



# CITY COUNCIL AGENDA

Monday, November 03, 2025 at 6:00 PM

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

Dr. Ianthia Fisher, Mayor

Dennis Ivey, Council Member  
Christopher Price, Council Member  
NaTrenia Hicks Council Member  
Elbert Johnson, Council Member  
Mike Marsh, Mayor Pro Tem

Lee Standley, City Administrator  
Mitzi Stefka, City Secretary  
Donna Gordon, 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, NOVEMBER 3, 2025 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.)*

### VETERANS RECOGNITION

1. CONSIDER AND APPROVE A PROCLAMATION RECOGNIZING THE CONTRIBUTIONS OF VETERANS EMPLOYED BY THE CITY OF CROCKETT TO ACKNOWLEDGE THEIR COMMITMENT BOTH IN SERVICE TO THE NATION AND THEIR CONTINUED SERVICE TO THE COMMUNITY THROUGH THEIR WORK WITH THE CITY

### APPROVAL OF MINUTES

2. REGULAR SESSION: OCTOBER 20, 2025

### BUSINESS

3. CONSIDER AND APPROVE A RESOLUTION FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR CHRISTMAS LIGHTING OF DOWNTOWN CROCKETT
4. 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 XIII, AMUSEMENT REDEMPTION MACHINES, SECTION 13-503, PARAGRAPH (C) RELATING TO DISTANCING RESTRICTIONS; ADDING ADDITIONAL LOCATIONS TO THE THREE HUNDRED (300) FEET DISTANCE RESTRICTION; LIMITING THE RESIDENTIAL DISTANCE RESTRICTION TO ONLY APPLY TO A RESIDENTIAL DWELLING; ADDING AN EXCEPTION FOR A RESIDENTIAL DWELLING THAT IS PART OF A MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY; CLARIFYING HOW THE DISTANCE RESTRICTION IS MEASURED AND CHANGING THE DISTANCE MEASUREMENT FOR A CHURCH TO CONSIDER THE CHURCH PROPERTY LINE INSTEAD OF ONLY THE CHURCH FRONT DOOR; EXPANDING THE LOCATION RESTRICTION TO ONE AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT PER PARCEL; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

### EXECUTIVE SESSION

5. GOV. CODE SEC. 551.071 AND GOV. CODE 551.072– CONSULTATION WITH ATTORNEY: REGARDING THE VALUE AND RECAPTURE OF REAL PROPERTY DESCRIBED AS LOT 1, CROCKETT INDUSTRIAL PARK, PHASE 1 (PARCEL NO. 29760) FROM MIDLAND ESTATES, LLC.
6. GOV. CODE SEC. 551.072. DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY WITH A & A TEXAS CAPITAL BEING DESCRIBED AS PARCEL NO. 16374

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

**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 November 3, 2025 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on October 28, 2025 before 5:00 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 \_\_\_\_\_, 2025. \_\_\_\_\_ Title \_\_\_\_\_

Office of the Mayor  
Crockett, Texas



Proclamation

**WHEREAS**, the men and women who have served in the United States Armed Forces have defended our nation with honor, courage, and commitment; and

**WHEREAS**, veterans bring leadership, integrity, discipline, and dedication to public service, qualities which greatly benefit the City of Crockett; and

**WHEREAS**, the City of Crockett is honored to employ veterans from all branches of the military, whose continued service to our community reflects their lasting commitment to duty and excellence; and

**WHEREAS**, their journeys didn't end when they left the military. They brought their leadership, their sense of duty, and their unwavering work ethic right here to City Hall, to our streets, to our departments — and to the heart of this community.

And we are better for it.

**WHEREAS**, the City Council desires to formally recognize and express gratitude to these individuals for their sacrifice, patriotism, and ongoing contributions to the safety, operations, and quality of life in our city.

**NOW, THEREFORE, BE IT PROCLAIMED** by the Mayor and City Council of the City of Crockett that we hereby extend sincere appreciation and heartfelt thanks to all veterans employed by the City of Crockett for their military service and their continued dedication to serving our community.

**BE IT FURTHER PROCLAIMED** that the month of **NOVEMBER** is hereby designated as a month of recognition for veterans employed by the city, and the citizens of Crockett are encouraged to join in acknowledging their exemplary service to both our nation and our city.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Crockett to be affixed this 3<sup>rd</sup> day of November 2025 A.D.

