

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 6TH DAY OF DECEMBER, 2016.

On the 6th day of December, 2016 the City Council of the City of Lufkin, Texas convened in a Regular Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Bob F. Brown	Mayor
Mark Hicks	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Robert Shankle	Councilmember, Ward No. 2
Lynn Torres	Councilmember, Ward No. 3
Rocky Thigpen	Councilmember, Ward No. 5
Sarah Murray	Councilmember, Ward No. 6
Keith Wright	City Manager
Steve Floyd	Assistant City Manager
Bruce Green	City Attorney
Kara Atwood	City Secretary
Rodney Ivy	Human Resource Director
Gerald Williamson	Police Chief
David Thomas	Assistant Police Chief
Ted Lovett	Fire Chief
Belinda Southern	Finance Director
Dorothy Wilson	Planning & Zoning Director
Mike Akridge	Parks & Recreation Director
Barbara Thompson	Main Street Director
Jason Arnold	Water & Sewer Director
Dale Allred	Inspection Services Director
Sid Munlin	Information Technology Director
Chuck Walker	Public Works Director
Kent Havard	Solid Waste Director

being present when the following business was transacted.

1. The meeting was opened with prayer by Senior Pastor Reverend Mark A. Newton of Lufkin First Baptist Church.
2. Mayor Bob F. Brown welcomed the visitors present.

3. MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD NOVEMBER 15, 2016 - APPROVED

Councilmember Lynn Torres moved to approve the minutes of the meeting as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

4. ADMINISTER OATH OF OFFICE TO LUFKIN FIREFIGHTER JOEL WAREING

Joel Wareing introduced himself. Mayor Brown administered the oath of office to Mr. Wareing. Firefighter Wareing was congratulated by Mayor, Council and those in attendance.

5. PROMOTION OF LUFKIN FIREFIGHTER LEVI COLE TO THE RANK OF LIEUTENANT

Mayor Brown promoted Firefighter Levi Cole to the position of Lieutenant. Mayor Brown commended Firefighter Lieutenant Cole for his dedication to the City of Lufkin.

OLD BUSINESS

6. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO "MANUFACTURED HOMES PARK" ON PROPERTY ADDRESSED AS 2900 LOTUS LANE - APPROVED

City Manager Wright stated that Raymond Havard applied for a zone change to "Manufactured Homes Park" on the property addressed as 2900 Lotus Lane. City Manager Wright furthered that the current zoning district of "Manufactured Dwelling" (one living unit per lot, did not allow the mobile home park use that Mr. Havard desired. City Manager Wright stated that "Manufactured Dwelling" required that the lots be platted out separately with City street access for each lot just as any other residential zone. City Manager Wright furthered that only five (5) of the lots located on the front were buildable lots due to the zoning. City Manager Wright pointed out the subject area on a map. City Manager Wright stated that the subject property was zoned "Manufactured Dwelling", property to the south was zoned "Apartment Dwelling" and property to the south, across Lotus Lane was zoned "Light Manufacturing" and "Residential Small Single Family Dwelling". City Manager Wright furthered that the property to the west was zoned "Manufactured Homes Park" (20 + spaces required, central management). City Manager Wright stated that the Future Land Use Map designated the subject property as Manufactured Home along with areas to the north, east and west. City Manager Wright furthered that the areas to the south were designated as Manufactured Home and areas to the south, across Lotus Lane were designated High Density Residential. City Manager Wright stated that the subject property was currently vacant, cleared land and that the property west and north of the site was occupied by the Inverness Mobile Home Park. City Manager Wright furthered that the land to the east was vacant, wooded land which was the Cedar Creek Regional Detention Pond area owned by the City of Lufkin and the property to the south had single family homes . City Manager Wright stated that south across Lotus Lane were the Lotus Lane Apartments and single family homes. City Manager Wright furthered that the proposed park would have forty (40) single wide mobile homes and nine (9) double wide mobile homes. City Manager Wright stated that the streets for the mobile home park would be privately maintained with a width of at least twenty-six (26) feet and each mobile home space would provide a minimum of three thousand and five-hundred (3,500) square feet per the regulations of the "Manufactured Homes Park" zoning district. City Manager Wright furthered that the proposed park would have one (1) access on Lotus Lane. City Manager Wright stated that the passage of the Ordinance required a super majority approval, meaning six out of seven affirmative votes; due to the received opposition from the surrounding property owners being greater than twenty percent (20%). City Manager Wright furthered that the item was postponed during the November 15th, City Council meeting due to only five (5) City Council members being present. City Manager Wright stated that the request was also unanimously approved by the Planning and Zoning Commission during the November 14th, meeting. City Manager Wright concluded that the Planning and Zoning Commission recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance changing the zoning designation to "Manufactured Homes Park" on property addressed as 2900 Lotus Lane. Planning & Zoning Director Dorothy Wilson described the proposed plan that was presented to the Planning & Zoning Commission and concluded that the layout of the design was similar to the design of the adjacent mobile home park.

