



CITY COUNCIL AGENDA

Monday, August 15, 2022 at 6:00 PM

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

Dr. Ianthia Fisher, Mayor

Gene Caldwell, 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, AUGUST 15, 2022 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: AUGUST 1, 2022

REPORTS

2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR JULY 2022
3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR JULY 2022

BUSINESS

4. PUBLIC HEARING ON REQUEST FOR A SPECIFIC USE PERMIT FROM JEFFREY W. DARST OF POSSUM GRAPE II, LLC TO ALLOW DISTRICT C-3 HORIZONTAL MIXED COMMERCIAL AND RESIDENTIAL USE OF THE BUILDING LOCATED AT 205 E. GOLIAD, CROCKETT, TEXAS 75835, ALSO KNOWN AS HOUSTON COUNTY APPRAISAL DISTRICT PARCEL 76. LEGAL DESCRIPTION: LOT 43, BLOCK NO. 35, ORIGINAL TOWN OF CROCKETT IN HOUSTON COUNTY, TEXAS BEING THE SAME PROPERTY CONVEYED TO EARL P. ADAMS BY JUNE A. AMACKER ET AL BY DEED DATED JULY 5, 1966, RECORDED IN VOLUME 423, PAGE 116, HOUSTON COUNTY DEED RECORDS. SAVE AND EXCEPT: THE WEST 6 FEET OF LOT 43, BLOCK NO. 35, ORIGINAL TOWN OF CROCKETT, HOUSTON COUNTY, TEXAS HAVING BEEN CONVEYED TO THE MAGNOLIA PETROLEUM COMPANY BY INSTRUMENT RECORDED IN VOLUME 115, PAGE 315 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS. FURTHER SAVE & EXCEPT: THE WEST 24 FEET OF LOT NO. 43 BLOCK NO. 35, ORIGINAL TOWN OF CROCKETT, HOUSTON COUNTY TEXAS HAVING BEEN CONVEYED BY ROBERT RICE THOMPSON TO HELEN J. BRENNER BY DEED DATED JULY 12, 2006 AND RECORDED UNDER DOCUMENT #066186 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS
5. CONSIDER AND APPROVE A REQUEST FOR A SPECIFIC USE PERMIT FROM JEFFREY W. DARST OF POSSUM GRAPE II, LLC TO ALLOW DISTRICT C-3 HORIZONTAL MIXED COMMERCIAL AND RESIDENTIAL USE OF THE BUILDING LOCATED AT 205 E. GOLIAD, CROCKETT, TEXAS 75835, ALSO KNOWN AS HOUSTON COUNTY APPRAISAL DISTRICT PARCEL 76. LEGAL DESCRIPTION: LOT 43, BLOCK NO. 35, ORIGINAL TOWN OF

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6. PUBLIC HEARING ON PROPOSED BUDGET OF THE CITY OF CROCKETT FOR THE 2022-2023 FISCAL YEAR
7. CONSIDER AND APPROVE AN ORDINANCE MAKING APPROPRIATION FOR THE SUPPORT OF THE CITY OF CROCKETT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; APPROPRIATING MONEY TO SINKING FUND TO PAY INTEREST AND PRINCIPAL DUE ON THE CITY'S INDEBTEDNESS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF CROCKETT FOR FISCAL YEAR 2023
8. PUBLIC HEARING ON 2022 TAX RATE
9. CONSIDER AND APPROVE AN ORDINANCE LEVYING AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF CROCKETT FOR FISCAL YEAR 2023; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME BECOME DELINQUENT IF NOT PAID
10. CONSIDER AND APPROVE 2022 TAX ROLL
11. CONSIDER AND APPROVE 2022-2023 FISCAL YEAR BUDGET FOR THE CROCKETT ECONOMIC & INDUSTRIAL DEVELOPMENT CORPORATION

EXECUTIVE SESSION

12. EXECUTIVE SESSION: GOV. CODE SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY. TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY
13. EXECUTIVE SESSION: GOV. CODE SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

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 August 15, 2022 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on August 11, 2022 at 10:30 AM.

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 _____, 2022. _____ Title _____

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 1st DAY OF AUGUST 2022 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, GENE CALDWELL, ERNEST JACKSON, DARRELL JONES, & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, POLICE CHIEF CLAYTON SMITH AND FIRE CHIEF JASON FRIZZELL. MARQUITA BEASLEY NOT PRESENT.

OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open. Council member Jackson 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.)*

1. APPROVAL OF MINUTES: SPECIAL SESSION - JULY 18, 2022

Mayor Pro Tem Marsh made a motion to approve the minutes of the July 18, 2022 Special Meeting. Council member Caldwell seconded the motion. Motion passes 4-0.