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

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 20<sup>th</sup> DAY OF OCTOBER 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, NATRENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR LEE STANDLEY, CITY SECRETARY MITZI STEFKA, DEPUTY CITY ADMINISTRATOR JOHN ANGERSTEIN, POLICE CHIEF CLAYTON SMITH, FIRE CHIEF JASON FRIZZELL, AND CITY ATTORNEY DONNA GORDON.

#### 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.

#### 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 – Encouraged council members to use their microphones correctly.

#### APPROVAL OF MINUTES

##### 1. REGULAR SESSION: OCTOBER 6, 2025

Council member Hicks made a motion to approve the minutes of the October 6, 2025 regular session. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

#### REPORTS

##### 2. UPDATE ON SPECIAL PROJECTS AND BUSINESS DEVELOPMENT

Mr. Angerstein presented updates to council on a variety of infrastructure and business development projects in the city, including the FEMA/TDEM storm warning siren project, TWDB water line project on East Houston & Goliad Avenues, legal counsel for opposition of the Anderson county high-capacity water well project and completion of the new gateway signs. Mr. Angerstein also discussed the painting of new crosswalks on the downtown square as part of a TxDOT plan for increased pedestrian safety, the Fall 2025 citywide cleanup on November 8 and new contracts for internet service at all city locations that will save the city ~\$12,000 annually. Mr. Standley read a letter from attorney Erika L. Neill regarding the district court's ruling on the James Gentry lawsuit.

##### 3. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR SEPTEMBER 2025

Chief Smith reported for the month of September 2025: 16 total manpower, 2,406 total manpower hours, 454 total calls and 16 total accidents. A breakdown of the criminal report is included in the packet

4. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR SEPTEMBER 2025

Chief Frizzell reported for the month of September 2025 the following: 44 calls. A breakdown is included in the packet.

BUSINESS

5. CONSIDER AND APPROVE A CONTINGENCY FEE CONTRACT WITH LINEBARGER GOGGAN BLAIR & SAMPSON, LLP FOR THE COLLECTION OF THE MUNICIPAL COURT’S DEBTS AND ACCOUNT RECEIVABLES, AND NO FEE COST FOR DELINQUENT CITY WATER UTILITY COLLECTIONS

Mr. Stanley introduced James Guest from the Linebarger Law Firm to explain how they could assist the City of Crockett with outstanding/delinquent debts of the Crockett Municipal Court and the Utility Department. After the presentation, Council member Ivey made a motion to approve a contingency fee contract with Linebarger, Goggan, Blair & Sampson, LLP for the collection of the Municipal Court’s debts and account receivables, and no fee cost for delinquent city water utility collections. Council member Price seconded the motion. Motion passes 5-0.

6. CONSIDER AND APPROVE A RESOLUTION AUTHORIZING THE COLLECTION FEE OF 30% OF DEBTS AND ACCOUNT RECEIVABLES FOR THE CITY OF CROCKETT MUNICIPAL COURT

Council member Ivey made a motion to approve a resolution authorizing the collection fee of 30% of debts and account receivables for the City of Crockett Municipal Court. Council member Price seconded the motion. Motion passes 5-0.

7. CONSIDER AND APPROVE AUTHORIZING THE EXECUTION OF THE CITY CONTRACT WITH THE LINEBARGER LAW FIRM FOR THE COLLECTION OF CITY OF CROCKETT’S MUNICIPAL COURT ACCOUNT RECEIVABLES

Council member Ivey made a motion to approve authorizing the execution of the city contract with the Linebarger Law Firm for the collection of City of Crockett’s Municipal Court account receivables. Council member Price seconded the motion. Motion passes 5-0.

8. CONSIDER AND APPROVE TERMINATING THE CONTRACT WITH THE PERDUE BRANDON FIELDER COLLINS & MOTT, LLP FOR THE COLLECTION OF THE MUNICIPAL COURT’S DEBTS AND ACCOUNT RECEIVABLES

Council member Ivey made a motion to approve terminating the contract with the firm of Purdue Brandon Fielder Collins & Mott, LLP for the collection of the Municipal Court’s debts and account receivables. Council member Price seconded the motion. Motion passes 5-0.

