

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
LUFKIN, TEXAS HELD ON THE 3<sup>rd</sup> DAY OF AUGUST, 2021.**

On the 3<sup>rd</sup> day of August, 2021 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:

Mark Hicks  
Robert Shankle  
Guessippina Bonner  
Lynn Torres  
Wes Suiter  
Rocky Thigpen  
Trent Burfine  
Bruce Green  
Erika Neill  
Jason Arnold  
Gerald Williamson  
Kara Andrepont  
Rodney Ivy  
Buddy Cross  
Jesse Moody  
Ryan Watson  
Belinda Melancon  
Kevin Gee  
Scott Rayburn  
Rudy Flores  
Brant Lee  
Albert Duffield  
Scott Feaster  
Kent Havard  
Jessica Leyva

Mayor  
Mayor ProTem  
Councilmember, Ward No. 1  
Councilmember, Ward No. 3  
Councilmember, Ward No. 4  
Councilmember, Ward No. 5  
Councilmember, Ward No. 6  
City Manager  
City Attorney  
Assistant City Manager  
Assistant City Manager  
City Secretary  
Human Resources Director  
Assistant Police Chief  
Fire Chief  
Assistant Fire Chief  
Finance Director  
Engineering Services Director  
Planning Director  
Parks & Recreation Director  
Convention Services Director  
Water & Sewer Director  
IT Director  
Solid Waste Director  
Utility Collections

being present when the following business was transacted.

**INVOCATION** – The meeting was opened with prayer by City Manager Bruce Green.

**PUBLIC COMMENT** – Mayor Hicks opened the meeting for public comment on any posted agenda item at 5:01 p.m. There being no one who wished to speak; Mayor Hicks closed the public comment period.

**CONSENT AGENDA**

1. **MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JULY 20, 2021–  
APPROVED.**
2. **ESTABLISHING SEPTEMBER 7<sup>TH</sup> AND SEPTEMBER 21<sup>ST</sup>, 2021 AS CITY COUNCIL  
MEETING DATES TO CONDUCT PUBLIC HEARINGS, ESTABLISH A TAX RATE AND  
CONSIDER APPROVAL OF THE 2021-2022 FISCAL YEAR BUDGET FOR THE CITY OF  
LUFKIN - APPROVED**
3. **RESOLUTION AUTHORIZING THE CITY OF LUFKIN TO PARTICIPATE AS PART OF  
THE ALLIANCE OF CENTERPOINT MUNICIPALITIES TO INTERVENE IN THE  
RAILROAD COMMISSION OF TEXAS PROCEEDINGS REGARDING THE  
IMPLEMENTATION OF HOUSE BILL 1520 - APPROVED**
4. **FIRST READING OF AN ORDINANCE ADOPTING A CLASSIFICATION PLAN FOR THE  
LUFKIN POLICE DEPARTMENT – MOVED TO BUSINESS AGENDA**
5. **PURCHASE OF THREE (3) 2022 DODGE 1500 TRADESMAN PICKUPS IN THE AMOUNT  
OF \$76,169.25 FROM MIKE PERRY MOTOR COMPANY FOR VARIOUS CITY OF  
LUFKIN DEPARTMENTS - APPROVED**

6. **PURCHASE OF A JOHN DEERE MINI EXCAVATOR IN THE AMOUNT OF \$59,830.92 FROM DOGETT MACHINERY SERVICES OF LUFKIN FOR THE CITY OF LUFKIN STREET DEPARTMENT- APPROVED**
7. **PURCHASE OF TWO (2) 2022 FORD DUMP TRUCKS FROM LUFKIN FORD AND TWO (2) 10' DUMP BODIES FROM WARREN TRUCK AND TRAILER IN THE AMOUNT OF \$134,383.64 FOR THE CITY OF LUFKIN STREET DEPARTMENT- APPROVED**
8. **PURCHASE OF A 2022 PETERBILT 567 ROLL-OFF TRUCK IN THE AMOUNT OF \$198,274.67 FROM RUSH TRUCK CENTER OF LUFKIN FOR THE CITY OF LUFKIN SOLID WASTE DEPARTMENT - APPROVED**
9. **PURCHASE OF TWO (2) 2022 PETERBILT 548 CAB AND CHASSIS FROM RUSH TRUCK CENTER AND TWO (2) REAR LOADING REFUSE BODIES FROM WASTE SYSTEMS EQUIPMENT, INC IN THE AMOUNT OF \$372,423.76 FOR THE CITY OF LUFKIN SOLID WASTE DEPARTMENT – APPROVED**

Councilmember Trent Burfine requested that Item No. 4 be removed from the Consent Agenda and added to the Business Agenda.

Councilmember Wes Suiter moved to approve all remaining items on the consent agenda as presented. Councilmember Lynn Torres seconded the motion and a unanimous vote to approve was recorded.