2. FISCAL YEAR 2023 BUDGET UPDATE/WORKSHOP

Mr. Angerstein explained that after the last budget workshop, it was made clear that the council's priority was to attract and retain employees. A balanced budget was presented based on the voter approval tax rate (0.542) which means there were no additional funds to put towards employees' salaries. He went on to explain, Senate Bill 2 allows a city to adopt the de minimus tax rate (0.6813), thus bringing in \$500,000 of additional taxes without requiring a city election. The budget presented has these additional funds allocated to salary and personnel costs. A competitive employee salary range was developed to ensure parity for all city departments. Water rates, specifically the 2% increase from the Houston County Water Development Board, were discussed by council. Concerns regarding the terms of the city's contract, quality and amount of water the city is required to pay for. Council would like the Water District Board to come to city council. Council discussed at length the tax rate and noted there will be tax hearings before the rate is adopted.

3. CONSIDER AND APPROVE PROPOSED TAX RATE

Mayor Pro Marsh made a motion to approve the proposed tax rate of 0.6813. Council member Jackson seconded the motion. Motion passes 4-0.

4. **CONSIDER AND APPROVE 2022-2023 FISCAL YEAR BUDGET FOR THE CROCKETT ECONOMIC & INDUSTRIAL DEVELOPMENT CORPORATION**

Mr. Angerstein stated Mr. Gentry would need more time to finalize and requests this be tabled until next meeting. Council member Caldwell noted he would like to see the budget at least a week before approval in order to review. Mr. Gentry stated he would have the budget ready for council after his final workshop on the 9th. Council member Caldwell made a motion to table this item until next council meeting. Council member Jones seconded the motion. Motion passes 4-0.

5. **CONSIDER AND APPROVE DIRECTING THE BOARD OF DIRECTORS OF CROCKETT ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION TO AMEND SECTION 7.03 OF THE BYLAWS OF CROCKETT ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION TO DELETE THE WORDS 'FOR THE PREVIOUS FISCAL YEAR'**

Council member Jones made a motion to disapprove because this didn't come from Economic Development but from city administrator. Mayor Fisher stated that Mr. Angerstein was directed at the last meeting to oversee the forensic audit. Council member Jones stated changing the bylaws should come from Economic Development. Mayor Fisher stated the authority comes from city council only, they are the final authority. Council member Jackson stated he made it clear at last meeting that he wanted the forensic audit to include the previous two administrations and for that to happen the wording "for the previous fiscal year" in the bylaws needs to be deleted. Mr. Angerstein clarified this change will allow for the latitude for council to make the decision on which way they would like to go; either sharing the cost or the city paying all the costs. After further discussion, Council member Jones makes a motion to disapprove. Motion dies for lack of second. Council member Caldwell made a motion to approve directing the Board of Directors of Crockett Economic and Industrial Development Corporation to amend Section 7.03 of the bylaws of Crockett Economic and Industrial Development Corporation to delete the words 'For the Previous Fiscal Year'. Council member Jackson seconded the motion. Motion passes 3-1. Council member Jones voted against the motion.

6. **CONSIDER AND APPROVE RATIFYING THE SECOND AMENDED INCENTIVES AGREEMENT BETWEEN CROCKETT ECONOMIC & INDUSTRIAL DEVELOPMENT CORPORATION, THE CITY OF CROCKETT, TEXAS AND ONSHORE TECHNOLOGY SERVICES, INC. DATED APRIL 1, 2019**

Mr. Angerstein explained that the only Incentive Agreement on file is the original agreement. The second amended Incentive Agreement was approved by the Economic Development Board but has not been approved by city council. Mayor Pro Tem Marsh made a motion to approve ratifying the second amended Incentives Agreement between Crockett Economic & Industrial Development Corporation, the City of Crockett, Texas and Onshore Technology Services, Inc. dated April 1, 2019. Council member Jackson

seconded the motion. Motion passes 3-1. Council member Jones voted against the motion.

7. CONSIDER AND APPROVE DECLARING ONSHORE TECHNOLOGY SERVICES, INC. IN BREACH OF THE SECOND AMENDED INCENTIVES AGREEMENT BETWEEN CROCKETT ECONOMIC & INDUSTRIAL DEVELOPMENT CORPORATION, THE CITY OF CROCKETT, TEXAS AND ONSHORE TECHNOLOGY SERVICES, INC. DATED APRIL 1, 2019 AND TO SEEK RECOVERY OF THE DAMAGES IMPOSED BY THE AGREEMENT IN THE EVENT OF BREACH OF CONTRACT

Mr. Gentry explained that in lieu of seeking litigation over the breach of contract by Onshore Technology Services, he recommends taking ownership of the generator, the security system and possibly the furniture left in the building. Council member Jackson made a motion to approve declaring Onshore Technology Services, Inc. in breach of the Second Amended Incentives Agreement between Crockett Economic & Industrial Development Corporation, the City of Crockett, Texas and Onshore Technology Services, Inc. dated April 1, 2019 and to seek recovery of the damages imposed by the agreement in the event of breach of contract; to not pursue legal litigation and to recoup costs by taking ownership of the generator, the security system and possibly the furniture left in the building. Council member Jones seconded the motion. Motion passes 4-0.

