



CITY COUNCIL AGENDA

Monday, January 22, 2024 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, JANUARY 22, 2024 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.)*

REPORTS

1. CONSTRUCTION PROJECT UPDATES FROM CITY ADMINISTRATOR
2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR DECEMBER 2023
3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR NOVEMBER & DECEMBER 2023

BUSINESS

4. PUBLIC HEARING ON REQUEST FROM SHANNON PARRIS ON BEHALF OF FEMME TRIBE TOURS & TRAVEL, LLC, FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO C-3 CITY CENTER SHOPPING DISTRICT FOR TWO ADJOINING PROPERTIES CURRENTLY HAVING ADDRESSES OF 103 S. 2ND STREET AND 112 EAST GOLIAD, CROCKETT, TEXAS 75835, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4299 AND 25499, RESPECTIVELY, AND WHICH BORDER THE WEST SIDE OF SOUTH 2ND STREET BETWEEN EAST HOUSTON AVENUE AND EAST GOLIAD AVENUE. LEGAL DESCRIPTION BEING AS FOLLOWS:

TRACT 1 (PARCEL 4299): ALL OF LOT NO. NINETY-THREE (93) OF BLOCK TWENTY-FIVE (25) OF THE ORIGINAL TOWN OF CROCKETT

TRACT 2 (PARCEL 25499): A PART OF LOT NO. 94 IN BLOCK 25 ACCORDING TO THE ORIGINAL PLAT OF THE CITY OF CROCKETT, EXCLUDING A STRIP 100 FEET LONG AND 5 FEET WIDE ALONG THE EXTREME WEST SIDE OF SAID LOT

5. CONSIDER AND APPROVE A REQUEST FROM SHANNON PARRIS ON BEHALF OF FEMME TRIBE TOURS & TRAVEL, LLC, FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO C-3 CITY CENTER SHOPPING DISTRICT FOR TWO ADJOINING PROPERTIES CURRENTLY HAVING ADDRESSES OF 103 S. 2ND STREET AND 112 EAST GOLIAD, CROCKETT, TEXAS 75835, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4299 AND 25499, RESPECTIVELY, AND WHICH BORDER THE WEST SIDE OF SOUTH

2ND STREET BETWEEN EAST HOUSTON AVENUE AND EAST GOLIAD AVENUE. LEGAL DESCRIPTION BEING AS FOLLOWS:

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6. AWARD BID: ENGINEERING SERVICES, LEGAL ADVISOR SERVICES AND FINANCIAL ADVISOR SERVICES FOR WASTEWATER TREATMENT PLANT AND SANITARY SEWER IMPROVEMENTS FOR THE FY 2023-2024 CLEAN WATER STATE REVOLVING FUND PROGRAM SPONSORED BY THE TEXAS WATER DEVELOPMENT BOARD
7. AWARD BID: ENGINEERING SERVICES, LEGAL ADVISOR SERVICES AND FINANCIAL ADVISOR SERVICES FOR WATER WELL, TRANSMISSION MAIN AND TREATMENT FACILITIES FOR THE FY 2023-2024 DRINKING WATER STATE REVOLVING FUND PROGRAM SPONSORED BY THE TEXAS WATER DEVELOPMENT BOARD
8. DISCUSSION AND POSSIBLE ACTION ON CHARTER REVIEW AND POSSIBLE AMENDMENTS REGARDING THE APPOINTMENT/HIRING OF PERSONNEL AND BOARDS AND COMMISSIONS
9. CONSIDER AND APPROVE PAYMENT OF INVOICES FROM CROCKETT ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION

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 January 22, 2024 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on January 18, 2024 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 _____, 2024. _____ Title _____



City of Crockett
POLICE DEPARTMENT

COURTESY
PROTECTION
DEDICATION

Item 2.

CROCKETT, TEXAS 75835

936-544-2021 * 200 NORTH FIFTH STREET

CHIEF OF POLICE
Clayton Smith

Mayor
Dr. Ianthia Flsher

December 2023

Manpower: 16

Manpower Hours: 2627

Calls: 480

Accidents: 11

Arrests: 25

Traffic: 472

Reports: 70

Alarm Calls: 33

False Alarms: 28

No Fault Alarms: 5

Assault: 9

Burglary: 3

Criminal Mischief: 2

Criminal Trespass: 1

Disorderly Conduct: 1

Driving While Intoxicated: 2

Forgery: 1

Possession of Controlled Substance: 1

Possession of Drug Paraphernalia: 3

Possession of Marijuana: 3

Public Intoxication: 1

Resisting Arrest: 0

Theft: 3

Unlawful Possession of Firearm: 1

Unauthorized use of Motor Vehicle: 3

Miscellaneous Offenses: 40

Comments: REPORTING PERIOD: DECEMBER 1-31-2023 MISCELLANEOUS OFFENSES INCLUDES 1- ROBBERY, 1- SEXUAL ASSAULT AND 10 WARRANT SERVICES.

