



# CITY COUNCIL AGENDA

Monday, October 02, 2023 at 6:00 PM

City Hall – Council Chambers, 200 North Fifth, Crockett, TX 75835

Dr. Ianthia Fisher, Mayor

Dennis Ivey, Council Member  
Darrell Jones, Council Member  
Ernest Jackson, Council Member  
Marquita Beasley, Council Member  
Mike Marsh, Mayor Pro Tem

John Angerstein, City Administrator  
Mitzi Stefka, City Secretary  
William Pemberton, City Attorney  
Clayton Smith, Police Chief  
Jason Frizzell, Fire Chief

Notice is hereby given of a meeting of the City Council of Crockett to be held on **MONDAY, OCTOBER 2, 2023 at 6:00 PM** at City Hall – Council Chambers, 200 North Fifth, Crockett, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

## OPEN MEETING WITH INVOCATION AND PLEDGE

## RECOGNITION OF VISITORS

**COMMENTS FROM AUDIENCE OR COUNCIL** *(At this time, anyone will be allowed to speak on City related matters only; no personal matters or matters under litigation will be allowed. The length of time may not exceed three (3) 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.)*

## APPROVAL OF MINUTES

1. REGULAR SESSION: SEPTEMBER 18, 2023

## BUSINESS

2. CONSIDER AND APPROVE APPOINTMENT OF PUBLIC WORKS DIRECTOR
3. AWARD BID: TXCDBG CONTRACT NO. CDV21-0080 – MLK STREET IMPROVEMENTS
4. CONSIDER AND APPROVE A RESOLUTION NOMINATING CANDIDATES TO FILL POSITIONS FOR THE BOARD OF DIRECTORS FOR THE HOUSTON COUNTY APPRAISAL DISTRICT AT THE UPCOMING ELECTION
5. CONSIDER AND APPROVE PAYMENT OF INVOICES FROM CROCKETT ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION
6. PUBLIC HEARING FOR A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND STEALTH VISION, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS STEALTH VISION, LLC. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A TOTAL ANNUAL SALARY AMOUNT OF \$250,000 WITHIN 36 MONTHS OF THIS AGREEMENT AND IMPROVEMENTS TO AN APPROXIMATELY 1,800 SQUARE-FOOT BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 3,500 SQUARE-FOOT BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$250,000
7. CONSIDER AND APPROVE A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND STEALTH VISION, LLC, A TEXAS LIMITED LIABILITY

COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS STEALTH VISION, LLC. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A TOTAL ANNUAL SALARY AMOUNT OF \$250,000 WITHIN 36 MONTHS OF THIS AGREEMENT AND IMPROVEMENTS TO AN APPROXIMATELY 1,800 SQUARE- FEET BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 3,500 SQUARE- FEET BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$250,000

**ADJOURNMENT**

**In compliance with the Americans with Disabilities Act, the City of Crockett will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Mitzi Stefka, City Secretary, at 936-544-5156.**

**CERTIFICATION**

I certify that a copy of the October 2, 2023 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on September 28, 2023 at 5:30 PM.

\_\_\_\_\_  
Mitzi Stefka, City Secretary

I certify that the agenda items to be considered by the City Council was removed from the City Hall window on the \_\_\_\_ day of \_\_\_\_\_, 2023. \_\_\_\_\_ Title \_\_\_\_\_

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 18<sup>th</sup> DAY OF SEPTEMBER 2023 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, ERNEST JACKSON, & MARQUITA BEASLEY. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, POLICE CHIEF CLAYTON SMITH, AND FIRE MARSHAL LEE STANDLEY. DARRELL JONES AND MIKE MARSH WERE ABSENT.

#### OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open; Council member Ivey gave the invocation, and all joined in the pledge.

#### 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.)*

- Joe Martin – Commended John Angerstein and city workers for job well done
- Virginia Lewis – Suggested replacing Onshore Signage at Hwy 19/Loop 304
- Liza Clark – Invited public to National Night Out
- Mayor Fisher – Recognized 9/11 Remembrance, the Hispanic Heritage Festival and Crockett ISD Homecoming parade.