8. EXECUTIVE SESSION: GOV. CODE SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY. TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

Mayor Fisher stated council would convene into Executive Session: Gov. Code Section 551.072 – Deliberation Regarding Real Property. To Deliberate the Purchase, Exchange, Lease, or Value of Real Property. Time was 7:54 P.M.

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

Council was reconvened into open session. Time was 8:22 P.M. Council member Jackson made a motion to purchase certain real estate for use as an animal shelter for the amount of \$275,000 and to purchase additional items in amount of \$4050 and to designate these funds to be paid from the American Rescue Plan Act Fund and not from any taxes we are looking at currently. Mayor Pro Tem Marsh seconded the motion. Motion passes 4-0.

ADJOURNMENT

Without objection, Mayor Pro Tem Marsh adjourned the meeting at 8:23 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary



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 Fisher

July 2022

Manpower: 13

Manpower Hours: 2442

Calls: 549

Accidents: 8

Arrests: 45

Traffic: 216

Reports: 75

Alarm Calls: 17

False Alarms: 17

No Fault Alarms: 0

Assault: 2

Burglary: 7

Criminal Mischief: 4

Criminal Trespass: 5

Disorderly Conduct: 6

Driving While Intoxicated: 1

Forgery: 0

Possession of Controlled Substance: 6

Possession of Drug Paraphernalia: 6

Possession of Marijuana: 6

Public Intoxication: 2

Resisting Arrest: 2

Theft: 6

Unlawful Possession of Firearm: 3

Unauthorized use of Motor Vehicle: 4

Miscellaneous Offenses: 28

Comments: REPORTING PERIOD: JULY 1-31, 2022 MISCELLANEOUS OFFENSES INCLUDES 4 WARRANT SERVICES.

Monday, August 8, 2022

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2022

Item 3.

2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
CITY CALLS	25	27	40	31	27	19	29	0	0	0	0	0	198	0
STRUCTURE FIRES:	0	0	2	0	2	0	1	0	0	0	0	0	0	0
Business	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	2	0	2	0	1	0	0	0	0	0	5	0
VEHICLE FIRES	2	1	2	1	1	1	1	0	0	0	0	0	9	0
GRASS / WOODS FIRES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REFUSE / TRASH FIRE	1	1	0	1	1	0	1	0	0	0	0	0	0	0
VEHICLE ACCIDENT	5	8	5	9	6	2	3	0	0	0	0	0	0	0
VEHICLE ACCIDENT w/RESCUE	0	0	0	0	0	0	1	0	0	0	0	0	0	0
TECHNICAL RESCUE	0	0	4	0	0	0	2	0	0	0	0	0	0	0
POWERLINE EMERGENCIES	1	4	9	2	4	1	5	0	0	0	0	0	0	0
TREES DOWN	0	0	0	0	1	0	0	0	0	0	0	0	0	0
NATURAL/LPG GAS LEAK	2	0	3	3	1	2	1	0	0	0	0	0	0	0
HAZ-MAT SPILL / LEAK	0	3	0	1	2	0	1	0	0	0	0	0	0	0
CARBON MONOXIDE ALARM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	2	1	4	1	2	0	3	0	0	0	0	0	0	0
EMS LIFT ASSIST	0	1	0	1	2	4	0	0	0	0	0	0	0	0
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM BUSINESS	2	3	6	7	0	2	3	0	0	0	0	0	0	0
FALSE ALARM RESIDENTIAL	7	0	3	0	1	2	2	0	0	0	0	0	0	0
TERRORISTIC/BOMB THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	3	4	0	4	4	2	5	0	0	0	0	0	22	0
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRAFFIC CONTROL	0	0	1	1	0	0	0	0	0	0	0	0	2	0
AGENCY ASSIST	0	1	1	0	0	3	0	0	0	0	0	0	5	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 2022

Item 3.

