW ARTICLE X; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Angerstein explained that this amendment would help reduce the time and effort required to make minor changes to their residential fences by not mandating a full survey as long as the property corners were located. Also, this amendment would address issues with fences on corner lots by allowing a privacy fence along side streets adjacent to the property. Mayor Pro Tem Ivey made a motion to approve an ordinance amending the Code of Ordinances, City of Crockett, Texas, by the amendment of Chapter 5, Buildings and Building Regulations, Article IX, known as the City's Fence Ordinance; condenses the title of Article IX; amends Sec. 5-526, Applicability and Purpose, to make the Article applicable to all residential properties, including recently added residential zoning districts and detached residential properties that are part of a permitted mixed-use commercial and residential property; amends Sec. 5-529, Application for Permit, and Sec. 5-531, Survey Stakes, to no longer always require a survey plat when the placement of survey stakes along the property lines by a licensed surveyor is sufficient to determine the property boundary lines; amends Sec. 5-532, Height Limitations, and Sec. 5-533, Fence Location, to be less restrictive for the portion of a side corner yard fence that is parallel to the side of a residential structure; incorporates minor technical, formatting, and conforming changes; and adds Article X, construction-related permits and fees, to move existing Section 5-600, Fees, from Article IX to the new Article X; providing a severability clause; containing a repealing clause; and providing an effective date. Council member Price seconded the motion. Motion passes 5-0.

4. CONSIDER AND APPROVE STANDARD OPERATING PROCEDURE AND POLICIES FOR THE CROCKETT FIRE MARSHAL

Fire Chief Frizzell explained that the State of Texas requires the adoption of standard operating procedures and policies for all law enforcement departments/agencies, including the Office of Fire Marshal. In the past, the Crockett Fire Marshal operated under the authority of the City Charter, but that is no longer allowed by the Texas Commission on Law Enforcement (TCOLE). Council member Price made a motion to approve standard operation procedures and policies for the Crockett Fire Marshal. Mayor Pro Tem Ivey seconded the motion. Motion passes 5-0.

5. CONSIDER AND APPROVE A RESOLUTION CONFIRMING REVIEW, REVISION, AND ADOPTION OF THE CITY OF CROCKETT INVESTMENT POLICY, INVESTMENT STRATEGIES AND COLLATERAL POLICY AND DESIGNATION OF THE CITY ADMINISTRATOR AND FINANCE DIRECTOR/CITY TREASURER AS INVESTMENT OFFICERS

Mrs. Morgan explained the current policy was last updated in 2000 and several changes needed to be made to conform to current Texas state law, specifically the Texas Public Funds Investment Act. In addition to the listed changes, the City Administrator and Finance Director/City Treasurer would be designated as Investment Officers for the City of Crockett. Council member Hicks asked about oversight and conflicts of interest. Council member Price made a motion to approve a resolution confirming review, revision, and adoption of the City of Crockett Investment Policy, Investment Strategies and Collateral Policy and designation of the City Administrator and Finance Director/City Treasurer as investment officers. Council member Duren seconded the motion. Council member Hicks read a statement in which she disagreed with the current city government structure. Motion passes 3-2. Council members Hicks and Simon voted against.

6. DISCUSS POTENTIAL OPTIONS FOR INSTALLING TURF ON MERCHANT LEAGUE FIELDS

Council member Price stated that he wanted to hear from the Merchant League about resources and costs for upgrading our baseball/softball fields. Mayor Pro Tem Ivey suggested improved seating, restrooms, lighting, and concession stands at the fields were more important than turf. Council member Hicks mentioned improvements at the arena. Council member Simon said natural grass on the fields is safer than turf. Mr. Angerstein suggested having a meeting with the Parks & Recreation Advisory Board to look at options. Council agreed and Mr. Angerstein said he would bring the results of those meetings back to council for consideration.

7. DISCUSS DATA CENTER REGULATIONS WITHIN THE CITY OF CROCKETT

Mr. Angerstein explained that currently, the State of Texas requires potential data center projects to provide information regarding electrical, water and noise requirements to state and local governments and to bear the cost of remediating any issues that are identified. He stated the City's current Planning & Zoning regulations do not provide for data centers as an allowable land use and data centers are not permitted under current polices. If a property owner wanted to build a data center within the city limits, a zoning amendment and specific-use permit would have to be approved by City Council for that

purpose. Mr. Angerstein said that the City of Crockett was not currently a viable location for data centers due to limited electrical capacity. He suggested that the Planning & Zoning Commission could research the policies of other cities and use those to develop our own policies regarding data centers. Mayor Pro Tem Ivey expressed the desire to consider the approval of data centers on a case-by-case basis rather than a blanket ban on all data center construction. Council member Hicks said she was opposed to all data center construction within the city. Mayor Fisher and Mr. Angerstein explained that there was a wide range of data centers from small to large projects and each had their pros & cons. Council member Duren made a motion for the Planning and Zoning Commission review the land use data, appropriate definitions, zoning classifications, permit requirements, and development and operational standards for consideration as a zoning text amendment pursuant to Section 605 of City of Crockett Zoning Ordinance. Mr. Duren stated that he wasn't for or against data centers, but he required more information to reach an informed opinion on the matter. Council member Price seconded the motion. Motion passes 3-2. Council members Hicks and Simon 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)

None.

ADJOURNMENT

Mayor Fisher adjourned the meeting at 7:12 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Selena Eleby, Interim City Secretary