#### APPROVAL OF MINUTES

##### 1. SPECIAL MEETING: SEPTEMBER 5, 2023

Council member Jackson made a motion to approve the minutes of the September 5, 2023 special session. Council member Beasley seconded the motion. Motion passes 3-0.

#### BUSINESS

##### 2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR AUGUST 2023

Chief Smith reported for the month of August 2023: 16 total manpower, 2,996 total manpower hours, 517 total calls and 15 total accidents. A breakdown of the criminal reports is included in the packet.

##### 3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR AUGUST 2023

Fire Marshal Standley reported for the month of July 2023 the following: 79 total calls. He stated the dry weather resulted in a marked increase in calls over the previous month. A breakdown is included in the packet.

4. PRESENTATION - TEXAS FILM FRIENDLY CERTIFICATION FROM THE GOVERNOR'S OFFICE

Betty Russo, Regional Representative for the Gulf Coast/East Texas Region with the Texas Economic Development and Tourism office presented the City of Crockett with a Texas Film Friendly Certificate. She explained that this allows the city greater visibility and support for film/movie production companies to utilize the City of Crockett for film making. Liza Clark, Executive Director of the Crockett Area Chamber of Commerce, also spoke about the potential benefits of this certification.

5. 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

Council member Beasley made a motion to approve a Resolution and agreement with the Texas Department of Transportation for the temporary closure of State Right of Way for Christmas in Crockett. Council member Jackson seconded the motion. Motion passes 3-0.

6. CONSIDER AND APPROVE CIRCUS PERMIT APPLICATION FROM CULPEPPER AND MERRIWEATHER CIRCUS FOR A CIRCUS TO BE HELD OCTOBER 15, 2023

Council member Beasley made a motion to approve circus permit application from Culpepper and Merriweather Circus for a circus to be held October 15, 2023. Council member Ivey seconded the motion. Motion passes 3-0.

7. CONSIDER AND APPROVE A RESOLUTION AND AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR CHRISTMAS LIGHTING OF DOWNTOWN CROCKETT

Council member Jackson made a motion to approve a Resolution and agreement with the Texas Department of Transportation for the temporary closure of State Right of Way for Christmas Lighting of Downtown Crockett. Council member Ivey seconded the motion. Motion passes 3-0.

8. CONSIDER AND APPROVE REAPPOINTMENT OF MEMBERS TO PLANNING & ZONING COMMISSION

Council member Beasley made a motion to reappoint Ray Bruner, Connie Strban and Wade Thomas to the Planning and Zoning Commission for an additional term. Council member Jackson seconded the motion. Motion passes 3-0.

9. CONSIDER AND APPROVE A RESOLUTION OF THE CITY OF CROCKETT, TEXAS REQUESTING THE TEXAS DEPARTMENT OF TRANSPORTATION TO REDESIGNATE TEXAS STATE HIGHWAYS 7, 19, AND 21 AND U.S. HIGHWAY 287 SO THEY RUN CONCURRENTLY WITH TX-LOOP 304 AND REDESIGNATE THE ORIGINAL FOOTPRINTS OF TEXAS HIGHWAYS 7, 19, AND 21 AND U.S. HIGHWAY 287 INSIDE TX-LOOP 304 BE DESIGNATED AS BUSINESS HIGHWAYS 7, 19, 21 AND 287

Council member Ivey made a motion to approve a Resolution of the City of Crockett, Texas requesting the Texas Department of Transportation to redesignate Texas State Highways 7, 19, and 21 and US Highway 287 so they run concurrently with TX-Loop 304 and redesignate the original footprints of Texas Highways 7, 19, and 21 and US Highway 287 inside TX-Loop 304 be designated as Business Highways 7, 19, 21, and 287. Council member Beasley seconded the motion. Motion passes 3-0.

10. CONSIDER AND APPROVE RESOLUTION FOR AMENDMENTS TO FISCAL YEAR 2023 BUDGET

Council member Beasley made a motion to approve a Resolution for amendments to Fiscal Year 2023 Budget. Council member Jackson seconded the motion. Motion passes 3-0.

11. CONSIDER AND APPROVE PAYMENT OF INVOICES FROM CROCKETT ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION

Council member Jackson made a motion to approve the payment of invoices from Crockett Economic and Industrial Development Corporation. Council member Beasley seconded the motion. Motion passes 3-0.

#### ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 6:43 P.M.

\_\_\_\_\_  
Dr. Ianthia Fisher, Mayor

ATTEST:

\_\_\_\_\_  
Mitzi Stefka, City Secretary



5038 Champions Drive  
Lufkin, TX 75901  
936.637.6061

September 19, 2023

Mr. John Angerstein, City Administrator  
City of Crockett  
200 N. 5<sup>th</sup> Street  
Crockett, Texas 75835

**via email only**

**Re: MLK Street Improvements  
TxCDBG Contract No. CDV21-0080  
Crockett, Texas**

Dear Mr. Angerstein,

Sealed bids were received, publicly opened, and read aloud for the above referenced project on September 12, 2023, at 2:00 P.M. at Crockett, City Hall. Only one bid was received as shown on the attached bid tabulation.

The notification and advertising process for this bid included advertisement in the local newspaper, electronic notifications to contractors and subcontractors, know to perform this type of work, and presentation of the plans and specifications on [www.civcastusa.com](http://www.civcastusa.com).

Crockett Construction from Crockett, Texas was the only bidder and submitted bids on Scheule 1 and Schedule 2. The low bid for Schedule 2 was \$293,232.00 which is slightly lower than the available grant funds of approximately \$309,000.

From review of the information provided in the contractor's bid proposal, and prior experience with the contractor, the low bidder for Schedule 2 appears to be qualified to perform the work required and is capable of successfully completing the project.

Thank you,

**KSA**

Robert L. Thurber, P.E.  
Senior Project Manager

Enclosure

pc: Ms. Mitzy Stefka, City Secretary, (w/encl. via email only)  
Ms. Wanda Vance, Grant Administrator, (w/encl., via email only)  
File: CT.074 Correspondence/Client

# BID TABULATION

**01**  
 Crockett Construction  
 1045 State Hwy 7 West  
 Crockett, TX 75835  
 936.544.2500

**City of Crockett**  
**2023-2024 TxCDBG Community Development**  
**KSA Project No. CT.074**  
**Bid Date: 09/12/23**

BID ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
<b>SCHEDULE 1.0 -</b>					
1.01	Mobilization, Insurance, and Bonds	LS	1	\$13,000.00	\$13,000.00
1.02	Project Sign	EA	1	\$2,000.00	\$2,000.00
1.03	Barricades, Signs and Traffic Control	LS	1	\$2,000.00	\$2,000.00
1.04	Stormwater Pollution Prevention	LS	1	\$1,500.00	\$1,500.00
1.05	Cement Pulva-Mix, Treat for Micro-Cracking and Recompact Existing Pavement	SY	3,615	\$15.00	\$54,225.00
1.06	2-in HMAC Type D Surface Course	SY	3,337	\$29.00	\$96,773.00
1.07	Cement (6%)	TON	80	\$336.00	\$26,880.00
1.08	Prime Coat	GAL	1,001	\$12.00	\$12,012.00
1.09	Asphalt Driveway Reconstruction	SY	31	\$90.00	\$2,790.00
1.10	Adjust Manhole to Grade	EA	2	\$1,700.00	\$3,400.00
<b>SCHEDULE 1.0 SUBTOTAL:</b>				<b>\$214,580.00</b>	
<b>SCHEDULE 2.0 -</b>					
2.01	Mobilization, Insurance, and Bonds	LS	1	\$13,000.00	\$13,000.00
2.02	Project Sign	EA	1	\$2,000.00	\$2,000.00
2.03	Barricades, Signs and Traffic Control	LS	1	\$2,000.00	\$2,000.00
2.04	Stormwater Pollution Prevention	LS	1	\$1,500.00	\$1,500.00
2.05	Cement Pulva-Mix, Treat for Micro-Cracking and Recompact Existing Pavement	SY	4,905	\$15.00	\$73,575.00
2.06	2-in HMAC Type D Surface Course	SY	4,905	\$29.00	\$142,245.00
2.07	Cement (6%)	TON	112	\$336.00	\$37,632.00
2.08	Prime Coat	GAL	1,490	\$12.00	\$17,880.00
2.09	Adjust Manhole to Grade	EA	2	\$1,700.00	\$3,400.00
<b>SCHEDULE 2.0 SUBTOTAL:</b>				<b>\$293,232.00</b>	
<b>TOTAL BID AMOUNT:</b>				<b>\$507,812.00</b>	