2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
COUNTY CALLS	22	16	26	21	17	16	12	0	0	0	0	0	130	0
STRUCTURE FIRES:	0	3	2	0	1	0	0	0	0	0	0	0	0	0
Business	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	3	2	0	1	1	1	0	0	0	0	0	0	0
VEHICLE FIRES	0	0	0	1	2	0	2	0	0	0	0	0	0	0
GRASS / WOODS FIRES	15	7	14	6	5	7	4	0	0	0	0	0	0	0
REFUSE / TRASH FIRE	0	0	1	0	0	1	0	0	0	0	0	0	0	0
VEHICLE ACCIDENT	5	3	3	5	3	5	3	0	0	0	0	0	0	0
VEHICLE ACCIDENT w/Extrication	0	0	0	0	1	0	0	0	0	0	0	0	0	0
TECHNICAL RESCUE	0	0	0	0	0	0	0	0	0	0	0	0	0	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	1	2	1	0	0	0	0	0	0	0	0	0
TREES DOWN	0	0	0	2	3	0	0	0	0	0	0	0	0	0
NATURAL/LPG GAS LEAK	0	0	0	1	0	0	1	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	0	0	3	0	0	0	0	0	0	0	0	0	0	0
EMS LIFT ASSIST	0	0	0	1	0	0	0	0	0	0	0	0	0	0
FALSE ALARM BUSINESS	0	1	0	0	0	0	0	0	0	0	0	0	1	0
FALSE ALARM RESIDENTIAL	0	0	0	1	0	1	1	0	0	0	0	0	0	0
												0		0
TERRORISTIC THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	1	2	2	2	1	1	0	0	0	0	0	0	0	0
TRAFFIC CONTROL	1	0	1	0	0	0	0	0	0	0	0	0	0	0
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2022

Item 3.

2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	AVG
TOTAL CALLS	47	43	66	52	44	35	41	0	0	0	0	0	328	0
ACTIVE MEMBERS (PAID / VOL.)	19	19	18	18	18	18	18	0	0	0	0	0	0	0
PAYROLL	\$4,900	\$4,900	\$6,500	\$4,600	\$5,100	\$5,100	\$5,100	\$0	\$0	\$0	\$0	\$0	\$0	0
VOLUNTEER MAN HOURS	315	320	415	380	375	355	360	0	0	0	0	0	0	0
COST PER MAN HOUR	\$15.56	\$15.21	\$15.66	\$12.11	\$13.60	\$14.36	\$14.17	\$0.00	\$0.00	\$0.00	0	\$0.00	\$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	1	0	0	0	0	0	0	0	0	0	0	0
CIVILIAN FATALITIES	0	0	0	1	1	0	0	0	0	0	0	0	0	0
MUTUAL AID GIVEN	12	4	14	3	1	4	7	0	0	0	0	0	0	0
MUTUAL AID RECEIVED	1	4	0	4	1	1	0	0	0	0	0	0	0	0
OUT OF COUNTY CALLS	1	0	0	0	0	0	0	0	0	0	0	0	0	0

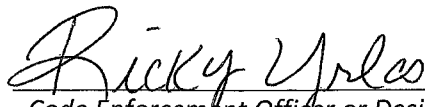
Notes:

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City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Specific Use Permit Application

Item 4.

Applicant's/Property Owner's Information.	
Applicant's Full Name: Jeff Darst for Possum Grape II, LLC	
Property Owner's Full Name: Possum Grape II, LLC	
Property Address Under Consideration: 205 E. Goliad; HCAD Parcel 76; E PT LOT 43, BLK 35, Crockett	
Nature of Specific Use Permit Request: District C-3 Horizontal Mixed Commercial & Residential Use	
Present Zoning District: C-3	Requested Zoning District (if applicable): No Change Requested
Criteria for Specific Use Permit. (Used as basis for approving a specific use permit.)	
Will the proposed use adversely affect the character and appropriate use of the area or neighborhood in which it would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe adverse impact:	
Will the proposed use substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe reason for substantial depreciation:	
Will the proposed use be in keeping with the spirit and intent of City ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:	
How will the proposed use affect the traffic circulation of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain:	
How will the proposed use affect the public utilities of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain:	
How will the proposed use affect the health, safety and general welfare of the community? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain:	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%; text-align: center;"> Code Enforcement Officer or Designee</div><div style="width: 45%; text-align: center;"><u>8-5-2022</u> Date (mm/dd/yyyy)</div></div>	



City of Crockett
Specific Use Permit Application for
C-3 Commercial and Residential Mixed-Use

Item 4.

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Official at City Hall (936-544-5156, Ext. 207). If proceeding with the application after the discussion, submit this completed form to the Code Enforcement Official along with:

- a copy of the property deed with legal description;
- a detailed description of the first-floor commercial business (name of business, type of business, with copy of Sales Tax Permit if applicable), and proposed business days and hours during which the commercial establishment will be open to the public.
- a project plan illustrating and describing the proposed mixed use, to include a blueline or blackline print of the location and dimensions of all buildings on the lot, identification of square footage for commercial space and for each residential unit, all existing streets, sidewalks, and points of access to the mixed-use building, entryways, description of building façade, including windows, balconies, porches, stoops, or similar architectural features; placement and length of awnings and signs; estimated number of residential parking spaces required and proposed plans for on-street parking or for off-street parking areas with parking spaces individually drawn and counted.
- \$100 fee to cover costs of application review and processing (cash, check or money order made out to City of Crockett, or credit card).