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2023

Item 3.

2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
CITY CALLS	29	35	30	42	27	30	27	54	21	24	22	42	383	0
STRUCTURE FIRES:	0	1	0	1	1	0	0	3	1	0	1	0	8	0
Business	0	0	0	0	1	1	0	3	0	0	0	0	5	0
Residential	0	1	0	1	0	0	3	0	1	0	1	1	8	0
VEHICLE FIRES	0	1	1	1	2	1	0	1	0	0	0	0	7	0
GRASS / WOODS FIRES	0	0	0	0	0	1	3	4	1	0	0	0	9	0
REFUSE / TRASH FIRE	2	0	1	0	0	1	0	1	1	0	0	1	7	0
VEHICLE ACCIDENT	9	4	6	3	5	6	4	10	4	4	4	4	63	0
VEHICLE ACCIDENT w/RESCUE	0	1	0	1	0	0	1	0	0	0	0	0	3	0
TECHNICAL RESCUE	0	0	3	3	0	0	0	1	0	0	1	1	9	0
POWERLINE EMERGENCIES	5	2	1	7	3	5	2	9	6	1	1	6	48	0
TREES DOWN	2	0	1	4	0	0	0	0	0	1	0	0	8	0
NATURAL/LPG GAS LEAK	0	3	4	1	2	0	1	3	0	2	1	2	19	0
HAZ-MAT SPILL / LEAK	0	0	1	0	0	0	0	1	0	1	0	0	22	0
CARBON MONOXIDE ALARM	1	1	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	3	5	1	0	5	4	3	12	2	4	7	13	59	0
EMS LIFT ASSIST	2	6	5	11	2	0	0	0	2	2	2	1	33	0
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM BUSINESS	3	4	2	5	2	4	1	7	2	6	2	6	44	0
FALSE ALARM RESIDENTIAL	0	3	2	2	3	2	2	0	0	1	3	3	21	0
TERRORISTIC/BOMB THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	1	4	2	1	2	3	6	2	2	2	0	4	29	0
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRAFFIC CONTROL	0	0	0	2	0	0	0	0	0	0	0	0	2	0
AGENCY ASSIST	1	0	0	0	0	2	1	0	0	0	0	0	4	0
ARSON ARREST	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2023

2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
COUNTY CALLS	16	10	23	10	7	14	12	25	18	24	8	16	183	0
STRUCTURE FIRES:	1	1	3	0	0	0	0	0	0	1	0	0	6	0
Business	1	0	0	0	0	0	0	0	0	0	1	0	2	0
Residential	0	1	3	0	0	0	0	1	0	1	0	1	7	0
VEHICLE FIRES	1	2	1	0	1	0	1	3	1	0	1	3	14	0
GRASS / WOODS FIRES	2	1	6	0	0	1	2	14	9	4	2	2	43	0
REFUSE / TRASH FIRE	1	1	0	0	0	0	0	0	1	0	0	0	3	0
VEHICLE ACCIDENT	9	2	6	7	5	5	6	2	2	13	3	6	66	0
VEHICLE ACCIDENT w/Extrication	0	0	1	1	0	0	0	0	0	1	1	0	4	0
TECHNICAL RESCUE	0	0	0	0	0	1	0	0	0	0	0	0	1	0
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HAZ-MAT SPILL / LEAK	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POWERLINE EMERGENCIES	0	0	0	0	0	0	0	0	0	0	0	1	1	0
TREES DOWN	0	0	2	1	0	4	0	0	1	0	0	1	9	0
NATURAL/LPG GAS LEAK	0	0	0	0	0	0	0	0	0	0	0	0	0	0
														0
OIL/GAS WELL FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CARBON MONOXIDE ALARM	1	0	0	0	0	0	0	1	0	0	0	0	2	0
EMS FIRST RESPONDER	0	0	1	0	0	3	0	2	0	1	0	1	8	0
EMS LIFT ASSIST	1	2	3	0	0	0	0	0	0	0	0	0	6	0
FALSE ALARM BUSINESS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM RESIDENTIAL	0	0	0	0	0	0	0	0	0	1	0	1	2	0
														0
TERRORISTIC THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	0	0	0	0	1	0	3	2	4	2	0	0	12	0
TRAFFIC CONTROL	0	0	0	1	0	0	0	0	0	1	0	0	2	0
CONTROL BURN	0	1	0	0	0	0	0	0	0	0	0	0	1	0

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2023

Item 3.

