

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 19th DAY OF OCTOBER, 2021.

On the 19th day of October, 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	Mayor
Robert Shankle	Mayor ProTem
Guessippina Bonner	Councilmember, Ward No. 1
Lynn Torres	Councilmember, Ward No. 3
Wes Suiter	Councilmember, Ward No. 4
Rocky Thigpen	Councilmember, Ward No. 5
Trent Burfine	Councilmember, Ward No. 6
Bruce Green	City Manager
Erika Neill	City Attorney
Jason Arnold	Assistant City Manager
Gerald Williamson	Assistant City Manager
Kara Andrepont	City Secretary
David Thomas	Police Chief
Buddy Cross	Assistant Police Chief
Jesse Moody	Fire Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Kevin Gee	Engineering Services Director
Scott Rayburn	Planning Director
Calvin Toups	Building Official
Rudy Flores	Parks and Recreation Director
Albert Duffield	Water & Sewer Director
Jarod Murphy	Assistant Director Water & Sewer
Rick Smith	Fleet Maintenance Director
Scott Feaster	IT Director
Kent Havard	Solid Waste Director
Jessica Leyva	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 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 CALLED CITY COUNCIL MEETING OF SEPTEMBER 21, 2021– APPROVED.**
- 2. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4702 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2020 NATIONAL ELECTRIC CODE – APPROVED.**
- 3. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4202 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL BUILDING CODE – APPROVED.**
- 4. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4203 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATINAL EXISTING BUILDING CODE – APPROVED.**
- 5. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4204 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE – APPROVED.**

6. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4205 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL MECHANICAL CODE – APPROVED.
7. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4206 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL FUEL GAS CODE – APPROVED.
8. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4207 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL FIRE CODE – APPROVED.
9. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4208 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL PLUMBING CODE – APPROVED.
10. SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 3387 OF THE CITY OF LUFKIN, TEXAS ADOPTING THE 2018 INTERNATIONAL SWIMMING POOL CODE – APPROVED.
11. PURCHASE OF FOUR (4) 2022 FORD EXPLORERS AND A 2022 FORD F150 RESPONDER IN THE AMOUNT OF \$164,753.52 FROM LUFKIN FORD FOR THE LUFKIN POLICE DEPARTMENT – APPROVED.
12. PURCHASE OF A JOHN DEERE 310 SL BACKHOE IN THE AMOUNT OF \$60,530.92 AND A JOHN DEERE 50G MINI EXCAVATOR IN THE AMOUNT OF \$95,564.76 FROM DOGGETT MACHINERY SERVICES FOR THE STREET AND WATER & SEWER UTILITIES DEPARTMENTS – APPROVED.
13. PURCHASE OF FOUR (4) GRASSHOPPER ZERO TURN MOWERS IN THE AMOUNT OF \$63,247.05 FROM COOK SAW SHOP FOR THE PARKS AND RECREATION DEPARTMENT – APPROVED.
14. PURCHASE OF A 2022 AUTOCAR FRONT LOAD REFUSE TRUCK WITH HEIL COLLECTION BODY IN THE AMOUNT OF \$358,375 FROM AUTOCAR AND HEIL OF TEXAS FOR THE SOLID WASTE DEPARTMENT – APPROVED.
15. PURCHASE OF A 2021 PETERBILT 567 ROLL-OFF TRUCK IN THE AMOUNT OF \$219,465 FROM RUSH TRUCK CENTER FOR THE SOLID WASTE DEPARTMENT – APPROVED.
16. PURCHASE OF A 2021 OPETERSON INDUSTRIES TL3 GRAPPLE TRUCK IN THE AMOUNT OF \$180,769 FROM TEXAS PACK AND LOAD FOR THE SOLID WASTE DEPARTMENT – APPROVED.
17. PURCHASE OF FIVE (5) 2022 FORD F150 ½ TON PICKUP TRUCKS IN THE AMOUNT OF \$178,568.80 FROM LUFKIN FORD FOR THE FIRE DEPARTMENT – APPROVED.
18. PURCHASE OF NINETEEN (19) FORD PICKUPS IN THE AMOUNT OF \$523,803 FROM LUFKIN FORD FOR THE PUBLIC WORKS AND ANIMAL CONTROL DEPARTMENTS – APPROVED.