Mayor Brown opened the Public Hearing at 5:12 p.m.

Michael Parker spoke on behalf of applicant Raymond Havard. Mr. Parker stated that the future increase in traffic was a priority in planning the mobile home park and was considered prior to the current zone change request. Mr. Parker furthered that the primary objector to the proposed zone change request originated from the property owner of the adjacent mobile home park. Michael Parker concluded that the applicant Raymond Havard wished to have his property zoned the same as the adjacent property that was also a mobile home park.

There being no one else who wished to speak Mayor Brown closed the Public Hearing at 5:15 p.m. Mayor Brown requested comment from City Council.

Councilmember Sarah Murray questioned if age restrictions would be in place for the residents as the residents nearby were senior citizens. Michael Parker responded that applicant Raymond Havard expressed that he would continue with the over fifty-five (55) years of age requirement.

Councilmember Mark Hicks moved to approve the Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

NEW BUSINESS

7. **GRANT IN THE AMOUNT OF \$4,235 FROM THE TEXAS A&M FOREST SERVICE TIFMAS GRANT ASSISTANCE PROGRAM TO THE LUFKIN FIRE DEPARTMENT AND APPROVAL OF A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2016-2017 OPERATING BUDGET (BUDGET AMENDMENT NO. 4) APPROPRIATING THE FUNDING - APPROVED**

City Manager Wright stated that the Lufkin Fire Department recently received funding through the Texas A&M Forest Service TIFMAS Grant Assistance Program in the amount of \$4,235. City Manager Wright furthered that the funding would be used to reimburse for training expenses; specifically for the Fire Inspector and Plans Examiner certifications. City Manager Wright concluded that Staff recommended City Council accept funding in the amount of \$4,235 from the Texas A&M Forest Service TIFMAS Grant Assistance Program and approve a Resolution authorizing Budget Amendment No. 4 appropriating the funding.

Councilmember Robert Shankle moved to approve the Resolution as presented. Councilmember Torres seconded the motion and a unanimous vote to approve was recorded.

8. **PUBLIC HEARING AND RESOLUTION APPROVING THE FINANCING BY THE WOODLOCH HEALTH FACILITIES DEVELOPMENT CORPORATION OF A HEALTH FACILITY LOCATED WITHIN LUFKIN, TEXAS FOR PINNACLE SENIOR LIVING OF LUFKIN, LLC. – APPROVED**

City Manager Wright stated that recently City Council approved a Special Use Permit for a Residential Health Facility for Pinnacle Senior Living to be located off West Whitehouse Drive. City Manager Wright furthered that the City had received a request from the Developer, Woodloch Health Facilities Development Corporation, for approval of a Resolution approving the financing for the project. City Manager Wright stated that the Developer proposed to issue bonds and notes as allowed under the Health Facilities Development Act, Chapter 221, Texas Health and Safety Code to provide funding for the construction of the facility. City Manager Wright furthered that Section 221.030 of the Act required that consent must be obtained from the City in which the project was to be located. City Manager Wright stated that the consent in no way imposed obligations or liability on the City of Lufkin and was simply required for compliance with the Health Facilities Development Act. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve a Resolution approving the financing by the Woodloch Health Facilities Development Corporation of a health facility located within Lufkin, Texas for Pinnacle Senior Living of Lufkin, LLC.

Mayor Brown opened the Public Hearing at 5:19 p.m. There being no one who wished to speak, Mayor Brown requested comment from City Council. There was none.

