

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 6th DAY OF FEBRUARY, 2018.

On the 6th day of February, 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
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
Jason Arnold	Assistant to the City Manager
Bruce Green	City Attorney
Kara Atwood	City Secretary
Gerald Williamson	Police Chief
David Thomas	Assistant Police Chief
Ted Lovett	Fire Chief
Belinda Southern	Finance Director
Dorothy Wilson	Planning & Zoning Director
Steve Poskey	Street Department Director
Mike Akridge	Parks & Recreation Director
Barbara Thompson	Main Street Director
Albert Duffield	Water & Sewer Director
Dale Allred	Inspection Services Director
Chuck Walker	Public Works Director
Kent Havard	Solid Waste Director
Lorraine Simoneau	Library Director
Bob Samford	Economic Development Director
April Earley	Municipal Court Judge

being present; and

Mark Hicks

Mayor Pro Tem

being absent when the following business was transacted.

1. The meeting was opened with prayer by City Manager Keith Wright.
2. Mayor Bob F. Brown welcomed Leadership Lufkin attendees and new Economic Development Director Bob Samford.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JANUARY 16, 2018 – 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. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, CHANGING THE ZONING TO “COMMERCIAL” FOR PROPERTY KNOW AS 103 ARENA STREET - APPROVED**

City Manager Keith Wright stated that Michael G. Parker, R.P.L.S, had requested a zone change to “Commercial” on behalf of the owner, Abel Flores. City Manager

Wright stated that the owner intended to use the subject property at 103 Arena Street for a future business location.

City Manager Wright stated that the subject property was zoned "Residential Medium Single Family Dwelling." City Manager Wright stated that the Property to the north and to the east across Arena Street was zoned "Commercial" and "Heavy Manufacturing." City Manager Wright furthered that the property to the west of the applicant's land was zoned "Commercial."

City Manager Wright explained that the subject property was currently vacant land and the owner of the subject property planned for any future businesses to face in the direction of Paul Avenue. City Manager Wright stated that future access to the business would be on the Paul Avenue side of the lot, to avoid interference with the neighborhood on Arena Street. City Manager Wright stated that a screening fence would also be required between the applicant and residential property.

City Manager Wright stated the Planning and Zoning Commission unanimously approved the request during the regular meeting held January 8, 2018.

City Manager Wright stated that Staff recommended City Council conduct a Public Hearing and consider on Second Reading an Ordinance changing the zoning to "Commercial" on property addressed as 103 Arena Street.

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 requested comment from City Council.

Councilmember Robert Shankle moved to approve the Second Reading of the Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

NEW BUSINESS

5. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A SECTION OF ALLEY OF KORNEGAY AVENUE WITHIN THE TOWNSEND ADDITION - APPROVED

City Manager Wright stated that Staff had been directed by the City Manager and the City Council to sell specific City owned properties, alleys and abandoned and not in use right-of-way deemed surplus to the general public. City Manager Wright stated that the property in question has been determined appropriate for sale.

City Manager Wright furthered that the property was a 20 feet x 87 feet. (1,740 square foot) section of alley off of Kornegay Avenue within the Townsend Addition. City Manager Wright stated that the fair market price had been determined to be \$4,750 which included the value of the alley as determined by William J. Lyon & Associates, Inc. as well as the appraisal cost. City Manager Wright stated that all adjacent property owners were notified and given the opportunity to purchase corresponding parts of the alley. City Manager Wright stated that only ELM Texas Properties, LLC showed interest. City Manager Wright stated that once payment was received, the City would issue a non-warranty deed to the purchaser for the property.

City Manager Wright concluded that the City Staff recommended City Council approve on First Reading an Ordinance closing an alley off Kornegay Avenue and authorizing the City Manager to convey the property to adjacent property owner ELM Texas Properties, LLC for the purchase amount of \$4,750.

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

6. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN OPTION CONTRACT WITH PINECREST ENERGY CENTER, LLC FOR AN EXCLUSIVE RIGHT TO PURCHASE LAND - APPROVED

City Manager Wright stated that the Lufkin Economic Development Corporation (LEDC) entered into an Option Contract with Coronado Power Ventures in 2012 for an exclusive right to purchase land on which to build a power plant. City Manager Wright furthered in 2014 the agreement was modified to replace Coronado Power Ventures with Pinecrest Energy Center, LLC, and the Option Contract was extended in 2015 and the agreement lapsed in 2017.

