

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY  
OF LUFKIN, TEXAS HELD ON THE 16<sup>th</sup> DAY OF JANUARY, 2018.**

On the 16<sup>th</sup> day of January, 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  
Mark Hicks  
Guessippina Bonner  
Robert Shankle  
Lynn Torres  
Rocky Thigpen  
Keith Wright  
Bruce Green  
Jason Arnold  
Kara Atwood  
Gerald Williamson  
David Thomas  
Ted Lovett  
Belinda Melancon  
Dorothy Wilson  
Steve Poskey  
Mike Akridge  
Barbara Thompson  
Chuck Walker  
Kent Havard

Mayor  
Mayor Pro Tem  
Councilmember, Ward No. 1  
Councilmember, Ward No. 2  
Councilmember, Ward No. 3  
Councilmember, Ward No. 5  
City Manager  
Deputy City Manager  
City Attorney  
Assistant to the City Manager  
City Secretary  
Police Chief  
Asst. Police Chief  
Fire Chief  
Finance Director  
Planning Director  
Street Department Director  
Parks & Recreation Director  
Main Street Director  
Public Works Director  
Solid Waste Director

being present; and

Sarah Murray

Councilmember, Ward No.6

being absent when the following business was transacted.

1. The meeting was opened with prayer by Pastor Randy Green, Christ Congregational Church.
2. Mayor Bob F. Brown welcomed visitors, Leadership Lufkin attendees and New Water and Sewer Director Albert Duffield.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD  
DECEMBER 19, 2017 – 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.

**OLD BUSINESS**

4. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE  
AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS  
CHANGING THE ZONING TO “HEAVY MANUFACTURING” FOR  
PROPERTY KNOWN AS 3403 ELLEN TROUT DRIVE – APPROVED**

City Manager Wright stated that the subject property was currently vacant, partially wooded land and was proposed as the future location of Aaxion, Inc. City Manager Wright stated that the property to the west is C&C Auto Center, and to the west across Kurth Drive was vacant, wooded land. City Manager Wright stated that the property to the north was a distribution center for several businesses and a wrecker service. City Manager Wright stated that the property to the north and across Ellen Trout Drive/Loop 287 is Fesco, United Rentals, the FedEx Distribution Center, and vacant, wooded land.

City Manager Wright furthered that the requested zone change to “Heavy Manufacturing” was more of a “housekeeping” task. City Manager Wright stated that the “Residential Large Single Family Dwelling” zoning was not compatible in the Ellen Trout Drive/Loop 287 area where there were several industrial uses already in place. City Manager Wright stated in the “Heavy Manufacturing” zoning district, any type of residential dwelling was not a permitted use. City Manager Wright stated that the access on this property to Kurth Drive, Ellen Trout Drive/ Loop 287, and the railroad were complementary to future industrial development.

City Manager Wright stated that the Planning and Zoning Commission unanimously voted to approve this request during the meeting of December 11, 2017.

City Manager Wright stated that Staff recommended City Council conduct a Public Hearing and consider on second reading an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas, changing the zoning to “Heavy Manufacturing” for property known as 3403 Ellen Trout Drive.

Mayor Brown opened the Public Hearing at 5:03 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and requested comments from Council.

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

#### **NEW BUSINESS**

5. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, CHANGING THE ZONING TO “COMMERCIAL” FOR PROPERTY KNOWN AS 103 ARENA STREET – APPROVED**

City Manager Wright explained that the applicant, 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 furthered that the subject property was currently vacant land. City Manager Wright stated that the property to the north was a single- family dwelling and that the property to the east and across Arena Street was a single-family dwelling. City Manager Wright stated that property to the south and across Paul Avenue was the Town Square Shopping Center and Coy Smith Auto Sales. City Manager Wright stated that the property to the west was Jack’s Tapes and Records.

City Manager Wright stated that the owner of the subject property planed for any future businesses to face in the direction of Paul Avenue. City Manager Wright furthered that the 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 explained that there were two “Commercial” areas within seven hundred (700) feet of the subject property to the east which also had frontage on Paul Avenue.

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

Mayor Brown opened the Public Hearing at 5:05 p.m. Mike Parker stated that he was there on behalf of Abel Flores if there were any questions he would be glad to answer them. Mayor Brown closed the Public Hearing and requested comments from Council.

Councilmember Bonner questioned Mike Parker about plans for the property. Mike Parker stated that Abel Flores might have an ice cream shop and or a bakery at that location.

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

**6. SUBMISSION OF A FOREIGN TRADE ZONE APPLICATION AND A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2017-2018 OPERATING BUDGET (BUDGET AMENDMENT NO. 9) APPROPRIATING THE FUNDING - APPROVED**

City Manager Wright stated during the City Council meeting of June 20, 2017, the City Council approved a budget amendment for the Foreign Trade Zone (FTZ) feasibility study. City Manager Wright stated in September 2017, James Grogan visited and interviewed ten (10) companies in Lufkin to produce a report to quantify the benefits of a Foreign Trade Zone. City Manager Wright stated that the attached was the feasibility assessment conducted by Ernst & Young illustrating the benefit to local companies in Lufkin including American eChem, McFarland Cascade Holding and PID Service.

