

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
LUFKIN, TEXAS HELD ON THE 6<sup>TH</sup> DAY OF SEPTEMBER, 2022.**

On the 6<sup>th</sup> day of September, 2022, 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  
Brent Watkins  
Wes Suiter  
Rocky Thigpen  
Trent Burfine  
Kevin Gee  
Kristi Skillern  
Gerald Williamson  
Kara Andrepont  
Adriana Thomasee  
David Thomas  
Buddy Cross  
Jesse Moody  
Jessica Pebsworth  
Belinda Melancon  
Eddie Aguilar  
Scott Rayburn  
Calvin Toups  
Albert Duffield  
Scott Feaster  
Kent Havard  
Bob Samford

Mayor  
Mayor Pro Tem  
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  
City Secretary  
Human Resources  
Police Chief  
Assistant Police Chief  
Fire Chief  
Communications Director  
Finance Director  
Engineering Services Director  
Planning Director  
Building Official  
Utilities Director  
IT Director  
Solid Waste Director  
Economic Development Director

being present when the following business was transacted.

**INVOCATION** – The meeting was opened with prayer by Assistant City Manager Gerald Williamson.

**PUBLIC COMMENT** – Mayor Mark 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 - APPROVED**

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 16<sup>TH</sup>, 2022.**
2. **CONSIDER SECOND READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A PORTION OF NON-IMPROVED ALLEY LOCATED ON CAIN STREET – APPROVED.**
3. **CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING AN ADJUSTMENT TO THE 2021-2022 OPERATING BUDGET (BUDGET AMENDMENT NO. 21) APPROPRIATING FUNDING FOR THE CAPITAL IMPROVEMENT PROGRAM PROJECTS – APPROVED.**
4. **CONSIDER APPROVAL OF NOMINATIONS TO THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES – APPROVED.**

Councilmember Guessippina Bonner stated she had family members involved in item number two (2) and would be recusing herself from any discussion or vote on the item.

Councilmember Trent Burfine moved to approve all items on the Consent Agenda as presented. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

## **BUSINESS AGENDA**

### **5. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTY ADDRESSED AS 2318 NORTH TIMBERLAND DRIVE – APPROVED.**

City Manager Kevin Gee stated the applicant, Texas NH Management, LLC, on behalf of Kelby McCall, had requested a zone change from “Residential Large” and “Residential Medium” to a “Commercial” zoning classification for 2318 North Timberland Drive. City Manager Gee furthered the property was 28.822 acres and non-developed and the purpose was to allow the construction of a Tractor Supply Company Store. City Manager Gee highlighted the location of the property on the corresponding maps and provided information on the current zoning of neighboring properties. City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider First Reading of an Ordinance changing the zoning to “Commercial” on property addressed as 2318 North Timberland Drive.

Mayor Mark Hicks opened the Public Hearing at 5:03 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

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

### **6. AWARD OF BID FOR THE GRAVITY BELT THICKENER PROJECT AT THE WASTEWATER TREATMENT PLANT AND FIRST READING OF AN ORDINANCE AUTHORIZING AN ADJUSTMENT TO THE 2021-2022 OPERATING BUDGET (BUDGET AMENDMENT NO. 20) APPROPRIATING THE FUNDING - APPROVED.**

City Manager Kevin Gee stated the City received sealed bids on August 25, 2022, for the replacement of the gravity belt thickener and polymer feed system at the Wastewater Treatment Plant. City Manager Gee furthered the new gravity belt thickener was intended to replace the existing dissolved air flotation unit used for sludge processing. City Manager Gee stated three (3) bids were received and the low bidder was Duplichain Contractors, LLC with a total base bid amount of \$703,210 and the bid tabulation was included with Council’s packet. City Manager Gee explained the budget for the project which had been established several years ago was \$400,000; however there had been a substantial increase for labor, materials and essential components had not been incorporated into the original budget. City Manager Gee concluded Staff recommended award of the base bid to the low bidder, Duplichain Contractors, LLC, in the amount of \$703,210 and approval of the First Reading of an Ordinance authorizing Budget Amendment No. 20, appropriating the funding.

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

### **7. AWARD OF BID FOR THE DEMOLITION OF THE THRASH BUILDING – APPROVED.**

City Manager Kevin Gee stated the Thrash Building had recently been purchased by the City of Lufkin and asbestos abatement measures had been put into process. City Manager Gee furthered the next step would be the demolition of the structure. City Manager Gee stated the City had advertised for and received two (2) bids for the demolition of the structure. City Manager Gee furthered the low bid was received from Allen Loggins & Sons, Inc. in the amount of \$99,700 and the bid tabulation had been included in the Council’s packet for review. City Manager Gee concluded Staff recommended City Council award a bid in the amount of \$99,700 to Allen & Loggins & Sons, Inc. for the demolition of the Thrash Building.