City Manager Bruce Green stated due to the large number of items on the consent agenda he would summarize them for anyone that may have questions. City Manager Green stated the City of Lufkin electrical and building codes needed updating. City Manager Green furthered item numbers two (2) through ten (10) were to bring the City up to a more modern and updated code. City Manager Green stated the remaining items were related to the amortization fund. City Manager Green furthered City Council had already allocated the funds through the budget and these items were bringing the individual expenses to City Council for approval.

Councilmember Guessippina Bonner asked if there was a way to make it easier for the community to understand the changes being made regarding the electrical and building codes. Calvin Toups, Building Official spoke and addressed the changes. Discussion ensued. Councilmember Trent Burfine asked if

the purchases had already been made regarding the vehicles or if they were on order. Assistant City Manager Jason Arnold addressed the question.

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

Mayor Hicks recognized those in attendance from Angelina College as well as the Leadership Lufkin class.

BUSINESS AGENDA

19. PRESENTATION BY PERFORMANCE SERVICES, INC. REGARDING THE CITY OF LUFKIN WATER AND SEWER INFRASTRUCTURE.

City Manager Bruce Green stated Performance Services, Inc., had been working with Public Works and Information Technology Staff for several months gathering data and auditing the City's water and sewer infrastructure and related technological capabilities. City Manager Bruce Green introduced Larry Jones with Performance Services Inc. Mr. Jones gave a presentation highlighting the project and funding options.

Councilmember Guessippina Bonner asked what the impact would be on staffing. Discussion ensued. Councilmember Trent Burfine asked how many smart meters were installed within the City of Lufkin at the present time. Discussion ensued.

20. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO "RESIDENTIAL LARGE" ON PROPERTIES DESCRIBED AS SHIREY FOREST SUBDIVISION, BLK 1, LOTS 1-14 – APPROVED.

City Manager Bruce Green stated the applicant, Michael G. Parker, representing Lamar Clark with Shirey Forest, LLC, had requested a zone change from "Planned Unit Development" to "Residential Large" for fourteen lots on Shirey Lane. 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 for one of the fourteen lots (Lot 14). City Manager Green stated the purpose of the zone change and associated future land use map change was to allow for continued residential development. City Manager Green highlighted the location of the properties on the corresponding maps and provided information on the current zoning of neighboring properties. City Manager Green stated Staff found the proposed zone change and the associated future land use map change consistent with the current area zoning, existing area uses, as well as the proposed "Low Density Residential" future land use classification. City Manager Green furthered the request was unanimously approved by the Planning and Zoning Commission during the October 11, 2021 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and consider First Reading of an Ordinance changing the zoning to Residential Large on properties described as Lots 1-14 of the Shirey Forest Subdivision.

Mayor Mark Hicks opened the Public Hearing at 5:31 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and moved to comments from City Council.

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

21. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO "RESIDENTIAL MEDIUM" ON PROPERTIES ADDRESSED AS 1314 SOUTH CHESTNUT STREET AND 811 YORK DRIVE– APPROVED.

City Manager Bruce Green stated the applicant, Antonio Huerta, had requested a zone change from RPO (Restrictive Professional Office) to "Residential Medium" for 1314 South Chestnut Street and 811 York Drive. City Manager Green furthered this item also included a Future Land Use Plan map change from "Neighborhood Commercial" to a "Medium Density Residential" classification. City Manager Green highlighted the location of the properties on the corresponding maps and provided information on the current zoning of neighboring properties. City Manager Green stated the properties were currently vacant and the purpose of the zone change was for future residential development. City Manager Green furthered this request was unanimously approved by the Planning and Zoning

Commission on October 11th, 2021. City Manager Green concluded Staff requested City Council conduct a Public Hearing and consider First Reading of an Ordinance changing the zoning to “Residential Medium” on properties addressed as 1314 South Chestnut and 811 York Drive.