Part I. Applicant's/Property Owner's Personal Information	
Applicant's Full Name: <u>Jeffrey W. Darst</u>	
Mailing Address: <u>P.O. Box 369, Crockett, TX 75835</u>	
Email Address: <u>NA</u>	Phone Number: <u>713.416.6641</u>
Are you the property owner for the C-3 district property proposed for mixed-use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <u>Possum Grape II, LLC</u>	
Mailing Address: <u>P.O. Box 369, Crockett, TX 75835</u>	
Email Address: <u>NA</u>	Phone Number: <u>713.416.6641</u>
Part II. Proposed C-3 Mixed Use	
Property Address: <u>205 E. Goliad, Crockett, TX 75835</u>	
<input checked="" type="checkbox"/> One-Story Building <input type="checkbox"/> Two-Story Building <input type="checkbox"/> Three-Story Building	
Proposed Mixed-Use: [Check applicable box(es) indicating horizontal and/or vertical residential use.]	
<input checked="" type="checkbox"/> First Floor Horizontal Residential Use: Number of Proposed Residential Units: <u>1</u>	
First floor residential use will be: <input type="checkbox"/> more than <input checked="" type="checkbox"/> less than 50 percent of gross floor area.	
<input type="checkbox"/> Upper Floor Vertical Residential Use: Number of Proposed Residential Units: _____	
Upper floor residential use will be: <input type="checkbox"/> more than <input type="checkbox"/> less than 50 percent of gross floor area.	



City of Crockett
Specific Use Permit Application for
C-3 Commercial and Residential Mixed-Use

Item 4.

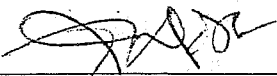
Part III. Acknowledgements and Signature

I certify that:

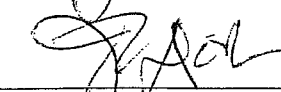
- all information provided on and with this application (deed, project plan, etc.) is true and correct to the best of my knowledge;
- no requested information has been withheld; and
- I understand that I must notify the Code Enforcement Official of any changes to the information provided on or with this application.

I understand that if the specific use permit is granted,

- I must obtain an updated certificate of occupancy, and I may be required to obtain a building permit if certain upgrades are required (e.g., relating to plumbing, electricity, HVAC);
- if no construction has begun or no use established for which the specific use permit has been granted within 120 days from the date of approval by the city council, such specific use permit will lapse and be of no other effect;
- if the use for which a specific use permit is issued is discontinued and not resumed within 90 days from the last day in which the use existed, the specific use permit will lapse and be of no other effect; and
- failure to honor and abide by the terms of the grant of the specific use permit constitutes immediate and automatic termination of the permit. The code enforcement official will provide notification of such a termination, and within thirty (30) days of such notification I must terminate all land use activities relating to the permit. Thereafter, the site may be used only for activities defined as uses permitted by right within the C-3 district.


Signature of Applicant

6-2-2022
Date (mm/dd/yyyy)

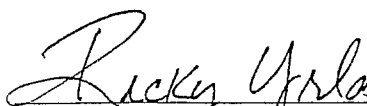
 (for Possum Grove II, LLC)
Signature of Property Owner (if different)

6-2-2022
Date (mm/dd/yyyy)

Part IV. To be Completed by Code Enforcement Officer or Designee

Date Application Received: 6-2-2022 Comments (if any):