#### **BUSINESS AGENDA**

4. **FIRST READING OF AN ORDINANCE ADOPTING A CLASSIFICATION PLAN FOR THE LUFKIN POLICE DEPARTMENT – APPROVED**

City Manager Bruce Green stated Civil Service law required City Council designate and classify the various categories of police and fire. City Manager Green furthered the item before Council was to address a new classification plan for the Police Department only. City Manager Green stated for economy of operations and the betterment of municipal services, the Lufkin Police Department was requesting a change in the classification plan by adding one (1) Corporal classification to the Department. City Manager Green furthered in October 2020, due to the retirement of a Professional Standards Investigator, the Corporal from the Detective Division was assigned to the Professional Standards Division. City Manager Green stated due to uncertainties in the budget, the classification of Corporal was left vacant in the Detective Division. City Manager Green furthered the Police Department was requesting that Police Officer classification be reduced by one and the Corporal classification be increased by one. City Manager Green noted the overall number of personnel would not change, only the number of supervisors. City Manager Green highlighted the current positions and the proposed positions for the Department. City Manager Green explained the changes would allow opportunity for promotion, safety for the citizens, career development for supervisors and allow for a more efficient operation of the Department. City Manager Green concluded Staff recommended City Council approve the First Reading of an Ordinance authorizing the proposed change in the Lufkin Police Department's classification plan.

Councilmember Trent Burfine stated the Professional Standards slot had always been a Detective level and not a Corporal level position. Councilmember Burfine furthered the Corporal level position was a supervisory position and there was no one there to supervise. Councilmember Burfine asked if the need for this change could be clarified. Assistant Police Chief Buddy Cross explained and gave the reasons for the change. Councilmember Guessippina Bonner expressed concern that one (1) police officer would be removed from the streets. Assistant Chief Cross explained the position would be going towards the Criminal Investigation Corporal and would be a great help to the Department but there would still be the same number of Police Officers on the streets.

Councilmember Lynn Torres moved to approve the Ordinance as presented. Councilmember Wes Suiter seconded the motion and a unanimous vote to approve was recorded.

10. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO "MANUFACTURED DWELLING" ON PROPERTY ADDRESSED AS 2206 NILE STREET - APPROVED**

City Manager Bruce Green stated the applicant, Jewitt Thompson III had requested a zone change from “Residential Small” to “Manufactured Dwelling” for 2206 Nile Street. City Manager Green highlighted the location of the property on the corresponding maps and provided information on the current zoning of the neighboring properties. City Manager Green stated the Comprehensive Plan designation for the property was “Low Density Residential”. City Manager Green furthered the purpose of the zone change was to replace the current site-built home with a manufactured home. City Manager Green stated the request was unanimously approved by the Planning and Zoning Commission during the June 14, 2021 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider approval of the Second Reading of an Ordinance changing the zoning to “Manufactured Dwelling” on property addressed as 2206 Nile Street.

Mayor Hicks opened the Public Hearing at 5:11 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

**11. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “RESIDENTIAL LARGE” AND THE FUTURE LAND USE MAP DESIGNATION TO “LOW DENSITY RESIDENTIAL” ON PROPERTY ADDRESSED AS 303 PONDEROSA - APPROVED**

City Manager Bruce Green stated the applicants, Ray Gene Brown Jr. and Cheryl Ellen Lee, had requested a zone change from “Commercial” to “Residential Large” for 303 Ponderosa Drive. City Manager Green furthered the item also included a future land use plan map change from “Low Density Residential” and “Corridor Commercial” to a singular “Low Density Residential” classification. City Manager Green highlighted the location of the property on the corresponding maps and provided information on the current zoning of the neighboring properties. City Manager Green furthered the purpose of the zone change and the associated future land use plan map change was to retain the residential aspect and quality of life of the applicant’s single-family residence. City Manager Green stated by changing the property to “Residential Large”, the subject property would be given added protections including requiring solid fencing on neighboring properties for which a non-residential use is permitted. City Manager Green furthered the Planning and Zoning Commission unanimously approved the request during the June 14, 2021 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider approval of the Second Reading of an Ordinance changing the zoning to “Residential Large” and the Future Land Use map designation to “Low Density Residential” on property addressed as 303 Ponderosa.

Mayor Hicks opened the Public Hearing at 5:13 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

**12. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTIES ADDRESSED AS 4600 SOUTH MEDFORD DRIVE AND 1915 SOUTH FIRST STREET - APPROVED**

City Manager Bruce Green stated the applicant, Jeff S. Chance, on behalf of Lufkin GKD Partners LP and Lufkin Investment Partners LLC had requested a zone change from “Residential Large” to “Commercial” on properties commonly known as the Lufkin Mall. City Manager Green stated that the purpose of the zone change was simply to promote the marketing of the Mall. City Manager Green furthered the Planning and Zoning Commission unanimously approved the request during the June 28, 2021 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas changing the zoning to “Commercial” on properties addressed as 4600 South Medford Drive and 1915 South First Street.

Mayor Hicks opened the Public Hearing at 5:15 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.



