

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
LUFKIN, TEXAS HELD ON THE 16<sup>TH</sup> DAY OF AUGUST, 2022.**

On the 16<sup>th</sup> day of August, 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	Mayor
Robert Shankle	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Brent Watkins	Councilmember, Ward No. 3
Wes Suiter	Councilmember, Ward No. 4
Rocky Thigpen	Councilmember, Ward No. 5
Trent Burfine	Councilmember, Ward No. 6
Kevin Gee	City Manager
Kristi Skillern	City Attorney
Gerald Williamson	Assistant City Manager
Kara Andrepont	City Secretary
Adriana Thomasee	Human Resources
David Thomas	Police Chief
Buddy Cross	Assistant Police Chief
Jesse Moody	Fire Chief
Ryan Watson	Assistant Fire Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Eddie Aguilar	Engineering Services Director
Scott Rayburn	Planning Director
Brant Lee	Convention Services Director
Albert Duffield	Utilities Director
Scott Feaster	IT Director
Bob Samford	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 2<sup>ND</sup>, 2022.**

Councilmember Wes Suiter 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**

**2. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO “LOCAL BUSINESS” ON PROPERTY ADDRESSED AS 718 WEST FRANK AVENUE – APPROVED.**

City Manager Kevin Gee stated that this was a request to change the zoning from “Residential Medium” to “Local Business” on property located at 718 West Frank. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee furthered the owner, Savvy, The Agency, had requested the change in order to utilize the property as an advertising agency. City Manager Gee furthered that this request was unanimously approved by the Planning and Zoning Commission. City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance changing the zoning to “Local Business” on property located at 718 West Frank Avenue.

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

3. **FIRST READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A PORTION OF NON-IMPROVED ALLEY LOCATED ON CAIN STREET - APPROVED.**

City Manager Kevin Gee stated Engineering Services had received a request by two landowners for the purchase of a portion of a non-improved surplus alley. City Manager Gee furthered there were no existing City utilities within the alley and a separate utility easement would be filed by the City of Lufkin to ensure that no structural improvements be constructed on the portion that was being deeded. City Manager Gee stated the property in question had been determined appropriate for sale and all steps required by Chapter 272 of the Local Government Code had been followed. City Manager Gee furthered upon payment, the City would issue a non-warranty deed to the owners of both abutting properties. City Manager Gee stated Staff was requesting Council approval to convey a 20 ft. x 100 ft. (2,000 square feet) section of a non-improved alley between 610 and 620 Cain Street within Block 60 of the City of Lufkin Addition for the total sum of one thousand eight hundred and ten dollars (\$1,810.00). City Manager Gee furthered the property owners were notified per Chapter 272 of the Local Government Code and given the opportunity to purchase equal corresponding sections of the non-improved surplus alley which consisted of a 10 ft. x 100 ft. (1,000) for each interested party. City Manager Gee concluded Staff recommended City Council approve the First Reading of an Ordinance closing and conveying a portion of non-improved alley located on Cain Street.

Councilmember Guessippina Bonner stated she had family members involved in the purchase of the property and would be recusing herself from any discussion or vote on the item.

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

4. **RESOLUTION AUTHORIZING THE REAPPOINTMENT OF THE MUNICIPAL COURT JUDGE – APPROVED.**

City Manager Kevin Gee stated during the City Council meeting of May 3<sup>rd</sup>, 2022, City Council approved the appointment of April Earley as the Municipal Court Judge for a period of three (3) months. City Manager Gee furthered the position required residency in Angelina County and Ms. Earley no longer resided within the County. City Manager Gee explained Staff was actively looking for a qualified candidate to assume the position; however, one had not been secured. City Manager Gee concluded Staff requested City Council approve a Resolution appointing Ms. Earley for an additional six (6) months or until a candidate is brought for approval to allow time for Staff to hire a qualified candidate to serve as the Municipal Court Judge for the City of Lufkin.

Councilmember Trent Burfine requested the reappointment be for a three (3) month period instead of the proposed six (6) month period and referenced Chapter 51 of the Texas Family Code to explain his reason for the request.

Councilmember Trent Burfine moved to approve the reappointment of the Municipal Court Judge for three (3) months. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

5. **RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE TERMS AND ENTER INTO A CONTRACT FOR DESIGN SERVICES FOR THE LUFKIN FORWARD PROJECT – APPROVED.**

City Manager Kevin Gee stated on October 19<sup>th</sup>, 2021, City Council approved a Resolution authorizing the City Manager to execute a contract with Pape-Dawson Engineers for design services for the Lufkin Forward Downtown and Streetscape Project. City Manager Gee furthered the project was developed up to the preliminary design phase, a cost estimate was presented and the estimated cost was found to be excessive. City Manager Gee stated after discussions and revisions the consultant was unable to produce a viable plan. City Manager Gee furthered Staff terminated the agreement due to the deliverables not being in the Public's best interest due to cost. City Manager Gee stated to keep the

project moving forward, Staff requested Council consider selecting the next most highly qualified firm, Goodwin-Lasiter-Strong, Inc. and negotiate a contract for engineering services with them. City Manager Gee concluded Staff recommended City Council approve a Resolution authorizing the City Manager to negotiate terms and enter into a contract with Goodwin-Lasiter-Strong, Inc. for the completion of design services for the Lufkin Forward development.

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

**6. ECONOMIC DEVELOPMENT INCENTIVES FOR “PROJECT MITT” – APPROVED.**

City Manager Kevin Gee stated the Lufkin Economic Development Board had met at noon and approved an economic incentive package for Project Mitt in accordance with the City’s tax abatement guidelines. City Manager Gee furthered the agreement included a capital investment of \$30,000,000 and a minimum creation of 100 full-time employees. City Manager Gee stated the incentives approved included ad valorem tax abatement for 10 years, \$4,000 per full-time employee up to 100 within the 10 years and approximately 10 acres of land in the Lufkin Business Park. City Manager Gee furthered Project Mitt was now Francis Innovation Operations, a woman-owned small business that was part of the Francis family group and had been engineering and manufacturing 100% USA made products for over 40 years and would be manufacturing nitrile gloves. City Manager Gee concluded Staff recommended City Council consider approval of the Francis Innovation Operations Economic Development incentive package.

Councilmember Trent Burfine had a question regarding the requirement for the hiring of employees over a certain time and how the City would determine the company was complying. City Manager Kevin Gee stated the company would be required to report to Economic Development and would be monitored by them as well.

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

**7. FINANCIAL STATUS REPORT**

City Manager Kevin Gee updated City Council on the financial status of the City and offered to answer any questions. There were none.

Mayor Hicks recognized Councilmember Bonner and Councilmember Watkin’s upcoming birthdays.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:17 p.m.



ATTEST:

Mark Hicks, Mayor

Kara Andrepoint, City Secretary