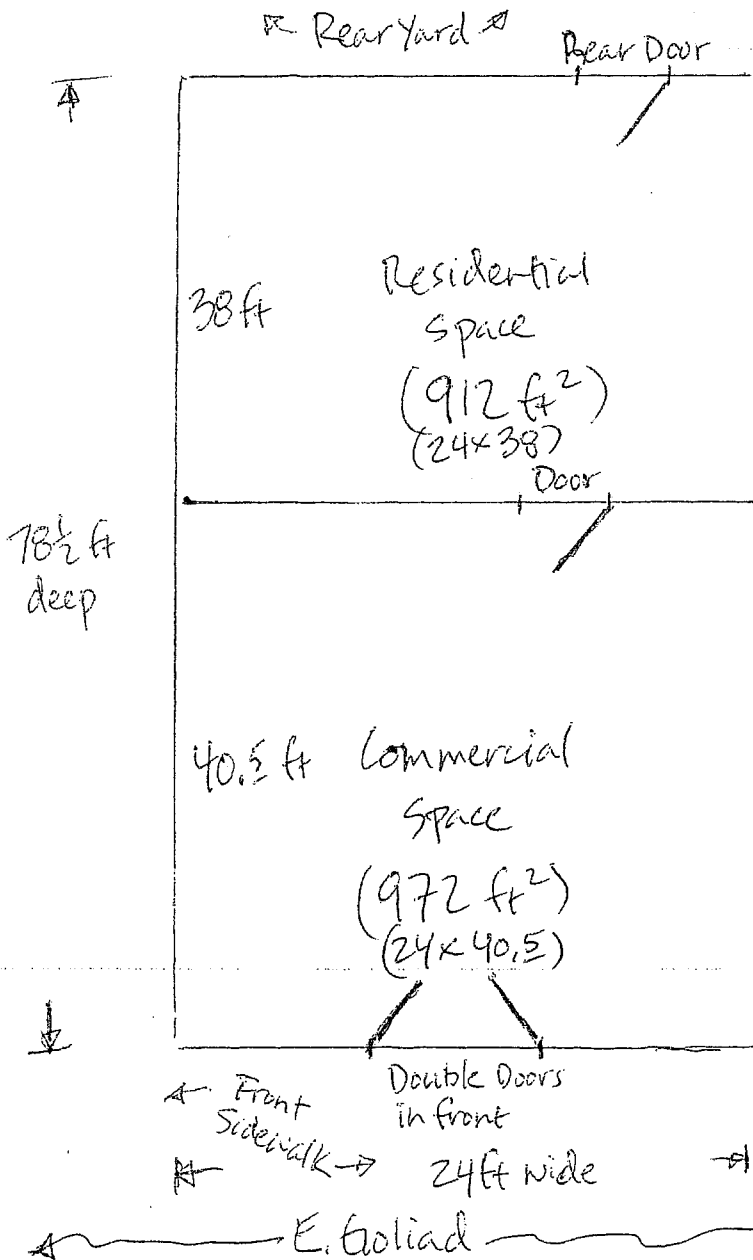
\$100 Fee Paid: ☐ Cash ☒ Check # 1017 ☐ Card Date Paid: 6-2-2022


Code Enforcement Officer or Designee

6-2-2022
Date (mm/dd/yyyy)

Project Plan

~~231 E. Goliad~~ 205 E. Goliad
(A.K.A. 205 E. Goliad)



Residential space to be an efficiency apartment. It is approx 912 sq. ft. One residential parking space is needed. It is available at the rear of building. Residential space has a rear door opening to the outside. It has a front door opening into the commercial space.

Commercial space is approx. 972 sq. ft. It has front doors (double doors) opening onto the front city sidewalk. The front building facade consists of brick, siding, and two doors.

Description of
First-floor Commercial Business

~~231 E. Goliad~~
~~(A.K.A. 205 E. Goliad)~~
205 E. Goliad

Name: Possum Grape II, LLC

Type of Business: Real Estate Management

The commercial space will be for a private business and will function as an office and warehouse space for management of the real estate owned by the business. Business owner will maintain the space. Space will not be open to the public.

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 28, 2022

Grantor: **ROBERT THOMPSON and spouse, LINDA FAYE THOMPSON**

Grantor's Mailing Address: 111 Alex McMearn Street
Crockett, Houston County, Texas 75835

Grantee: **POSSUM GRAPE II, LLC, a Texas limited liability company**

Grantee's Mailing Address: Post Office Box 369
Crockett, Houston County, Texas 75835

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

LOT 43, BLOCK NO. 35, Original Town of Crockett in Houston County, Texas being the same property conveyed to Earl P. Adams by June A. Amacker et al by deed dated July 5, 1966, recorded in Volume 423, Page 116, Houston County Deed Records.

SAVE & EXCEPT: the West 6 feet of Lot 43, Block No. 35, Original Town of Crockett, Houston County, Texas having been conveyed to The Magnolia Petroleum Company by instrument recorded in Volume 115, Page 315 of the Deed Records of Houston County, Texas.

FURTHER SAVE & EXCEPT: The West 24 feet of Lot No. 43, Block No. 35, Original Town of Crockett, Houston County, Texas having been conveyed by Robert Rice Thompson to Helen J. Brenner by Deed dated July 12, 2006 and recorded under Document #066186 of the Official Records of Houston County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

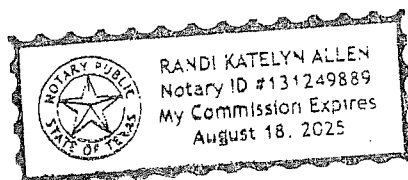
Robert R. Thompson
ROBERT THOMPSON

Linda F. Thompson
LINDA FAYE THOMPSON

THE STATE OF TEXAS:

THE COUNTY OF HOUSTON:

This instrument was acknowledged before me on this 28 day of January, 2022 by ROBERT THOMPSON and LINDA FAYE THOMPSON.



