

MINUTES OF THE SPECIAL CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 15TH DAY OF MAY, 2023.

On the 15th day of May, 2023, the City Council of the City of Lufkin, Texas convened in a Special Called Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Mark Hicks	Mayor
Robert Shankle	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Brent Watkins	Councilmember, Ward No. 3
Wes Suiter	Councilmember, Ward No. 4
Kevin Gee	City Manager
Kristi Skillern	City Attorney
Gerald Williamson	Assistant City Manager
Kara Andrepont	City Secretary
Buddy Cross	Assistant Police Chief
Jesse Moody	Fire Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Eddie Aguilar	Engineering Services Director
Scott Rayburn	Planning Director
Calvin Toups	Building Official
Buddy Timme	Parks and Recreation Director
Brant Lee	Convention Services Director
Albert Duffield	Utilities Director
Scott Feaster	IT Director

being present; and

Rocky Thigpen	Councilmember, Ward No. 5
Trent Burfine	Councilmember, Ward No. 6

being absent when the following business was transacted.

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

Mayor Mark Hicks recognized those in attendance with the Leadership Lufkin class.

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

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 2ND, 2023 - APPROVED.**
2. **RESOLUTION AUTHORIZING AN APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S (TXDOT) 2023 TRANSPORTATION ALTERNATIVES (TA) SET ASIDE GRANT PROGRAM – APPROVED.**
3. **RESOLUTION ALLOWING THE CONVEYANCE OF A PARCEL OF LAND LOCATED ON LUFKIN AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUIT CLAIM DEED FOR THE SAME – APPROVED.**

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

BUSINESS AGENDA

4. CANVAS OF THE 2023 CITY OF LUFKIN MUNICIPAL ELECTION AND RESOLUTION DECLARING RESULTS OF THE SAME - APPROVED.

City Manager Kevin Gee stated State Law required the City Council canvass the votes of the May 6, 2023 City of Lufkin General Election. City Secretary Kara Andrepont reported the vote totals for the City of Lufkin Election held on May 6th, 2023. City Manager Kevin Gee concluded Staff recommended City Council perform the required canvassing of the votes and approve a Resolution declaring the same.

Councilmember Wes Suiter moved to certify the election results and approve the Resolution as presented. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

5. OATH OF OFFICE TO COUNCILMEMBER WARD NO. 6 ADAM LOWTHER.

District Judge Bob Inselmann issued the Oath of Office to Councilmember Adam Lowther.

6. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTY ADDRESSED AS 2118 SOUTH FIRST STREET– APPROVED.

City Manager Kevin Gee stated the applicant, Drew Donosky with Claymoore Engineering, on behalf of Brookshire Brothers Incorporated, had requested a zone change from “Manufactured Homes Park” and “Commercial” to a single “Commercial” zoning district for 2118 South First Street. City Manager Gee furthered the 21.059-acre property was currently undeveloped and originally occupied by Scenic Acres Mobile Home Park. City Manager Gee stated the purpose of the zone change was to allow for the future development of a new Brookshire Brothers grocery store. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated the request was unanimously recommended for approval by the Planning and Zoning Commission during their April 24th, 2023 meeting.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval of the Second Reading of an Ordinance changing the zoning to “Commercial” on property addressed as 2118 South First Street.

Mayor Hicks opened the Public Hearing at 5:06 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

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

7. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE CHANGING THE ZONING TO LOCAL BUSINESS ON PROPERTY ADDRESSED AS 701 AND 709 MOORE AVENUE – APPROVED.

City Manager Kevin Gee stated the applicant, Austin Holcomb, was requesting a zone change from “Residential Medium” to “Local Business” for 701 and 709 Moore Avenue. City Manager Kee furthered the properties were 0.55 acres with 701 Moore Avenue being occupied by a small single-family home and 709 Moore Avenue being undeveloped. City Manager Gee stated the purpose of the zone change was for the owner to have flexibility to develop lots with residential or commercial uses. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee furthered Staff found the proposed zone change consistent with the current existing area uses as well as the current “Mixed Use” future land use classification. City Manager Gee stated the request was unanimously recommended for approval by the Planning and Zoning Commission during the meeting of May 8, 2023.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval of the First Reading of an Ordinance changing the zoning to “Commercial” on 701 and 709 Moore Avenue.