2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
TOTAL CALLS	45	45	53	52	34	44	39	79	39	48	30	58	566	0
ACTIVE MEMBERS (PAID / VOL.)	18	18	18	18	17	17	17	17	17	17	17	17	17	0
PAYROLL	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$61,200	0
VOLUNTEER MAN HOURS	340	320	350	368	315	325	310	435	320	330	289	305	4007	0
COST PER MAN HOUR	\$15.00	\$15.93	\$14.57	\$13.85	\$16.20	\$15.69	\$16.45	\$11.72	\$15.94	\$15.45	17.64	\$16.72	\$0.00	0
FIREFIGHTER INJURIES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIREFIGHTER FATALITIES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIVILIAN INJURIES	0	0	3	0	0	0	0	0	0	0	0	0	0	0
CIVILIAN FATALITIES	0	2	0	0	0	0	0	0	0	0	1	0	0	0
MUTUAL AID GIVEN	1	2	2	2	2	2	3	11	4	5	4	2	0	0
MUTUAL AID RECEIVED	1	1	0	0	0	0	2	7	2	2	1	1	0	0
OUT OF COUNTY CALLS	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

0



City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Zoning Change Application

Item 5.

Applicant's/Property Owner's Information.

Applicant's Full Name: Shannon Parris on behalf of Femme Tribe Tours & Travel, LLC.

Property Owner's Full Name: Femme Tribe Tours & Travel, LLC.

Property Address Under Consideration: 103 S. 2nd Street (Parcel 4229) & 112 E. Goliad Ave (Parcel 25499)

Description of Proposed Land Use Activity: Requesting C-3 zoning so owner can apply for C-3 specific use permits for mixed-use horizontal, with residential use on first floor behind C-3 commercial use, on both parcels and for a specific use permit for a hotel on Parcel 4299.

Present Zoning District: C2, Commercial Requested Zoning District: C3, City Center Shopping

Criteria for Zone Change. (Used as basis for approving a zone change.)

Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located?

Yes No No, because the properties bordering the east side of 2nd Street directly across and catty-cornered to Parcels 4299 and 25499 are already in the C-3 District. The change to C-3 would help ensure appropriate use of the area, because C-3 uses by right and SUP complement the current C-3 uses to the east of this property while some C-2 uses could be a hindrance to the character of this area.

Will the proposed zoning change substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located?

Yes No See response to first question.

Will the proposed use be in keeping with the spirit and intent of City ordinance?

Yes No If no, explain: Yes, because the C-3 district is intended to encourage and facilitate the maintenance and redevelopment of Crockett's City Shopping District with a mixture of retail, office and residential uses while preserving the historic identity of downtown. Changing this property from C-2 to C-3 will further facilitate redevelopment of the C-3 district.

How will the proposed zoning change affect the traffic circulation of the district in which it is proposed?


No negative impact Negative Impact If negative impact, explain: No impact because the traffic circulation would be the same regardless of whether the property was a C-2 or C-3 use.

How will the proposed zoning change affect the public utilities of the district in which it is proposed?

No negative impact Negative Impact If negative impact, explain:

How will the proposed zoning change affect the health, safety, and general welfare of the community?

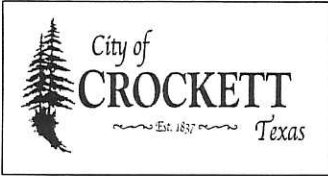
No negative impact Negative Impact If negative impact, explain:
See response to the first and third questions.