Randi Katelyn Allen
NOTARY PUBLIC in and for the
State of Texas
My Commission Expires: 08/18/2025

Properties w/in 100' of Parcel 76 Houston CAD

Item 4.



Property Owner of
Property w/in 200'
of Parcel 76

William Pipp Gillett Item 4.
815 CR 4037
Crockett, TX 75835-4608

John Arthur Gilmartin
2800 E. Houston Ave.
Crockett, TX 75835

Glenda Jean Julian
305 Cordell Drive
Crockett, TX 75835-1303

Knox Furniture, Inc.
300 E. Goliad Ave.
Crockett, TX 75835-2018

P. J. Lucas
8210 US Hwy 287 South
Crockett, TX 75835-4926

Brenda Andrus
2286 US Hwy 287 S
Crockett, TX 75835

Robert G & Danette Millican
1201 E. Redbud
Crockett, TX 75835

Arnold Cotton Co.
PO Box 308
Crockett, TX 75835-0308

Robin Ogg
202 E. Goliad Ave.
Crockett, TX 75835

Crockett Housing Authority
225 3rd Street
Crockett, TX 75835

Pappaterra Ranch, LLC
9074 SH 287 South
Crockett, TX 75835

Davy Crk, LLC
PO Box 369
Crockett, TX 75835

Willie B. Walker Est
518 Willow Oak
Nacogdoches, TX 75961

Jurlinder F. Gentry
1308 Mary Lee Lane
Crockett, TX 75835

ORDINANCE NO. O-08-22

AN ORDINANCE MAKING APPROPRIATION FOR THE SUPPORT OF THE CITY OF CROCKETT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL DUE ON THE CITY'S INDEBTEDNESS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF CROCKETT FOR FISCAL YEAR 2023

WHEREAS, the budget appended here as Exhibit A, for the fiscal year beginning October 1, 2022 and ending September 30, 2023, was duly presented to the City Council by the City Administrator and a public hearing was ordered by the City Council and public notice of said hearing was caused to be given by the City Council and said notice was published in the Grapeland Messenger and said public hearing was held according to said notice; now therefore;

THE COUNCIL OF THE CITY OF CROCKETT HEREBY ORDAINS:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2022 and ending September 30, 2023, for the support of the general government of the City of Crockett, Texas, be fixed and determined for said terms in accordance with the expenditures shown in the City's Fiscal Year 2023 budget, a copy of which is appended hereto as Exhibit A;

SECTION 2. That the budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023;

SECTION 3. That there is hereby appropriated the amount shown in said budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt of said City.

PASSED AND APPROVED this the 15th day of August 2022.

CITY OF CROCKETT

BY: _____
Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary

2022 Tax Rate Analysis

2022 Certified Taxable Values of \$323,041,358

2022 average homeowner property value of \$64,255

Last Year's Tax Rate – 0.564/\$100 – Average Annual Tax of \$351.83

This is using last year's average homestead taxable value of \$62,381.

No New Revenue Tax Rate – 0.5213/\$100 – Average Annual Tax of \$325.19

Provides same revenue as FY2022 and does not increase or decrease an average homeowner's annual property tax from the preceding tax year's rate.

Voter Approval Tax Rate – 0.542/\$100 – Average Annual Tax of \$338.11

Provides \$49,570 increase in revenue from FY2022 and decreases an average homeowner's property tax by \$11.45 annually from the preceding tax year's rate.

De Minimis Tax Rate – 0.6813/\$100 – Average Annual Tax of \$425.00

Provides \$484,096.00 increase in revenue from FY2022 and increases an average homeowner's property tax by \$85.94 annually from the preceding tax year's rate.

M&O Tax Rate - \$0.5922/\$100

The M&O tax provides funds for day-to-day maintenance and operations.

I&S Tax Rate – 0.0891/\$100

The I&S tax rate provides funds for payments on the debt the city has incurred for capital purchases. The current tax burden for debt service on the average homeowner is \$55.58

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.6813 per \$100 valuation has been proposed by the governing body of the City of Crockett.

PROPOSED TAX RATE	\$0.6813 per \$100
NO-NEW-REVENUE TAX RATE	\$0.5213 per \$100
VOTER-APPROVAL TAX RATE	\$0.5420 per \$100
DE MINIMIS RATE	\$0.6813 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for the City of Crockett from the same properties in both the 2021 tax year and the 2022 tax year.