9. CONSIDER AND APPROVE A RESOLUTION BY THE CITY OF CROCKETT (“CITY”) DENYING ONCOR ELECTRIC DELIVERY COMPANY LLC’S APPLICATION TO INCREASE RATES RELATED TO ONCOR’S STATEMENT OF INTENT TO INCREASE RATES FILED ON OR ABOUT JUNE 26, 2025; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

Mayor Pro Tem Marsh made a motion to approve a resolution by the City of Crockett (“City”) denying Oncor Electric Delivery Company, LLC’s application to increase rates related to Oncor’s statement of intent to increase rates on or about June 26, 2025; requiring the reimbursement of municipal rate increase expenses; finding that the meeting complies with the Open Meetings Act; making other findings and provisions related to the subject; and declaring an effective date. Council member Ivey seconded the motion. Motion passes 5-0.

#### EXECUTIVE SESSION

10. SEC. 551.071. CONSULTATION WITH ATTORNEY REGARDING LINCOLN LUMBER RECAPTURE OF INCENTIVES AND TAX ABATEMENTS

Mayor Fisher stated council would convene into Executive Session per Gov. Code 551.071 - Consultation with Attorney Regarding Lincoln Lumber Recapture of Incentives and Tax Abatements. Time was 6:52 P.M.

#### RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION ON RECAPTURE OF INCENTIVES AND TAX ABATEMENTS FOR LINCOLN LUMBER

Mayor Fisher reconvened the meeting into open session. Time was 7:16 P.M.

Council member Price made a motion to declare the tax abatement and incentive agreement with Lincoln Lumber Crockett, LLC and Lincoln Lumber Real Estate, LLC terminated due to failure to cure default within the cure period. All previously abated taxes and incentive amounts shall be recaptured in full per the agreement, and the incentive reimbursement amount shall be directed toward repayment of CEIDC debt obligations. If Lincoln Lumber conveys a Genie SkyTrak valued at \$38,000 with clear title, the City will apply that amount as a credit against the recapture total. Mayor Pro Tem Marsh seconded the motion. Motion passes 5-0.

#### ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 7:17 P.M.

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

ATTEST:

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

**CITY OF CROCKETT**  
**RESOLUTION NO. R-11-25**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS**, authorizing the City to enter into agreement with the State for temporary closure of the East Side of State Highway for the Christmas Lighting of Downtown Crockett.

**WHEREAS**, the State owns and operates a system of highways for public use and benefit, including Crockett, Texas, Houston County; and

**WHEREAS**, the City has requested the temporary closure for the purposes of the Christmas Lighting of Downtown Crockett; and

**WHEREAS**, the event will be located within the City's incorporated area; and

**WHEREAS**, the City hereby assures the State that there will be appropriate passage allowance for emergency traffic; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS** that the Mayor of the City of Crockett be, and is hereby authorized to execute an agreement with the State for temporary closure of State Highways for the Christmas Lighting of Downtown Crockett.

**PASSED AND APPROVED**, this 3<sup>rd</sup> day of November 2025.

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Dr. Ianthia Fisher, Mayor

ATTEST:

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Mitzi Stefka, City Secretary



17 September 2025

Lee Standley, City Administrator – Crockett TX

Mr. Standley,

The Downtown Crockett Association in partnership with The Houston County Ministerial Association will be hosting the official Christmas Lighting of Downtown Crockett on Wednesday, November 19, 2025, beginning at 6pm. The event is known as THE LIGHT OF CHRISTMAS and will last approximately one hour and will include choirs and speakers from area churches.

**The event will center around the EAST SIDE of the CROCKETT SQUARE. This will be a pedestrian only event and will require closing the EAST SIDE OF THE SQUARE to vehicular traffic. We only ask for LOCAL street closure and do not impact State Highways. We are asking that this area be closed at 5pm with reopening at approximately 7:15pm. Please see the attached map.**

The proposed closure is a repeat of our annual plan. We have a very small group of volunteers and will need assistance from the city and/or county to help with directing/detouring traffic. The Downtown Crockett Association (DCA) and The Ho.Co. Ministerial Association appreciates the cooperation of our city and county in bringing Christmas Lights to Crockett. We hope you will join us to celebrate the beginning of this wonderful season.

Should you have questions or need more information, please don't hesitate to call me.

