

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 4th DAY OF DECEMBER, 2018

On the 4th day of December, 2018 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
Guessippinna 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
Bruce Green	Deputy City Manager/City Attorney
Jason Arnold	Assistant to the City Manager
Kara Andrepont	City Secretary
Rodney Ivy	Human Resource Director
Duane Freeman	Assistant Fire Chief
Belinda Melancon	Finance Director
Dorothy Wilson	Assistant Director Planning& Zoning
Kevin Gee	Engineering Services Director
Barbara Thompson	Main Street Director
Michael Flinn	Parks & Recreation Director
Albert Duffield	Water & Sewer Director
Kent Havard	Solid Waste Director
Bob Samford	Economic Development Director
Taylor Commiato	LCVB

being present when the following business was transacted.

1. The meeting was opened with prayer by Pastor Jack Knox, First Christian Church.
2. Mayor Bob F. Brown welcomed visitors present.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD NOVEMBER 20, 2018 – APPROVED**

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

4. **SECOND READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018–2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 7) PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, PINES SPECIAL EVENTS FUND, ZOO BUILDING FUND, ECONOMIC DEVELOPMENT FUND AND THE SOLID WASTE & RECYCLING FUND – APPROVED**

City Manager Wright stated that Staff recommended City Council approve on Second Reading an Ordinance authorizing Budget Amendment No. 7 appropriating the funding for the proposed projects.

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

5. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO "LOCAL BUSINESS" FOR PROPERTY ADDRESSED AS 1703 TULANE DRIVE – APPROVED

City Manager Wright stated the applicant and owner, Dr. Ralph Rose, had requested a zone change to "Local Business" for property at 1703 Tulane Drive. City Manager Wright furthered that the applicant intended to divide the property in to two (2) lots for an unspecified use. City Manager Wright highlighted the location of the property as shown on the corresponding map and noted the neighboring properties and their uses. City Manager Wright stated that Dr. Rose was requesting the zone change to "Local Business" in order to better utilize the property and potentially create a second lot with an additional business. City Manager Wright furthered that the Planning and Zoning Commission unanimously approved the request during the November 26, 2018. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on First Reading an Ordinance changing the zoning to "Local Business" on property addressed as 1703 Tulane Drive.

Mayor Brown opened the Public Hearing at 5:04 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

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

6. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO "LOCAL BUSINESS" FOR PROPERTY ADDRESSED AS 1701 AND 1801 SOUTH JOHN REDDITT DRIVE - APPROVED

City Manager Wright stated that the applicant, Ed Morgan, had requested a zone change to "Local Business" for property at 1701 and 1801 South John Redditt Drive. City Manager Wright furthered that the applicant intended to build a convenience store and restaurant, though any use in the "Local Business" would be allowed if the zone change was approved. City Manager Wright highlighted the location of the property as shown on the corresponding map and noted the neighboring properties and their uses. City Manager Wright furthered that the request was unanimously approved by the Planning and Zoning Commission during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on First Reading an Ordinance changing the zoning to "Local Business" on property addressed as 1701 and 1801 South John Redditt Drive.

Mayor Brown opened the Public Hearing at 5:06 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

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

7. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY GRANTING A SPECIAL USE PERMIT FOR A CRAFT BREWERY IN A "CENTRAL BUSINESS" ZONING DISTRICT FOR PROPERTY ADDRESSED AS 118 SOUTH FIRST STREET – APPROVED

City Manager Wright stated that the applicant, Hicks Operating Co., LLC, had requested a Special Use Permit for a Craft Brewery for the sale of locally brewed beer to be sold and consumed on site at 118 South First Street. City Manager Wright furthered that the brewery, known as the Angelina Brewing Company, would occupy the bottom floor of the building and would also sell food and non-alcoholic beverages. City Manager Wright stated that customers would also be able to purchase small quantities of beer in sealed containers to

take away from the premises. City Manager Wright highlighted the location of the property as shown on the corresponding maps and noted the neighboring properties and their uses. City Manager Wright stated that the Planning and Zoning Commission unanimously approved the request during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance granting a Special Use Permit for a Craft Brewery to be located at 118 South First Street.