(current tax year)
(name of taxing unit)
(preceding tax year)
(current tax year)

The voter-approval tax rate is the highest tax rate that the City of Crockett may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for the City of Crockett exceeds the voter-approval tax rate for the City of Crockett.

(name of taxing unit)
(name of taxing unit)
(name of taxing unit)

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for the City of Crockett, the rate that will raise \$500,000, and the current debt rate for the City of Crockett.

(name of taxing unit)
(name of taxing unit)

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Crockett is proposing to increase property taxes for the 2022 tax year.

(name of taxing unit)
(current tax year)

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 15 at 6:00 PM at City of Crockett Council Chambers at 200 North 5th. St., Crockett TX 75835.

(date and time)
(meeting place)

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If the City of Crockett adopts the proposed tax rate, the qualified voters of the City of Crockett may petition the City of Crockett to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the City of Crockett will be the voter-approval tax rate of the City of Crockett.

(name of taxing unit)
(name of taxing unit)
(name of taxing unit)
(name of taxing unit)
(name of taxing unit)
(name of taxing unit)

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: Gene Caldwell, Darrell Jones, Ernest Jackson, and Mike Marsh

AGAINST the proposal: 0

PRESENT and not voting: 0

ABSENT: Marquita Beasley

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of Crockett last year
(*name of taxing unit*)
to the taxes proposed to be imposed on the average residence homestead by the City of Crockett this year.
(*name of taxing unit*)

	2021	2022	Change
Total tax rate (per \$100 of value)	2021 adopted tax rate \$0.564/\$100 value	2022 proposed tax rate \$0.6813/\$100 value	Increase of \$0.1173 between tax rate for preceding year and proposed tax rate for current year per \$100, or 18.84% difference between tax rate for preceding year and proposed tax rate for current year.
Average homestead taxable value	\$62,381	\$64,255	Increase of 2.96% between average taxable value of residence homestead for preceding year and current year.
Tax on average homestead	\$351.83	\$437.77	Increase of \$85.94 between amount of taxes imposed on the average taxable value of a residence homestead in the preceding year and the amount of taxes proposed on the average taxable value of a residence homestead in the current year), or 21.77% between taxes imposed for preceding year and taxes proposed for current year.
Total tax levy on all properties	\$1,679,341	\$2,200,881	Increase of \$521,540.00 between preceding year levy and proposed levy for current year, or 26.89% between preceding year levy and proposed levy for current year.

ORDINANCE NO. O-08B-22

AN ORDINANCE LEVYING AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF CROCKETT FOR FISCAL YEAR 2023; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND, PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME BECOME DELINQUENT IF NOT PAID

THE COUNCIL OF THE CITY OF CROCKETT HEREBY ORDAINS:

SECTION 1. That there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Crockett, and to provide an Interest and Sinking Fund for Fiscal Year 2023, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation, a tax of \$0.6813 on each \$100.00 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

1. For the maintenance and support of the general government (General Fund), \$0.5922 on each \$100 valuation of property; and
2. For the Interest and Sinking Fund, \$0.0891 on each \$100 valuation of property.

SECTION 2. That taxes levied under this ordinance shall be due October 1, 2022 and if not paid on or before February 1, 2023, shall immediately become delinquent.

SECTION 3. All taxes shall become a lien upon the property against which assessed, and the Tax Assessor and Collector of the City of Crockett is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and Laws of the State of Texas and ordinances of the City of Crockett shall, by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and, be apportioned to the general fund of the City of Crockett. All delinquent taxes shall bear interest from date of delinquency at the rate prescribed by state law.

SECTION 4. That this ordinance shall take effect and be in force from and after its passage.

Passed this 15th day of August 2022, at a Regular meeting of the City Council of the City of Crockett, there being a quorum present, by ___yeas and ___nays, and approved by the City Council on the date above set out.

CITY OF CROCKETT

BY: _____
Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary

STATE OF TEXAS

COUNTY OF HOUSTON

CITY OF CROCKETT

RESOLUTION NO. R-08-22

WHEREAS, THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS MET IN REGULAR SESSION OPEN TO THE PUBLIC ON MONDAY, AUGUST 15, 2022.

WHEREAS, said City Council Members did review the 2022 Tax Roll as certified to them by the Houston County Appraisal Office, Carey Minter, Chief Appraiser.

NOW THEREFORE, BE IT RESOLVED, that the Crockett City Council of Crockett, Texas does approve this Tax Roll as certified to them.

APPROVED this 15th day of August 2022.

MAYOR DR. IANTHIA FISHER

CITY SECRETARY MITZI STEFKA

PRCT. 1 GENE CALDWELL

PRCT. 2 DARRELL JONES

PRCT. 3 ERNEST JACKSON

PRCT. 4 MARQUITA BEASLEY

PRCT. 5 MIKE MARSH