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 the City Council.

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

8. FIRST READING OF AN ORDINANCE PROVIDING FOR THE SALE OF AN UNUSED, UNIMPROVED PORTION OF RIGHT-OF-WAY (0.248 ACRE NEAR SECOND STREET AND LAUREL AVENUE TO THE ABUTTING PROPERTY OWNER – APPROVED.

City Manager Kevin Gee stated Engineering Services had received a request from Melvin and Silvia Walker to purchase an unused portion of primarily non-improved right-of-way near North Second Street and Laurel Avenue which contained no City utilities. City Manager Gee furthered the property had been determined appropriate for sale and all steps required by Chapter 272 of the Local Government Code had been followed. City Manager Gee stated staff was requesting Council approval to convey a 50-foot-wide portion of North Second Street (0.248 acres) within the City of Lufkin Addition for the total sum of eight thousand two hundred and eighty dollars (\$8,280.00). City Manager Gee furthered the price included the appraised value of \$7,500 for the right-of-way, as determined by William J. Lyon & Associates, Inc., the appraisal cost of \$750.00, and the filing fee of \$30.00. City Manager Gee stated per 272 of the Local Government Code, the abutting property owner was notified and given the opportunity to purchase an equal corresponding section of the non-improved right-of-way. City Manager Gee furthered the abutting property owner, Mr. Fred L. Walker, had signed a letter stating he had no interest in the purchase. City Manager Gee stated, following the approval of the City Council, and upon payment, the City would issue a deed without warranty to Melvin and Silvia Walker.

City Manager Gee concluded Staff recommended City Council approve the First Reading of an Ordinance providing for the sale of a portion of right-of-way located near North Second Street and Laurel Avenue to Melvin and Silvia Walker.

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

9. APPROVAL OF THE PLACEMENT OF A BRONZE MONUMENT MEMORIALIZING THE SITE OF THE LUFKIN LITTLE LEAGUE’S FIRST HOME PLATE – APPROVED.

City Manager Kevin Gee stated Mr. Mike Maberry had contacted Staff regarding the placement of a bronze monument commemorating the original location of the Lufkin Little League’s first home plate. City Manager Gee furthered the location was now in the sidewalk in front of Kurth Memorial Library. City Manager Gee stated the proposed location photo and a proof of the monument had been included in Council’s packet for review. Mr. Maberry gave a short presentation regarding the monument.

City Manager Gee concluded Staff recommended City Council consider approval of the placement of the monument commemorating the site of the original home plate of Lufkin Little League.

Councilmember Robert Shankle moved to approve the placement of the monument as presented. Councilmember Wes Suiter seconded the motion and a unanimous vote to approve was recorded.

10. PRESENTATION AND DISCUSSION OF A PROPOSED ORDINANCE GRANTING A HOMESTEAD TAX EXEMPTION FOR CITY OF LUFKIN RESIDENTIAL PROPERTY OWNERS – NO ACTION REQUIRED.

City Manager Kevin Gee stated Councilmember Guessippina Bonner had approached Staff to look at the proposed values for 2024 to see if there was anything the City of Lufkin could do to provide relief to taxpayers. City Manager Gee provided information regarding the implementation of a homestead tax exemption for City of Lufkin residential property owners.

Councilmember Robert Shankle asked if the Ordinance was adopted would it stay in effect until it was brought back before City Council and they voted to remove it. Mayor Mark Hicks asked if the revenue on a 20% homestead exemption would be an increase over the current year. Councilmember Wes Suiter asked if Council chose to adopt the Ordinance what was the minimum and maximum allowed and would Council be locked in to the amount they chose. Councilmember Brent Watkins asked about the sales tax projections for the next year. City Manager Gee and Finance Director Belinda Melancon addressed all questions and discussion ensued.

No action was required on this item.

11. FINANCIAL STATUS REPORT

Finance Director Belinda Melancon updated City Council on the financial status of the City and offered to answer any questions. There were none.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:29 p.m.





Mark Hicks, Mayor



Kara Andrepont, City Secretary