Compiled by:  
**KSA**  
 TBPE Firm Registration No. F-1351  
  
 Robert L. Thurber, P.E.  
 Project Manager

\*Error noted by KSA



# Houston County Appraisal District

P.O. DRAWER 112 • CROCKETT, TEXAS 75835 • 936-544-9655 FAX - 544-8213

**BOARD OF DIRECTORS**

- Kathi Calvert
- Tod English
- W. F. Kitchen
- Tommy Lundy
- Laronica Smith
- Brandon Bridges
- Chief Appraiser**  
Carey Minter

Date: September 7,2023

To: VOTING TAXING DISTRICT

From: CAREY MINTER

CC: BOARD OF DIRECTORS

SUBJECT: **NOMINATIONS**  
FOR THE BOARD OF DIRECTORS OF THE HOUSTON  
COUNTY APPRAISAL DISTRICT FOR 2024-2025

Per the State Property Tax Code, each voting entity needs to **nominate** 1-5 candidates to fill the positions for the Houston County Appraisal District **Board of Directors for 2024-2025**. This needs to be completed by resolution in a regular meeting of the taxing entity.

*The following is specific criteria for nominated candidates.*

1. The taxing unit may nominate an employee if they are an **elected official only**. (other employees are not eligible)
2. Any citizen that has been a resident of the county for the preceding two years.

The presiding officer of each voting unit’s governing body will need to submit the name of the nominees in writing to the Chief Appraiser before **October 15,2023**.

Upon receipt of the nominees, the Chief Appraiser will prepare a ballot listing the nominees and submit this list to the governing bodies **before October 30,2023**. The taxing units will need to vote on a director **before December 15,2023 and submit to the Chief Appraiser**.

The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. Some voting units may have enough votes to select several directors to the board. To share representation on the board, several units may wish to vote for the same candidate. A voting unit may cast its votes for a person nominated and named on the ballot. There are no provisions for write in candidates.

The Chief Appraiser will count the votes and declare the candidates who have obtained the most votes **before December 31,2023**.





# Houston County Appraisal District

P.O. DRAWER 112 • CROCKETT, TEXAS 75835 • 936-544-9655 FAX - 544-8213

**BOARD OF DIRECTORS**

Brandon Bridges

Kathi Calvert

Tod English

W. F. Kitchen

Tommy Lundy

Laronica Smith

Chief Appraiser  
Carey Minter

TO: ALL TAXING UNITS

FROM: CAREY MINTER

DATE: SEPTEMBER 7, 2023

Below is a current list of Board of Directors of the Houston County Appraisal District.

Chairman Kathi Calvert

Vice Chairman Open

Secretary Laronica Smith

Member Tod English

Member W.F. Red Kitchen

Member Tommy Lundy

Member Brandon Bridges

**THE STATE OF TEXAS**

**COUNTY OF HOUSTON**

**CITY OF CROCKETT**

**RESOLUTION NO. R-10-23**

**WHEREAS**, the City of Crockett, Houston County, Texas, is a participant in Houston County Appraisal District; and

**WHEREAS**, the City has been notified that it may submit from one to five names for membership on the Board of Directors of the Houston County Appraisal District;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Crockett that the following nominations be considered at the upcoming election of the Houston County Appraisal District:

- 1)
- 2)
- 3)
- 4)
- 5)

**APPROVED** at a Regular Meeting on October 2, 2023.

\_\_\_\_\_  
Dr. Ianthia Fisher, Mayor

ATTEST:

\_\_\_\_\_  
Mitzi Stefka, City Secretary

APPLICATION FOR TAX ABATEMENT IN HOUSTON COUNTY, TEXAS AND CITY OF CROCKETT

APPLICANT INFORMATION

Date: 6/15/2023

Company Name Stealth Vision, LLC

Address 420 Lakeshore Drive

City Grapeland State TX Zip-Code 75844

APPLICANT MUST SUBMIT REPORT. (See Instructions)

Number of Employees 10

Annual sales: 400,000

Corporation:  Partnership:  Proprietorship:

PROJECT INFORMATION

TYPE OF FACILITY

(SEE INSTRUCTIONS)

- Manufacturing Facility
- Wholesale Distribution Facility
- Research Facility
- Service Facility
- Entertainment & Recreation Facility
- Other Basic Industry

Proposed project location address and legal description

102 & 104 S. 7th. St, Crockett, TX 75835

Attach map and/or aerial showing the proposed site.