City Manager Wright continued that the City had been approached by Kathleen Smith, Managing Partner, to enter into a new Option Contract. City Manager Wright stated during that meeting, Ms. Smith was informed that the Council and LEDC did not wish to tie up the property for any significant length of time, but would consider a six month Option Contract, within which time Pinecrest would have to show progress by securing an energy production contract with Vistra Energy. City Manager Wright stated that if such a contract could be produced within the six month period, the Option Contract could be extended for an additional twelve months, within which Pinecrest would have to secure financing for the power plant project and exercise the option to purchase the property. City Manager Wright stated should Pinecrest purchase the property at the end of the twelve month period; they would also pay the City a \$20,000 option fee at closing.

City Manager Wright stated Staff recommended City Council consider approval of an option contract with Pinecrest Energy for the exclusive right to purchase land.

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

7. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS PROVIDING FOR THE CALLING AND ORDERING OF A GENERAL ELECTION TO BE HELD MAY 5, 2018 FOR THE PURPOSE OF ELECTING A MAYOR, COUNCILMEMBER FOR WARD NO. 2 AND COUNCILMEMBER FOR WARD NO. 4 - APPROVED

City Manager Wright stated that State Law required that City Council call and order a General Election to be held at six polling places in Lufkin, Texas on May 5th, 2018 between the hours of 7 a.m. and 7 p.m. for the purpose of electing a Mayor, Councilmember for Ward no.2 and a Councilmember for Ward No. 4, for three year terms.

City Manager Wright furthered that Staff recommended the City Council approve the Resolution calling for the May 5th Election for the election of a Mayor, and Councilmembers for Ward No. 2 and Ward No. 4.

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

8. RE-APPOINTMENT OF THE CITY OF LUFKIN MUNICIPAL JUDGE - APPROVED

City Manager Wright stated that Staff recommended City Council consider the re-appointment of City of Lufkin Municipal Judge April Earley.

Councilmember Bonner moved to approve the re-appointment of Municipal Court Judge April Earley. Councilmember Lynn Torres seconded the motion. Councilmember

Guessippina Bonner requested that Municipal Court be recognized for the recent awards they had received. City Manager Wright stated that Municipal Court Judge Earley would give a presentation at a future Council meeting regarding the awards. There being no further comment, a unanimous vote to approve was recorded.

9. KURTH MEMORIAL LIBRARY FIVE YEAR PLAN - APPROVED

City Manager Wright stated that the 2018-2023 Kurth Memorial Library Five Year Plan had been included in the packet for City Council review. City Manager Wright stated that this plan included the Library's vision, mission and values, along with seven goals proposed to be achieved over the next five years. City Manager Wright stated that the Kurth Memorial Library Board of Directors approved this plan during the board meeting held January 23, 2018.

Library Director Lorraine Simoneau gave a brief overview of the plan and the goals of the Library.

City Manager Wright concluded Staff recommended City Council approve the 2018-2023 Kurth Memorial Library five year plan.

Councilmember Guessippina Bonner moved to approve the Kurth Memorial Library five year plan as presented. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

10. RESOLUTION AUTHORIZING ACCEPTANCE OF A U.S. DEPARTMENT OF JUSTICE DOMESTIC MARIJUANA ERADICATION SUPPRESSION GRANT TO THE LUFKIN POLICE DEPARTMENT IN THE AMOUNT OF \$21,000 AND A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2017-2018 OPERATING BUDGET (BUDGET AMENDMENT NO. 12) APPROPRIATING THE FUNDING - APPROVED

City Manager Wright stated that during the City Council meeting of November 7, 2017, City Council authorized the Lufkin Police Department to apply for a U.S. Department of Justice Domestic Marijuana Eradication suppression Grant. City Manager Wright stated that the Department was recently notified that the grant was awarded in the amount of \$21,000.

City Manager Wright stated that these funds will be used to offset costs related to the eradication and suppression of marijuana, specifically for training, overtime and the purchase of equipment.