Best Regards,

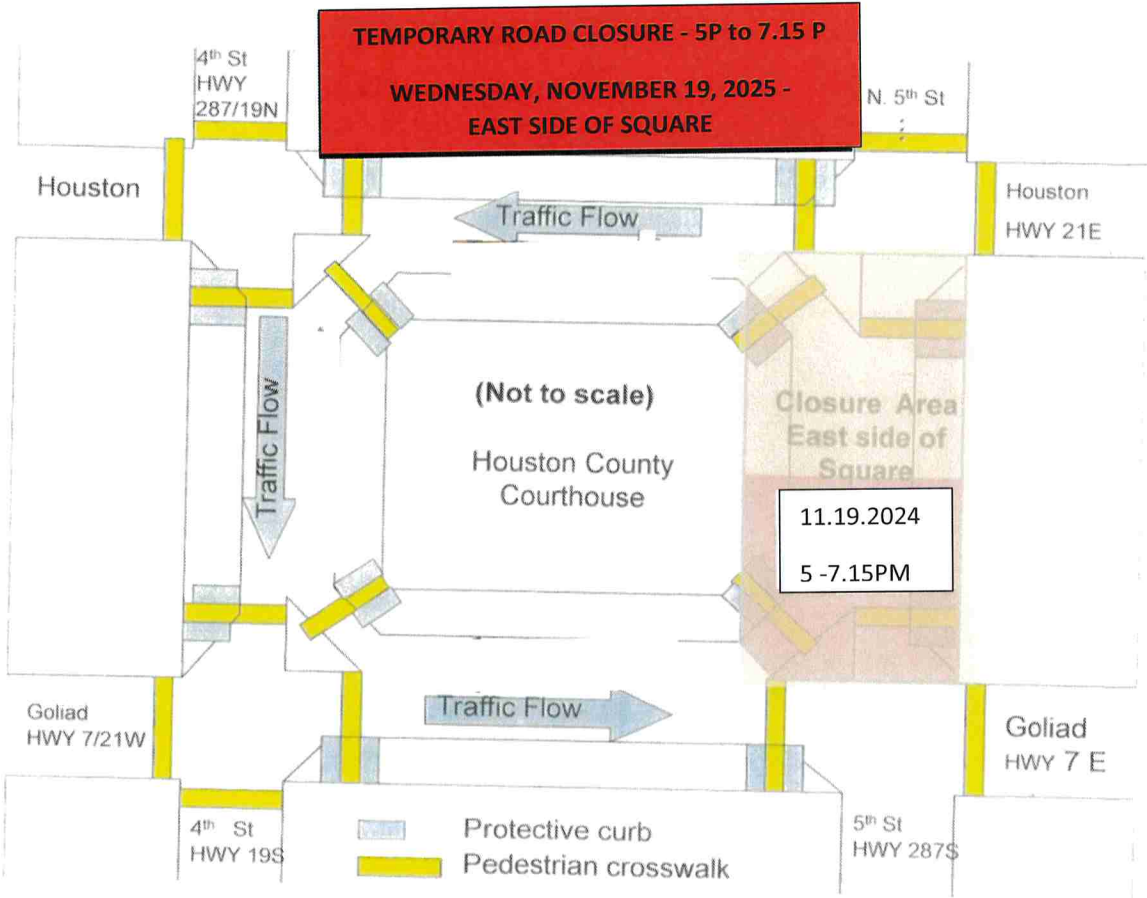
Suzan C. Knox

DCA Secretary

936.544.6867



**REQUEST FOR TEMPORARY ROAD CLOSURE ~ NOVEMBER 19, 2025**



**ORDINANCE NO. O-11-25**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, AMENDING ARTICLE XIII, AMUSEMENT REDEMPTION MACHINES, SECTION 13-503, PARAGRAPH (C) RELATING TO DISTANCING RESTRICTIONS; ADDING ADDITIONAL LOCATIONS TO THE THREE HUNDRED (300) FEET DISTANCE RESTRICTION; LIMITING THE RESIDENTIAL DISTANCE RESTRICTION TO ONLY APPLY TO A RESIDENTIAL DWELLING; ADDING AN EXCEPTION FOR A RESIDENTIAL DWELLING THAT IS PART OF A MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY; CLARIFYING HOW THE DISTANCE RESTRICTION IS MEASURED AND CHANGING THE DISTANCE MEASUREMENT FOR A CHURCH TO CONSIDER THE CHURCH PROPERTY LINE INSTEAD OF ONLY THE CHURCH FRONT DOOR; EXPANDING THE LOCATION RESTRICTION TO ONE AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT PER PARCEL; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

THE COUNCIL OF THE CITY OF CROCKETT, TEXAS HEREBY ORDAINS:

**SECTION I:**

Section 13-503(c) of the Crockett Code is hereby added to read as follows:

(c) Distancing restrictions:

(1) No amusement redemption machine establishments shall be situated within three hundred (300) feet of any church or other religious establishment, government office or office that conducts government-related business, public library, public park, school or daycare facility, hospital, counseling/rehabilitation center, any other amusement redemption machine establishment, or a residential dwelling other than a residential dwelling that is part of a mixed-use commercial and residential property. The distance measurement shall start at the front door of the amusement redemption machine establishment and extend along the property lines of the street fronts, using direct lines across intersections, and end at the following:

(i) the front door of the office, other amusement redemption machine establishment, or residential dwelling; or

(ii) the nearest property line of the church or other religious establishment, public library, public park, school or daycare facility, hospital, or counseling/rehabilitation center.

(2) Only one (1) amusement redemption machine establishment shall be allowed on any lot or parcel or in any single building, structure or tenant space within a strip center.

SECTION II: Severability.

The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION III: Repealing Clause

All Ordinances, or parts of Ordinances, inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION IV: Effective Date.

A descriptive caption of this Ordinance shall be published two (2) times in the official newspaper of the City of Crockett, within fourteen (14) days after the date of passage thereof, and said Ordinance shall become effective \_\_\_\_\_, 2025.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Crockett, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF CROCKETT

BY: \_\_\_\_\_  
DR. IANTHIA FISHER, MAYOR

ATTEST:

\_\_\_\_\_  
MITZI STEFKA, CITY SECRETARY

\_\_\_\_\_  
DONNA GORDON, CITY ATTORNEY

**SUMMARY OF KEY CHANGES PROPOSED BY  
ORDINANCE NO. O-11-25  
AMENDING CODE RELATING TO DISTANCING RESTRICTIONS FOR  
AMUSEMENT REDEMPTION MACHINE ESTABLISHMENTS**

- Expanding Restrictions: The types of uses for which an ARM establishment may not be located within 300 feet have been expanded to include a government office or an office that conducts government-related business, a public library, a public park, a daycare facility and a counseling/rehabilitation center to protect the nature of the surrounding environment of such locations. (Note: The current second sentence of paragraph (c)(1) already references a park but without a reference also being in the first sentence, the reference is meaningless.) In addition, the distance measurement for a church has been changed to consider the church property line instead of only the church front door.
- Limiting the Residential Restriction to a Residential Dwelling: The current restriction is 300 feet from a residential zoning district or residential use, even if the residential property does not contain a residential dwelling. The proposed restriction would be limited to 300 feet from a residential dwelling as measured from the front door of the proposed ARM establishment to the front door of the residential dwelling, which will still protect the atmosphere of residential neighborhoods. The proposed ordinance makes an exception for a residential dwelling that is a part of a mixed-use commercial and residential property because such a dwelling is secondary to commercial use and only located in a commercial zoning district.
- Expanding Location Restriction to One per Parcel: The current restriction is one ARM establishment per lot. However, some large parcels contain two or more lots which could result in two ARM establishments being adjacent to each other on separate lots but on the same parcel. Expanding the location restriction to one per parcel will prevent this from occurring.

**COMPARISON COPY OF AMENDMENTS DELETING OR CHANGING  
THE CURRENT LANGUAGE**

(c) Distancing restrictions:

(1) No amusement redemption machine establishments shall be situated within three hundred (300) feet of any church ~~or other religious establishment, government office or office that conducts government-related business, public library, public park, school or daycare facility, residential district or use, hospital, counseling/rehabilitation center,~~ or any other amusement redemption machine establishment, ~~or a residential dwelling other than a residential dwelling that is part of a mixed-use commercial and residential property. The distance shall be measured along the property lines of the street fronts and from front door to front door or to zoning district, park, school, or hospital, as applicable, and direct lines across intersections. The distance shall be measured starting at the front door of the amusement redemption machine establishment and extend along the property lines of the street fronts, using direct lines across intersections, and end at the following:~~

~~(i) the front door of the office, other amusement redemption machine establishment, or residential dwelling; or~~

~~(ii) the nearest property line of the church or other religious establishment, public library, public park, school or daycare facility, hospital, or counseling/rehabilitation center.~~

(2) Only one (1) amusement redemption machine establishment shall be allowed on any lot ~~or parcel~~ or in any single building, structure or tenant space within a strip center.