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

**13. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTIES ADDRESSED AS 1816 ATKINSON DRIVE AND 411 OLETA STREET - APPROVED**

City Manager Green stated that the applicants Jose and Araceli Madera had requested a zone change to “Commercial” for the properties as described and shown on the map for use as an automotive sales location. City Manager Green detailed the surrounding properties and their uses. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas changing the zoning to “Commercial” on properties addressed as 1816 Atkinson Drive and 411 Oleta Street.

Mayor Hicks opened the Public Hearing at 5:18 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

**14. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “LOCAL BUSINESS” ON PROPERTY ADDRESSED AS 707 WEST FRANK AVENUE - APPROVED**

City Manager Green stated that the applicant, Realtor Angela Williams, on behalf of the owner, Lisa Evans Bullock, had requested a zone change to “Local Business” on the property in order to allow for future development. City Manager Green described the surrounding zoning and businesses in the area adjacent and around the property. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas changing the zoning to “Local Business” on property located at 707 West Frank Avenue.

Mayor Hicks opened the Public Hearing at 5:19 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

Councilmember Lynn Torres moved to approve the ordinance as presented. Councilmember Wes Suiter seconded the motion and a unanimous vote to approve was recorded.

**15. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO “COMMERCIAL” AND THE FUTURE LAND USE MAP DESIGNATION TO “REGIONAL RETAIL” ON PROPERTY ADDRESSED AS 122 WHITEHOUSE DRIVE - APPROVED**

City Manager Green stated the applicant, Rodney Moore, on behalf of Development South LLC, had requested a zone change from “Local Business” to “Commercial” for 122 Whitehouse Drive. City Manager Green furthered the request had been made to allow the property to be developed for use as a processing warehouse for the Women’s Shelter of East Texas. City Manager Green detailed the surrounding properties and uses. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas changing the zoning to “Commercial” and the Future Land Use map designation to “Regional Retail” on property addressed as 122 Whitehouse Drive.

Mayor Hicks opened the Public Hearing at 5:22 p.m. Tim Johnson spoke and expressed his support for the development. There being no one else who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

**16. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS CHANGING THE ZONING TO**

**“LOCAL BUSINESS” ON PROPERTIES ADDRESSED AS 400 HARMONY HILL DRIVE AND 2001 TULANE DRIVE.**

City Manager Bruce Green stated the applicant, Taylor Kova with TMK FLP, LTD, had requested a zone change from “Neighborhood Retail” to “Local Business” for 400 Harmony Hill Drive and 2001 Tulane Drive. City Manager Green highlighted the surrounding areas and their uses. City Manager Green furthered the purpose of the zone change was for building expansion as the current zoning classification limited uses to 3,000 feet. City Manager Green stated the request was unanimously approved by the Planning and Zoning Commission during the July 26, 2021 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider approval of the First Reading of an Ordinance changing the zoning to “Local Business” on properties addressed as 400 Harmony Hill Drive and 2001 Tulane Drive.

Mayor Hicks opened the Public Hearing at 5:25 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and requested comments from City Council.

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

**17. DISCUSSION AND CONSIDER POSSIBLE ACTION REGARDING CEASING COUNTYWIDE EMERGENCY MEDICAL SERVICES AS OF JANUARY 1, 2022.**

City Manager Bruce Green stated it had recently come to the attention of City Administration that the growth of emergency medical service calls and long travel distances in Angelina County jeopardized patient care. City Manager Green furthered upon careful review of the facts provided by the Lufkin Fire Chief Jesse Moody, City Administration had determined that there were places in the County that could not be adequately serviced by ambulances staged only in Lufkin. City Manager Green stated the City of Lufkin was unable to stage ambulances throughout the County for two major reasons. City Manager Green explained the first reason was the Lufkin Fire/Emergency Medical Service division was already experiencing a severe annual deficit and the annual deficit already imperiled the sustainability of emergency medical services in the City and County. City Manager Green stated the second reason was the Lufkin Fire Department answered 13,904 calls in 2020; 9,701 of which were EMS calls. City Manager Green furthered in 2020 the City’s two (2) private contracted backup ambulance services (Acadian and Allegiance) were dispatched to eighty-five (85) emergency calls, meaning there were eighty-five (85) times when Lufkin Fire/EMS had no available med unit anywhere in the City. City Manager Green stated staging Lufkin med units throughout the County would ensure even less coverage to Lufkin residents. City Manager Green furthered all these items had led City Administration to conclude lengthy EMS response times endangered the residents of Angelina County outside City limits, growing deficits in revenues and the large volume of countywide calls threatened long-term viability of emergency services in the City and County and Angelina County was itself better suited to provide quality emergency medical services to County residents outside Lufkin City limits. City Manager Green concluded based on the reasons discussed, City Administration recommended City Council cease emergency medical services outside the City limits beginning January 1, 2022.

Councilmember Lynn Torres moved to cease emergency medical services outside the City limits of Lufkin. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:37 p.m.



  
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Mark Hicks, Mayor

  
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Kara Andrepoint, City Secretary