City Manager Wright explained that Staff believed that the City of Lufkin would benefit from the establishment of Foreign Trade Zone designation in the Angelina County area and would like to move forward with the application process. City Manager Wright stated that because of the City's location, a Foreign Trade Zone designation should help elevate the City's position as a regional magnet for international trade development. City Manager Wright stated that the Foreign Trade Zone program was a key complement to the local community's emphasis on providing a positive business environment for new and expanding business.

City Manager Wright furthered that Staff recommended City Council approve the submission of the application for the Foreign Trade Zone designation and approve a Resolution authorizing Budget Amendment No. 9 appropriating the funding in the amount of forty-five thousand dollars (\$45,000.00).

Councilmember Bonner moved to approve the submission of the application and the Resolution as presented. Councilmember Shankle seconded the motion and a unanimous vote to approve was recorded.

**7. PUBLIC HEARING AND A RESOLUTION AUTHORIZING ACCEPTANCE OF A RIFLE RESISTANT BODY ARMOR GRANT TO THE LUFKIN POLICE DEPARTMENT IN THE AMOUNT OF \$27,900 FROM THE OFFICE OF THE GOVERNOR, CRIMINAL JUSTICE DIVISION AND A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2017-2018 OPERATING BUDGET (BUDGET AMENDMENT No. 10) APPROPRIATING THE FUNDING - APPROVED**

City Manager Wright stated that the Lufkin Police Department was recently notified that they had been awarded funding through the Texas Office of the Governor Criminal Justice Division Rifle Resistant Body Armor Grant Program in the amount of \$27,900. City Manager Wright furthered that this funding would be used to purchase additional body armor for the Lufkin Police Department. City Manager Wright stated that there was no match required for this grant, however, the acceptance did require an opportunity for public comment.

City Manager Wright summarized that Staff recommended City Council conduct a Public Hearing and accept the grant award in the amount of \$27,900 through the Office of the Governor and approve a Resolution authorizing Budget Amendment No. 10 appropriating the funding.

Mayor Brown opened the Public Hearing at 5:10 p.m. Mike Parker stated that he supported this resolution and the City should protect our people. Mayor Brown closed the Public Hearing and requested comments from Council.

Councilmember Thigpen moved to approve the Resolutions as presented. Councilmember Torres seconded the motion and a unanimous vote to approve was recorded.

**8. ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH AMERICAN ECHEM, INC. AND A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2017-2018 OPERATING BUDGET ( BUDGET AMENDMENT No. 11) APPROPRIATING THE FUNDING - APPROVED**

City Manager Wright stated that this Company was an Italian company and the company had looked at other states to locate in but choses to stay in Lufkin. City Manager Wright stated that the Economic Development office received an Application for Economic Development Assistance from Bernard Hylands, President, of American eChem regarding the company's proposed expansion. City Manager Wright stated that this expansion would allow the company to expand their current product line. City Manager Wright stated that the construction was set to begin January 2018 with the first phase to be completed by June 2019 with the final stage to be completed by 2023.

City Manager Wright stated that the proposed agreement included the following:

- A minimum \$8 million dollar capital investment by December 31, 2028
- A minimum of twenty-five (25) new full-time personnel by December 31, 2023
- Job Incentive Grant of \$4,000 per new employee, up to fifty (50), during the first five years
- Expansion Grant of \$5,000 per acre (up to twenty-three (23) acres) for facility expansion Ten(10) year tax abatement

City Manager Wright furthered that at the 4B Board Meeting on December 19, 2017, a unanimous affirmative vote was recorded in favor of the economic development incentive package. City Manager Wright stated that Staff recommended City Council consider approval of the American eChem, Inc. Economic Development incentive package as well as a Resolution authorizing Budget Amendment No 11 appropriating the funding for the Expansion Grant. Councilmember

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

**9. PURCHASE OF THREE (3) 2018 FORD TAURUS SEDANS FOR THE LUFKIN POLICE DEPARTMENT IN THE AMOUNT OF \$64,539.75 FROM SILSBEЕ FORD THROUGH THE TARRANT COUNTY CONTRACT PROGRAM – APPROVED**

City Manager Wright stated that the replacement of three (3) vehicles (2010 Ford Fusions) for use by detectives in the Lufkin Police Department was included in the 2018 Amortization Schedule. City Manager Wright stated that bids were received from local dealers JM Chevrolet and Southern Chrysler. City Manager Wright furthered that an additional bid was received from Silsbee Ford for the purchase of the 2018 Ford Taurus Sedans in the amount of \$21,513.25 each, for a total bid of \$64,539.75.

City Manager Wright concluded that Staff recommended City Council approve the purchase of three (3) Ford Taurus Sedans in the total amount of \$64,539.75 from Silsbee Ford through the Tarrant County Contract program.

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

**10. PRESENTATION OF THE CITY OF LUFKIN FINANCE COMMITTEE REPORT**

Finance Director Belinda Melancon updated City Council on the City of Lufkin Quarterly Finance Committee Report. Finance Director Melancon offered to answer any questions. There were none.

**11. CITY MANAGER REPORT**


City Manager Wright reviewed the Financial Status Report, and General Fund Revenues. City Manager Wright offered to answer questions. There were none.

**12. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCILMEMEBER AND STAFF**

City Manager Wright highlighted events and upcoming meetings on the Calendar.

13. There being no further business, Mayor Brown adjourned the meeting at 5:21 p.m.



  
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Bob F. Brown, Mayor

ATTEST:

  
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Kara Atwood, City Secretary