Mayor Brown opened the Public Hearing at 5:08 p.m. Councilmember Mark Hicks recused himself from the discussion and vote. There being no one else who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

Councilmember Guessippina Bonner moved to approve the Ordinance as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

8. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY GRANTING A SPECIAL USE PERMIT FOR A STORAGE FACILITY IN A “LOCAL BUSINESS” ZONING DISTRICT FOR PROPERTY ADDRESSED AS 2205 OLD UNION ROAD – APPROVED

City Manager Wright stated that the applicant, Mike Hineman with Trailwood Storage, had requested a Special Use Permit for a Storage Facility at 2205 Old Union Road. City Manager Wright furthered that the applicant intended to use the southern half of the property to expand his adjacent business, Trailwood Storage. City Manager Wright highlighted the location of the property as shown on the corresponding maps and noted the neighboring properties and their uses. City Manager Wright stated that the Planning and Zoning Commission unanimously approved the request during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance granting a Special Use Permit for a Storage Facility on property addressed as 2205 Old Union Road.

Mayor Brown opened the Public Hearing at 5:11 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. Councilmember Lynn Torres asked where the property would be accessed from. City Manager Wright stated the property would be accessed through the existing business located on Crooked Creek. Mayor Brown furthered that there would be only one entrance.

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

9. FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 8) PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND AND THE CONVENTION CENTER FUND FOR THE PARTIAL REPLACEMENT OF THE CONVENTION CENTER ROOF – APPROVED

City Manager Wright stated that the original portion of the roof at the Convention Center was leaking in several locations. City Manager Wright furthered that the structure on the existing roof was a PVC membrane that was approximately twenty years old and at its life expectancy. City Manager Wright stated that Staff recommended removal of the old roof and installation of a new 50mm PVC membrane roofing system, including insulation and deck boards. City Manager Wright furthered that the cost estimate from a local contractor was approximately \$260,000. City Manager Wright stated that the Budget Amendment would re-appropriate existing Convention Center funding in the amount of \$94,840 and allocate \$165,160 from the General Fund Fund Balance for the completion of the project. City Manager Wright furthered that once the project was bid, Staff would place the award of bid on an upcoming Council Agenda for approval. City Manager Wright concluded that Staff recommended that City Council approve on First Reading an Ordinance authorizing

Budget Amendment No. 8 appropriating funding for the replacement of a portion of the Convention Center roof. Councilmember Guessippina Bonner questioned if the project had been placed out for bid. City Manager Wright stated that Staff wanted to get a cost estimate for the appropriation of funds for the project first, and then it would be placed for bid if City Council approved.

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

10. PERFORMANCE MANAGEMENT AGREEMENT WITH THE ANGELINA ARTS ALLIANCE FOR THE “PINES PRESENTS” PERFORMANCE SERIES AT THE PINES THEATER – APPROVED

City Manager Wright stated that Angelina Arts Alliance, Inc. had proven successful in promoting tourism and the convention and hotel industry through the presentation of a wide variety of high quality performing arts and educational programs. City Manager Wright furthered that the City desired to utilize those areas of expertise and services to schedule and manage the performances of the “Pines Presents” series at the Pines Theater in accordance with the provisions of the attached agreement. City Manager Wright stated that the Agreement specified that the Alliance would schedule a minimum of six (6) performances for the “Pines Presents” series as well as maintain the calendar for the Theater. City Manager Wright furthered that the agreement would continue in force until terminated by either party. City Manager Wright stated that the City would compensate the Alliance with an annual management fee of \$10,000 for the first year and \$30,000 for Fiscal years 2020 and 2021. City Manager Wright furthered that the fee would then be renegotiated between the City and the Alliance. City Manager Wright furthered that Staff recommended that City Council approve the Performance Management Agreement with the Angelina Arts Alliance for the “Pines Presents” performance series at The Pines Theater.