Mayor Mark Hicks opened the Public Hearing at 5:33 p.m. There being no one who wished to speak, Mayor Hicks closed the Public Hearing and moved to comments from City Council.

Councilmember Guessippina Bonner asked if 1314 South Chestnut Street was large enough to be further subdivided at some point. Planning Director Scott Rayburn explained the owners could come back for a re-plat and the property could then be subdivided down for residential homes. Councilmember Rocky Thigpen asked how many homes could be built on the lots. Michael G. Parker with Everett Griffith, Jr. and Associates stated based on the dimensions of the lot they could probably get seven. Discussions ensued.

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

22. RESOLUTION OF THE CITY OF LUFKIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A WATER SUPPLY CONTRACT WITH M&M WATER SUPPLY CORPORATION – APPROVED.

City Manager Bruce Green stated M&M Water Supply Corporation had requested to enter into a wholesale water supply agreement for wholesale treated water and the term was for ten (10) years. City Manager Green furthered payment would be in accordance with the City’s established water rates and included a minimum monthly charge. City Manager Green stated the contracted quantity of water would not have a negative impact on current or anticipated water demands. City Manager Green concluded Staff recommended City Council approve a Resolution authorizing the City Manager to execute a water supply contract with M&M Water Supply Corporation.

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

23. RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE TERMS AND ENTER INTO A CONTRACT FOR DESIGN SERVICES WITH PAPE-DAWSON ENGINEERS FOR THE LUFKIN FORWARD DEVELOPMENT – APPROVED.

City Manager Bruce Green stated on August 17th, 2021, City Council approved the Lufkin Forward downtown reconstruction and streetscape project. City Manger Green furthered a panel consisting of Staff from Economic Development, Administration and Engineering met to evaluate and rank the submittals and the team from Pape-Dawson Engineers located in Austin, Texas was selected as the most qualified. City Manager Green concluded Staff recommended City Council approve a Resolution authorizing the City Manager to negotiate terms and enter into a contract for design services with Pape-Dawson Engineers for the Lufkin Forward Development.

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

24. DEVELOPMENT AGREEMENT WITH SHIREY FOREST, LLC FOR THE YAUPON COURT SUBDIVISION – APPROVED.

City Manager Bruce Green stated the developer, Shirey Forest LLC, represented by Lamar Clark, had requested assistance with their proposed development off of Daniel McCall Drive. City Manager Green furthered the planned Shirey Forest - Yaupon Subdivision included construction of a new street and utilities for fourteen (14) lots with lot sizes ranging from 1.5 to 6.11 acres. City Manager Green stated the Subdivision Development Agreement was authorized by Local Government Code and was being executed to memorialize the mutual responsibilities. City Manager Green concluded Staff recommended City Council approve a development agreement with Shirey Forest, LLC for the Yaupon Court Subdivision.

Councilmember Trent Burfine voiced his concern with City employees building the streets for the proposed development. Councilmember Burfine stated he would be voting no to the agreement because of his concerns. Discussion ensued.

Councilmember Lynn Torres moved to approve the agreement as presented. Councilmember Robert Shankle seconded the motion. The motion passed with a 5-1 vote with Councilmember Trent Burfine voting no to the agreement.

25. PRESENTATION OF THE CITY OF LUFKIN FINANCE COMMITTEE REPORT

Belinda Melancon, Finance Director for the City of Lufkin presented the Quarterly Finance Committee Report to the City Council.

26. EXECUTIVE SESSION

Mayor Mark Hicks recessed the Regular Session at 5:53 p.m.

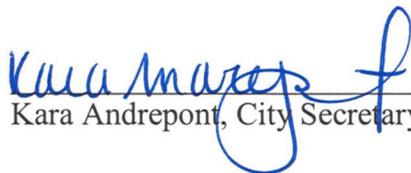
Mayor Mark Hicks reconvened the Regular Session at 6:04 p.m.

There being no further business, Mayor Mark Hicks adjourned the meeting at 6:04 p.m.





Mark Hicks, Mayor



Kara Andrepont, City Secretary