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

### **8. PRESENTATION OF THE CITY OF LUFKIN 2022-2023 DRAFT BUDGET, PUBLIC HEARING CONCERNING THE PROPOSED BUDGET AND FIRST READING OF AN APPROPRIATIONS ORDINANCE ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER1, 2022 AND ENDING SEPTEMBER 30, 2023 – APPROVED.**

City Manager Kevin Gee stated Staff was pleased to present to City Council the 2022-2023 Annual Fiscal Budget for the City of Lufkin. City Manager Gee furthered the proposed budget included a tax rate of 0.524671 which was less than the current rate. City Manager Gee stated some of the items in the proposed budget included an increase in pay for employees, the addition of several positions, an increase in the amount allocated to the street overlay program as well as planned increases for water, sewer and solid waste rates. City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and approve the First Reading of an appropriations Ordinance adopting a budget for the 2022-2023 Fiscal Year.

Mayor Hicks opened the Public Hearing at 5:08 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 Trent Burfine seconded the motion and a unanimous vote to approve was recorded.

9. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE LEVYING TAXES FOR THE USE AND SUPORT OF MUNICIPAL GOVERNMENT OF THE CITY OF LUFKIN AND PROVIDING FOR THE DEBT SERVICE FUND FOR THE FISCAL YEAR 2022-2023 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE – APPROVED.**

City Manager Kevin Gee stated each year as part of the budget process, the Tax Assessor Collector calculated the No-New-Revenue Tax Rate in accordance with Texas Tax Code Chapter 26.04. City Manager Gee furthered the no-new-revenue tax rate enabled the public to evaluate the relationship between taxes for the prior year and the current year, based on a tax rate that would produce the same amount of tax revenue if applied to the same properties taxed in both years. City Manager Gee stated the no-new-revenue tax was determined to be \$0.487766 while the current year’s tax rate was \$0.531135. City Manager Gee explained the proposed tax rate of \$0.524671 was lower than the current tax rate but exceeded the no-new-revenue tax rate. City Manager Gee stated the proposed tax rate would raise more total property tax revenue than last year’s original budget and additional tax revenue would be raised from new property added to the tax roll, therefore the proposed tax rate was viewed as an increase according to the Texas Tax Code. City Manager Gee concluded Staff recommended City Council approve the First Reading of an Ordinance levying taxes for the 2022-2023 Fiscal Year.

Mayor Hicks opened the Public Hearing at 5:11 p.m. Mr. James Peterson spoke regarding the item and expressed his concern with the increase in property taxes. There being no one else who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from City Council.

Councilmember Rocky Thigpen moved that the property tax rate be increased by the adoption of a tax rate of \$0.524671, which was effectively a 1.22 percent decrease in the tax rate. Councilmember Robert Shankle seconded the motion. The following roll call vote was recorded:

- |                                    |     |
|------------------------------------|-----|
| • Councilmember Wes Suiter         | Yes |
| • Councilmember Rocky Thigpen      | Yes |
| • Councilmember Robert Shankle     | Yes |
| • Councilmember Guessippina Bonner | Yes |
| • Councilmember Brent Watkins      | Yes |
| • Councilmember Trent Burfine      | Yes |
| • Mayor Mark Hicks                 | Yes |

The motion passed unanimously.

10. **FIRST READING OF AN ORDINANCE ADJUSTING RESIDENTIAL, COMMERCIAL, IRRIGATION, INDUSTRIAL AND WHOLESALE WATER RATES IN THE CITY OF LUFKIN – APPROVED.**

City Manager Kevin Gee stated due to significant increases in cost for equipment, chemicals and fuel used in the treatment and distribution of water to our residents, Staff proposed a four percent (4%) increase in water rates. City Manager Gee furthered the current “minimum” charge for residential water was \$14.08 while the new rate would increase the charge to \$14.64. City Manager Gee concluded Staff recommended City Council consider First Reading of an Ordinance adjusting water rates within the City of Lufkin.



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

**11. FIRST READING OF AN ORDINANCE ADJUSTING SEWER RATES IN THE CITY OF LUFKIN – APPROVED.**

City Manager Kevin Gee stated costs for sewer services had risen as well. City Manager Gee furthered Staff was proposing a four percent (4%) increase for sanitary sewer service which would increase the minimum charge for sewer service from \$12.72 to \$13.23. City Manager Gee concluded Staff recommended City Council consider First Reading of an Ordinance adjusting sewer rates in the City of Lufkin.

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

**12. FIRST READING OF AN ORDINANCE ADJUSTING SOLID WASTE RATES IN THE CITY OF LUFKIN – APPROVED.**

City Manager Kevin Gee stated the last significant increase in Solid Waste rates was implemented in 1998 with an increase for roll-off services in 2019. City Manager Gee furthered equipment and vehicle costs had increased thirty percent (30%) during the past year as well as the maintenance expenses of an aging fleet and elevated fuel costs. City Manager Gee stated a proposed ten percent (10%) increase in Solid Waste rates was included in the proposed budget which would increase the average charge for residential service from \$17.84 to \$19.63. City Manager Gee concluded Staff recommended City Council consider First Reading of an Ordinance adjusting Solid Waste rates in the City of Lufkin.

Councilmember Trent Burfine asked if the rate for extra trash cans could be increased in the future to bring in additional revenue. Discussion ensued.

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

Mayor Hicks recognized those in attendance from the Leadership Lufkin class.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:19 p.m.



ATTEST:

Mark Hicks, Mayor

Kara Andrepont, City Secretary