See attached

Jurisdictions: Houston County, Texas

**Economic Information**

**Construction Estimates:**

Start Month/Year 10 / 2023 Construction Man Years 2.5  
Completion Date 3 / 2024 Peak Construction Jobs 5

**Permanent Employment Estimates (PEE'S)**

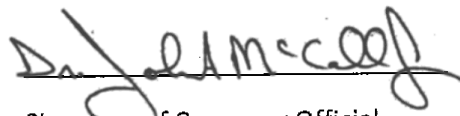
Current Plant Employment 0  
Number of Plant Jobs        Retained or 10 Created  
At start/opening 4 in year 2024  
5 years into operation 17 in year 2029

**Estimated Appraised Value on Site**

	Personal	Improvements
Value January 1 Proceeding Agreement	<u>0</u>	<u>179,840</u>
Est. Value of Improvements	<u>250,000</u>	<u>250,000</u>
Est. Value of Abated Properties after Abatement Expires	<u>258,867</u>	<u>500,550</u>
Value upon Completion of Project-Personal Property And Project improvements not Subject to Abatement	<u>0</u>	<u>0</u>

Company Representative to be contacted:

Name: John A. McCall, Jr

  
Signature of Company Official

Title President

Address: 700 E. Goliad Ave City Crockett State Texas Zip Code 75835

Telephone: 936-546-3937

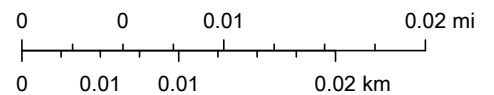
# Stealth Vision – 102 & 104 S. 7th. St


Item 7.



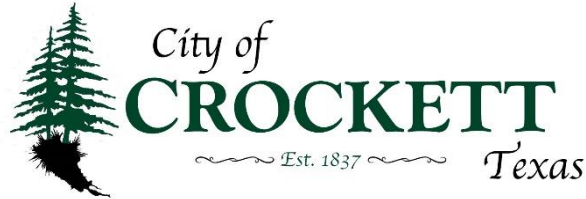
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-  School Districts
-  History Line
-  History Labels
-  Parcels

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**PUBLIC NOTICE OF A MEETING AT WHICH THE CROCKETT CITY COUNCIL WILL CONSIDER APPROVAL OF A TAX ABATEMENT AND INCENTIVES AGREEMENT**

Pursuant to Section 312.207 of the Texas Tax Code, notice is hereby given that the City Council of the City of Crockett ("City") will consider approval of a tax abatement and incentives agreement at a regularly scheduled meeting.

**Time and Place of the Meeting:** The City Council will consider the tax abatement and incentives agreement at its regularly scheduled meeting, beginning at 6:00 p.m. on October 2, 2023 at City Council Chambers at City Hall at 200 North 5th. Street, Crockett Texas.

**Tax Abatement Agreement Information Required by Texas Tax Code Section 312.207:**

1. **Name of the Property Owner and Applicant for the Tax Abatement and Incentives Agreement:** The name of the property owner and applicant for the tax abatement agreement is Stealth Vision, LLC.
2. **Name and Location of the Reinvestment Zone:** The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is Reinvestment Zone Number One of the City of Crockett, Texas, which was adopted by Ordinance O-08C-23 of the City Council on August 21, 2023.
3. **General Description of the Nature of Improvements:** The tax abatement and incentives agreement include improvements to an approximately 1,800 square-foot building to be used primarily for offices and an approximately 3,500 square-foot building to be used for manufacturing, warehousing, distribution.
4. **Estimated Cost of the Improvements:** The estimated costs of the improvements are \$250,000.

The tax abatement agreement described herein will also appear on the agenda for the City Council meeting scheduled for October 2, 2023. This notice has been given in a manner required by the Texas Open Meetings Act at least 30 days before the scheduled time of the City Council meeting described in this notice.