Councilmember Bonner moved to approve the Resolution as presented. Councilmember Shankle seconded the motion and a unanimous vote to approve was recorded.

9. RESOLUTION CANCELLING THE REGULAR CITY COUNCIL MEETING OF JANUARY 3, 2017 – APPROVED

City Manager Wright stated that due to the City Council meeting of January 3, 2017 falling the day after the City Holiday for New Year's Day, Staff requested that City Council approve a Resolution cancelling the Regular City Council meeting of January 3, 2017.

Councilmember Shankle moved to approve the Resolution as presented. Councilmember Murray seconded the motion and a unanimous vote to approve was recorded.

10. ADOPTION OF THE ANNUAL INVESTMENT POLICY FOR THE CITY OF LUFKIN AND THE LUFKIN ECONOMIC DEVELOPMENT CORPORATION - APPROVED

City Manager Wright stated that annually the City of Lufkin and the Lufkin Economic Development Corporation adopted an Investment Policy that governed how funds would be invested and who had the authority to make the investments. City Manager Wright furthered that previously the document addressed the Lufkin Convention and Visitors Bureau however, since the Lufkin Convention and Visitor's Bureau was under the same umbrella and no longer a separate entity, it had been excluded from the document. City Manager Wright stated that there had not been changes from the previous year's Investment Policy and the proposed Investment Policy for all entities was in essence the same document as last year with an updated date. City Manager Wright concluded that Staff recommended City Council approve the Investment Policy for the City of Lufkin and the Lufkin Economic Development Corporation.

Councilmember Shankle moved to approve the Investment Policy as presented. Councilmember Torres seconded the motion and a unanimous vote to approve was recorded.

11. AWARD OF BID TO AMERICAN RAMP COMPANY IN THE AMOUNT OF \$160,000 FOR THE CONSTRUCTION OF A SKATEBOARD PARK AT KIWANIS PARK - APPROVED

City Manager Wright stated as Council was aware, Staff had been working diligently on designing a Skateboard Park for Kiwanis Park. City Manager Wright furthered that the item was postponed during the City Council meeting of September 20th in order for Staff to revamp the design and receive input from a committee to review design proposals. City Manager Wright stated that the seven (7) person committee was comprised of four (4) City Employees; two (2) City Council members and one (1) member of the East Texas Skateboard Association. City Manager Wright furthered that a total of five (5) proposals were received and were scored based on criteria which included design quality, experience, completed projects, time constraints and the approved budget amount of \$160,000. City Manager Wright stated that after careful review of all the proposals, the committee had recommended that City Council award the bid to American Ramp Company in the amount of \$160,000. City Manager Wright furthered that once the award of the bid was granted, meetings would be held with the Contractor, Staff and Skateboard Community to ensure that the design was amenable to all parties and within the allotted budget amount. City Manager Wright stated that the total budget for the project was \$175,000; with \$160,000 slated for design and construction and \$15,000 for lighting, architectural fees, advertising and base repair of the site where needed. City Manager Wright concluded that Staff recommended City Council award a bid in the amount of \$160,000 to American Ramp Company for the construction of a concrete skateboard park in Kiwanis Park.

Mayor Brown complimented all those individuals that gave their time to the skateboard park and commended the individuals that attended City Council for their expressed interest in the skateboard park.

Councilmember Hicks expressed his appreciation for those involved in the process of constructing a skate board park that would satisfy state guidelines, the budget and the majority seeking to enjoy the skateboard park. Councilmember Hicks assured those in attendance that City Council sought to achieve the “gold standard” for a skateboard park by utilizing a pour in place concrete method. Councilmember Hicks thanked all those involved for their time and concern regarding the upcoming construction of the skateboard park. Councilmember Hicks invited those in attendance to continue expressing their concerns and ideas concerning the skateboard park. Councilmember Hicks thanked Staff for their involvement and assured those in attendance that City Council’s main objective was the service of the community.

Councilmember Hicks moved to approve the award of bid as presented. Councilmember Torres seconded the motion and a unanimous vote to approve was recorded.

12. RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2016-2017 OPERATING BUDGET (BUDGET AMENDMENT NO. 5) APPROPRIATING THE FUNDING FOR THE SOLID WASTE DEPARTMENT - APPROVED

City Manager Wright stated that on September 12, 2016, one of the City’s commercial garbage trucks was waiting to enter the Angelina County Landfill and during that time it was discovered that the truck was leaking hydraulic oil due to a failed hydraulic hose. City Manager Wright furthered that there were numerous hydraulic cylinders and pumps on the commercial garbage trucks that were routinely inspected for wear and tear, however one of the hoses burst and as a result Masters Advanced Remediation Services (a waste remediation company) was contacted to provide clean up services. City Manager Wright stated that the incident was not included in the budget. City Manager Wright concluded that Staff recommended City Council approve a Resolution authorizing Budget Amendment No. 5 to allocate the funding in the amount of \$18,095.39 for the clean-up of the hydraulic fluid spill at the Angelina Landfill.

Councilmember Hicks questioned how many gallons of hydraulic fluid were released from the burst hose. Assistant City Manager Steve Floyd responded that a minimal amount of hydraulic fluid was released. City Manager Wright stated that other options would be investigated for future purposes.

Councilmember Hicks moved to approve the Resolution as presented. Councilmember Bonner seconded the motion and a unanimous vote to approve was recorded.

13. RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2016-2017 OPERATING BUDGET (BUDGET AMENDMENT NO. 6) APPROPRIATING THE FUNDING FOR THE 2016 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) FLOOD AND DRAINAGE IMPROVEMENTS GRANT FOR THE INEZ TIMS DETENTION POND PROJECT – APPROVED

City Manager Wright stated that several flooding incidents had occurred near Lone Chapel Church and the Inez Tims apartments. City Manager Wright furthered that as a result a Texas Community Development Block Grant (TxCDBG) was applied for. City Manager Wright stated that City Council must be made aware that it was not possible to resolve the flooding 100%; however the flooding occurrences could be delayed and decreased. City Manager Wright furthered that the City of Lufkin had applied for the block grant of \$275,000 to make improvements and possibly construct a detention facility to decrease the flooding occurrences. City Manager Wright stated that an engineering study was necessary to show the impact of the flooding. City Manager Wright furthered that the City had recently been awarded the 2016 Texas Community Development Block Grant (TxCDBG) Flood and Drainage Improvements Grant in the amount of \$275,000 for drainage improvements in the Hurricane Creek Watershed area between Atkinson Drive and Paul Avenue. City Manager Wright stated that the Budget Amendment simply appropriated the funding in the appropriate account for expenditures on the project. City Manager Wright concluded that Staff recommended City Council approve a Resolution authorizing Budget Amendment No. 6 appropriating

the funding for the 2016 Texas Community Development Block Grant (TxCDBG) Flood and Drainage Improvements Grant.

Councilmember Bonner moved to approve the Resolution as presented. Councilmember Shankle seconded the motion and a unanimous vote to approve was recorded.

14. APPOINTMENTS TO THE MAIN STREET ADVISORY BOARD

City Manager Wright stated that the terms of the Main Street Advisory Board members Wanda Wesch, Bill Davis and Jeannie Lowery expired the month of December. City Manager Wright furthered that board member Les Leach wished to resign and the applications received for the Main Street Advisory Board included Benita Bennett, Cathy Marberry, LaWanna Reese, Steven Lewis and Tammy Ellison. City Manager Wright concluded that Staff recommended City Council consider appointments of board members to the Main Street Advisory Board.

Councilmember Bonner moved to appoint Cathy Marberry, LaWanna Reese, Steven Lewis, Tammy Ellison and Benita Bennett as an alternate. Councilmember Shankle seconded the motion and a unanimous vote to approve was recorded.

15. City Manager Report

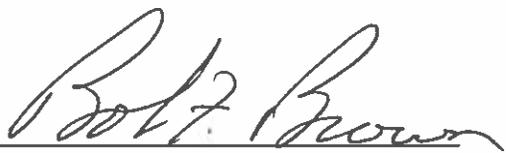
An Economic Development Marketing Video was presented by Economic Development Director Steve Floyd.

16. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCIL MEMBERS AND STAFF

City Manager Wright highlighted upcoming events and meetings on the calendar.

17. There being no more business to address the meeting was adjourned at 5:29 p.m.




Bob F. Brown, Mayor

ATTEST:


Kara Atwood, City Secretary