City Manager Wright stated that Staff recommended City Council approve a Resolution authorizing acceptance of a U.S. Department of Justice Domestic Marijuana Eradication Suppression Grant to the Lufkin Police Department in the amount of \$21,000 and a Resolution authorizing Budget Amendment No. 12 appropriating the funding.

Councilmember Robert Shankle moved to approve the Resolutions as presented. Councilmember Sarah Murray seconded the motion. A unanimous vote to approve was recorded.

11. AWARD OF BID TO TRUMBLE CONSTRUCTION, INC. IN THE AMOUNT OF \$178,298 FOR THE REPLACEMENT OF THE LUFKIN CONVENTION CENTER ROOF - APPROVED

City Manager Wright stated that the Lufkin Convention Center suffered severe hail damage during the storm of April 26, 2017. City Manager Wright stated that Staff had been working with the Texas Municipal League to assess the damage and estimate the replacement cost. City Manager Wright stated that the total cost for the replacement was estimated at \$190,000.

City Manager Wright stated the recently bids were opened with three bids being submitted, with Trumble Construction, Inc. being the apparent low bidder in the amount of \$ 178,298. City Manager Wright stated that this amount is below the funding received from the Texas Municipal League for replacement of the roof. City Manager Wright continued that although Trumble Construction, Inc. had not worked for the City in the past, they had good references and recommendations.

City Manager Wright stated that Staff recommended City Council award the bid in the amount of \$178,298 to Trumble Construction, Inc. for the replacement of the roof at the Lufkin Convention Center.

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

12. PURCHASE OF A 2019 KENWORTH T270 DUMP TRUCK IN THE AMOUNT OF \$89,804 FROM PERFORMANCE TRUCK OF LUFKIN FOR THE WATER AND SEWER DEPARTMENT – APPROVED

City Manager Wright stated that this equipment was for the Water and Sewer Department and was utilized to haul equipment back and forth to job sites. City Manager Wright concluded that Staff recommend City Council approve the purchase of a 2019 Kenworth T270 dump truck from Performance Truck of Lufkin in the amount of \$89,804. City Manager Wright also stated that this purchase was from a local dealer.

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

13. PURCHASE OF A 2018 PETERBILT 348 DUMP TRUCK IN THE AMOUNT OF \$124,580 FROM RUSH TRUCK CENTER OF LUFKIN FOR THE WASTEWATER TREATMENT PLANT – APPROVED

City Manager Wright stated this equipment was for the Wastewater Treatment Plant and used for the transportation of sludge. City Manager Wright concluded that Staff recommended City Council approve the purchase of the dump truck in the amount of \$124,580 from local dealer Rush Truck Center.

Councilmember Guessippina Bonner moved to approve the purchase as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

14. PURCHASE OF FOUR (4) PICKUPS FOR VARIOUS CITY DEPARTMENTS IN THE AMOUNT OF \$114,268 FROM CALDWELL COUNTRY CHEVROLET THROUGH THE BUYBOARD – APPROVED

City Manager Wright stated the City was purchasing four (4) pickups for various departments and that bids were also received from local dealers; however, the local bids were not within five percent (5%) so the bid could not be awarded locally.

City Manager Wright recommended City Council approve the pickups in the amount of \$114,268 from Caldwell Country Chevrolet through the Buy Board.

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

15. APPOINTMENT TO KURTH MEMORIAL LIBRARY BOARD – YULANDA RICHARDS – APPROVED

City Manager Wright stated that there was a resignation on the Library Board and the Board recommended City Council approve the appointment of Yulanda Richards to fill the vacancy.

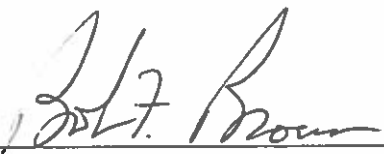
Councilmember Guessippina Bonner moved to approve the appointment as presented. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

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

City Manager Wright highlighted upcoming meetings and events.


17. There being no further business for consideration, Mayor Bob Brown adjourned the meeting at 5:26 p.m.





Bob F. Brown, Mayor

ATTEST:



Kara Atwood, City Secretary