Code Enforcement Officer or Designee

01/08/2024

Date (mm/dd/yyyy)



City of Crockett Planning & Zoning Commission and City Council Action Taken for Zoning Change Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 1/18/2024

Number of property owners who were mailed notices of public hearing because, per HCAD tax rolls, they own land lying within 300 feet of the property for which proposed change is sought: 27

Number of residents, other than applicant, at hearing who spoke:
in favor of application approval 1
opposed to application approval 0

Comments: *Pipp Gillette spoke in favor of the application.*

Planning & Zoning Commission's Motion:

Recommend approval of requested zoning change. Special Conditions: *None*

Recommend disapproval of requested zoning change. Reasons:

Table application for following reasons:

Motion Made by: *Connie Strban* Motion Seconded by: *Wade Thomas*

Vote on Motion. For: 3 Against: 0

David Juge
P&Z Chairman

01/18/2024
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: 1/22/2024

Approve zoning change. Special Conditions:

Disapprove zoning change. Reasons:

Table application for following reasons:

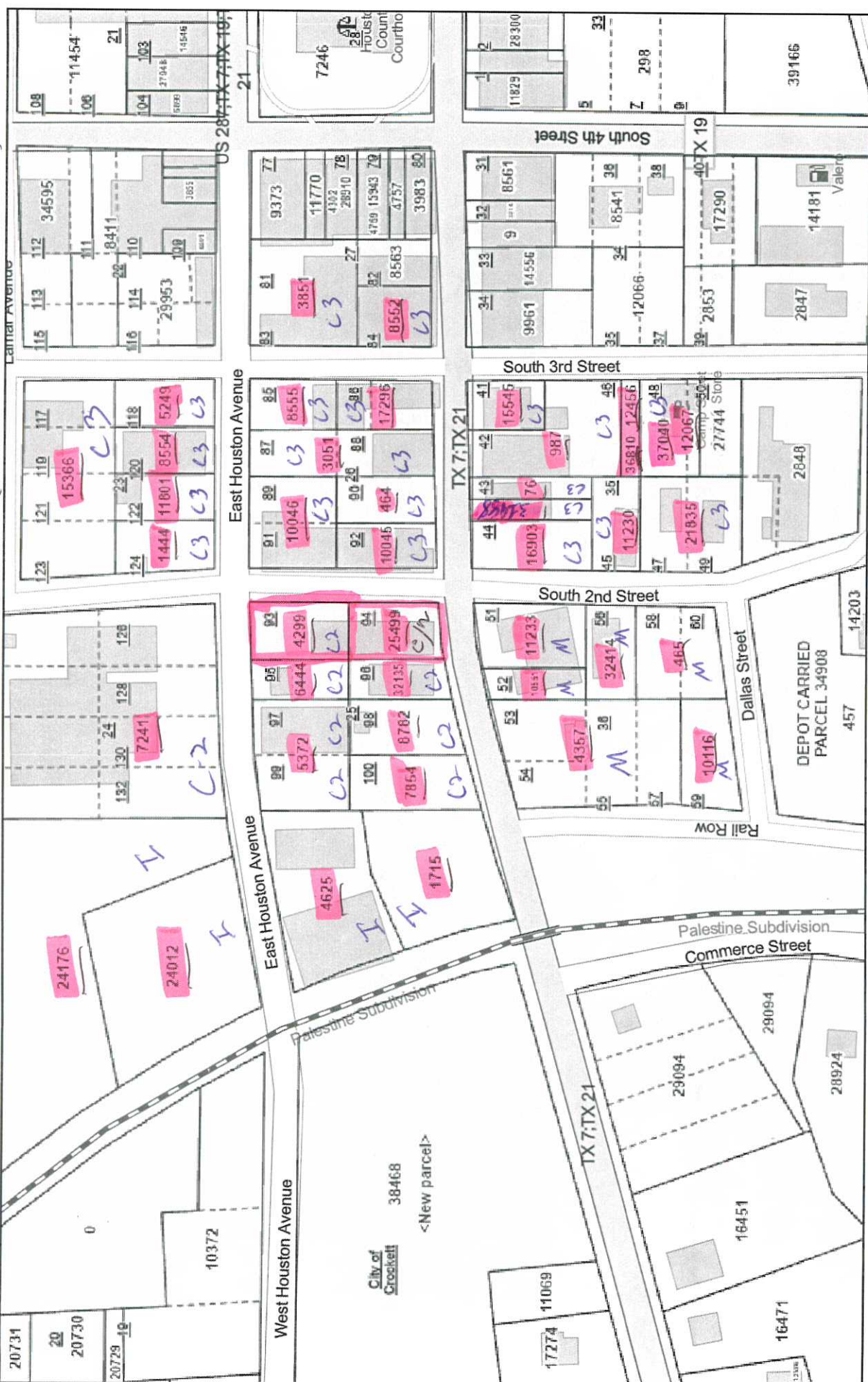
Motion Made by: Motion Seconded by:

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)

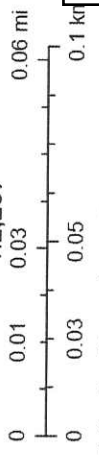
Parcels w/in 300' of Houston CAD Parcels 4299 & 25499 (shaded & underlined)



1/3/2024, 3:29:10 PM

- School Districts
- Parcels
- History Line

1:2,257



Item 5.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and affiliates, Esri Community Maps contributors, Map layer by Esri

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Owners of Parcels w/in 300' of Parcels 4299 & 25499

Jose Juan & Angelica Alvarado
Parcel 11801

William Pipp Gillette
Parcel 12067 & 12456

M B McCullough Esq. Item 5.
c/o F. D. McCullough
Parcel 24012 & 10116

Arnold Cotton Company
Parcel 465

John Arthur Gilmartin
Parcel 11230

Robert & Danette Millican
Parcel 32414

David & Frances Baker
Parcel 3051

Shanna Glawson
c/o Ace Bail Bonds
Parcel 6444

Robin Ogg
Parcels 464, 10045, & 10046

Joshua Blades
Parcel 1444 & 5372

Tyler E. Hicks
Parcel 4357

Pappaterra Ranch, LLC
Parcel 17296

Bryan K. Brown
Parcel 7854

Houston County
Parcel 24176

Possum Grape II, LLC
Parcel 76, 987, 15545 & 31988

Ray & Tami Bruner
Parcel 15366

Houston County Jail
Parcel 7241

Stan-Becky, LLC
Parcel 5249

Davy CRK LLC
Parcel 16903

Glenda J. Julian
Parcel 10551

Jody Michael Whitehead
Parcel 32135

Crockett Housing Authority
Parcel 21835

Knox Furniture Store, Inc.
Parcel 3851, 8552, 8554, 8555

Note: City of Crockett owns
Parcel #1715 – E. Goliad

Jurlinder F. Gentry
Parcel 11233

Teresa Land
Parcel 8782

Gillette Guy Porter Test Trust
c/o William Pipp-Gillette
Parcel 36810 & 37040

Robert & Nancy Lawrence
Parcel 4625



January 22, 2024

Letter of Recommendation

Dear Mayor and Councilmembers:

Sealed bid packets were received on January 11, 2024 for engineering, bond counsel and financial advisor services for the Clean Water State Revolving Fund (CWSRF) projects. Bids were opened on January 18, 2024 at 11:00AM at Crockett City Hall. One (1) sealed bid was received for financial advisor services, two (2) sealed bids were received for bond counsel services, and three (3) sealed bids were received for engineering services. Results from the scoring committee are presented below.

The notification and advertising process for this bid included advertising in the local newspaper and posting on the City's website at <https://crockettexas.org/rfps>.

Bond Counsel	
Firm	Combined Score (400 Max)
Bracewell, LLC	360
Norton, Rose, Fullbright, LLC	343

Financial Advisor	
Firm	Combined Score (400 Max)
US Capital Advisors	Only Bid

Engineering	
Firm	Combined Score (400 Max)
KSA Engineering	393
SPI Engineering	386
HR Green Engineering	387

Sincerely,
John Angerstein,
City Administrator





January 22, 2024

Letter of Recommendation

Dear Mayor and Councilmembers:

Sealed bid packets were received on January 11, 2024 for engineering, bond counsel and financial advisor services for the Drinking Water State Revolving Fund (DWSRF) projects. Bids were opened on January 18, 2024 at 11:00AM at Crockett City Hall. One (1) sealed bid was received for financial advisor services, two (2) sealed bids were received for bond counsel services, and three (3) sealed bids were received for engineering services. Results from the scoring committee are presented below.

The notification and advertising process for this bid included advertising in the local newspaper and posting on the City's website at <https://crocketttxas.org/rfps>.

Bond Counsel	
Firm	Combined Score (400 Max)
Bracewell, LLC	360
Norton, Rose, Fullbright, LLC	343

Financial Advisor	
Firm	Combined Score (400 Max)
US Capital Advisors	Only Bid

Engineering	
Firm	Combined Score (400 Max)
KSA Engineering	393
SPI Engineering	386
HR Green Engineering	387



Sincerely,
John Angerstein,
City Administrator

Paradise in the Pines