Councilmember Robert Shankle moved to approve the Agreement as presented. Councilmember Sarah Murray seconded the motion. Councilmember Guessippina Bonner expressed her concern with the lack of visible minority involvement in the management of the Angelina Arts Alliance. Councilmember Guessippina Bonner expressed her disapproval with the agreement as written. The motion to approve passed on a five (5) to one (1) vote, with Councilmember Guessippina Bonner voting against the approval.

Jennifer Allen, Executive Director of the Angelina Arts Alliance, stated that they would seek community feedback with at least two public forums regarding programming. Executive Director Allen expressed the Angelina Arts Alliance wish to share the importance of the arts in making The Pines Theater a success.

11. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, AUTHORIZING THE CITY MANAGER AND THE ECONOMIC DEVELOPMENT DIRECTOR TO EXECUTE AGREEMENTS FOR THE RIGHT TO POSSESS AND USE PROPERTY PRIOR TO CLOSE OF SALE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION – APPROVED

City Manager Wright stated that the Texas Department of Transportation would begin the expansion of Loop 287 and U.S. Highway 59 in August 2020. City Manager Wright furthered that property appraisals had been completed and initial offers submitted for consideration to both entities by the Department. City Manager Wright noted that the offers had been reviewed and were considered to be market value. City Manager Wright stated that the Department of Transportation had requested the execution of a Possession and Use Agreement for the right to possess and enter the property prior to the close of the sale which would provide for additional compensation for the same. City Manager Wright detailed the parcels and the fees that would be received by the City for the possession and use as well as the purchase of the parcels.

City Manager Wright concluded that Staff recommended City Council approve the Resolution authorizing the City Manager and the Economic Development director to

execute agreements for the right to possess and use property prior to close of sale with the Texas Department of Transportation.

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

12. PURCHASE OF A 2018 KAWASAKI MULE UTILITY VEHICLE IN THE AMOUNT OF \$8,632.71 FROM EAST TEXAS POWERSPORTS FOR THE PARKS AND RECREATION DEPARTMENT AND THE PURCHASE OF A 2019 CUSHMAN TITAN HD CART IN THE AMOUNT OF \$10,894.20 FROM DARR EQUIPMENT COMPANY FOR THE ELLEN TROUT ZOO – APPROVED

City Manager Wright stated that the purchase of both utility vehicles was included in the 2018-2019 Amortization Fund. City Manager Wright furthered that bids had been received for the purchase of a 2018 Kawasaki Mule 4000 for the Parks and Recreation Department with the apparent low bidder being East Texas Powersports in the amount of \$8,632.71. City Manager Wright noted that bids had also been received from Ross Motorsports and Baskins Outdoors. City Manager Wright stated that a 2019 Cushman Titan HD Cart would be purchased from Darr Equipment Company for the Ellen Trout Zoo in the amount of \$10,894.20. City Manager Wright explained that only one (1) bid had been received for this item because it was a more specialized vehicle that could meet the unique demands of the Zoo. City Manager Wright furthered that upon delivery of the new utility vehicles, the old vehicles would be sold through the auction process. City Manager Wright concluded that Staff recommended City Council approve the purchase of a new Kawasaki Mule 4000 from East Texas Powersports in the amount of \$8,632.71 and a new Cushman Titan HD cart from Darr Equipment Company in the amount of \$10,894.20.

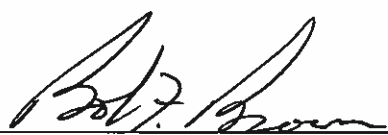
Councilmember Robert Shankle moved to approve the purchase of the utility vehicles as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

13. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCILMEMBERS AND STAFF.

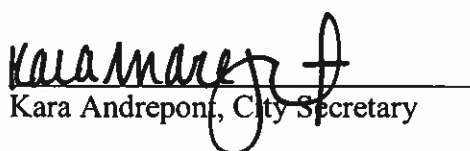
City Manager Wright highlighted events and upcoming meetings on the Calendar.

14. There be no further business, Mayor adjourned the meeting at 5:29 p.m.




Bob F. Brown, Mayor

ATTEST:


Kara Andreponi, City Secretary