

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS HELD ON THE 3rd DAY OF DECEMBER, 2019**

On the 3rd day of December, 2019 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	Mayor
Mark Hicks	Mayor Pro Tem
Guessippina Bonner	Councilmember, Ward No. 1
Robert Shankle	Councilmember, Ward No. 2
Lynn Torres	Councilmember, Ward No. 3
Rocky Thigpen	Councilmember, Ward No. 5
Sarah Murray	Councilmember, Ward No. 6
Keith Wright	City Manager
Bruce Green	City Attorney
Jason Arnold	Assistant to the City Manager
Kara Andrepong	City Secretary
Rodney Ivy	Human Resource Director
Gerald Williamson	Public Safety Director
Jesse Moody	Fire Chief
Belinda Melancon	Finance Director
Kevin Gee	Engineering Services Director
Michael Flinn	Parks and Recreation Director
Albert Duffield	Water and Sewer Director
Kent Havard	Solid Waste Director

being present when the following business was transacted.

INVOCATION - The meeting was opened with prayer by Pastor Dr. Jacob Fitzgerald, Denman Avenue Baptist Church.

PUBLIC COMMENT – Mayor Brown opened the meeting for Public Comment on any posted agenda item at 5:02 p.m. Patricia McKenzie stood and spoke concerning Item Number two (2) on the posted agenda. Mrs. McKenzie was concerned as to how the Capital Improvement Program items would fit in with the City of Lufkin Comprehensive Plan that was put together in 2018. Mrs. McKenzie asked that the 2018 Comprehensive Plan be referenced for the items in the Capital Improvement Plan. Mrs. McKenzie stated that her two (2) main concerns were the Frank Avenue Downtown Streetscape and the First Street Plaza and how they were connected to the Comprehensive Plan. There being no one else who wished to speak, Mayor Brown closed the Public Comment portion of the meeting.

1. MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD NOVEMBER 19, 2019 AND THE SPECIAL CALLED MEETING OF NOVEMBER 25, 2019 – APPROVED

Councilmember Lynn Torres moved to approve the minutes of the meetings as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

2. DISCUSSION OF PROPOSED CAPITAL IMPROVEMENT PROGRAM

City Manager Wright stated that Council had been given a list of projects and cost estimates at the previous City Council meeting and that the items would be broken down into three (3) separate bond items. City Manager Wright furthered that this item was open for discussion to receive feedback from the Council; however, there would not be a vote on the item. City Manager Wright stated that several of the items listed in the Capital Improvement Program were directly from the Comprehensive Plan. City Manager Wright gave a brief explanation of the process that was used to determine the projects for the Capital Improvement Program. Discussion ensued between Staff and Councilmembers regarding the projects and process. City Manager Wright instructed City Council to submit questions and/or other projects they wished to be considered prior to the item being voted on an upcoming agenda. City Manager Wright

stated that in the future City Council may be asked to rank the projects in order to decide which projects would be chosen

3. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “CENTRAL BUSINESS” FOR PROPERTY ADDRESSED AS 412 NORTH FIRST STREET- APPROVED

City Manager Wright stated that the owners of 412 North First Street had requested a zone change to “Central Business” district in order to promote business development. City Manager Wright furthered that the subject property was currently governed by a “Commercial” zone. City Manager Wright highlighted the location of the property on corresponding maps. City Manager Wright noted the neighboring properties and how each property was zoned. City Manager Wright stated that the Future Land Use map designated Institutional use for the subject property as well as the properties to the north, east and south and land to the west was recommended for a Mixed-Use designation. City Manager Wright furthered that ample parking was already in place from previous business and residential use. City Manager Wright stated that the Planning and Zoning Commission unanimously approved the request during their Regular Meeting held on November 25, 2019.

City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance changing the zoning to “Central Business” on property located at 412 North First Street.

Mayor Brown opened the Public Hearing at 5:42 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the Council.

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

4. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “COMMERCIAL” AND THE FUTURE LAND USE DESIGNATION TO “CORRIDOR COMMERCIAL” FOR PROPERTIES ADDRESSED AS 1707 WALLACE STREET AND 202-211 SYBIL DRIVE- NO MOTION/VOTE

City Manager Wright stated that the applicant had requested a zone change to “Commercial” for ten (10) lots on Wallace Street and Sybil Drive Street. City Manager Wright highlighted the location of the properties on the corresponding map and explained that Sybil Drive had been improved recently under an Economic Development project in order to open the properties for development. City Manager Wright furthered that Falcon Properties had provided an application stating the reason for the request was to “build on smaller lots.” City Manager Wright stated that the zone change request would provide marketable lots for single family homes or commercial buildings to be built by other entities. City Manager Wright noted the Future Land Use Map recommendations for the subject lots as well as the surrounding properties. City Manager Wright stated that the Planning and Zoning Commission had approved the request during their meeting on November 25, 2019.

City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance changing the zoning to “Commercial” with a Future Land Use Map designation of “Corridor Commercial.”

Mayor Brown opened the Public Hearing at 5:46 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the Council.

Councilmember Mark Hicks asked for clarification as to the size of the lots and what the applicant planned to build on the sites. Discussion ensued and Council requested further information on the item prior to proceeding.

The zone change request for property addressed as 1707 Wallace Street and 202 – 211 Sybil Drive died for lack of motion.

5. FIRST READING OF AN ORDINANCE PROVIDING FOR THE CLOSURE AND CONVEYANCE OF AN ALLEY (BLOCK 2, THE JORDAN DAVIS ADDITION) BOUNDED BY ELSIE STREET– APPROVED

City Manager Wright stated that a request had been received from Attorney Bob Flournoy, who represented the Lufkin Salvation Army, for the closing and purchase of an alley located behind the Salvation Army. City Manager Wright furthered that the property was approximately 20' x 160' in size and had been appraised for \$4,780, which included the appraisal cost and filing fees.

City Manager Wright concluded that Staff recommended City Council approve the First Reading of an Ordinance providing for the closure and conveyance of the alley bounded by Elsie Street.

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

6. FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019-2020 OPERATING BUDGET (BUDGET AMENDMENT NO. 6) PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, ZOO BUILDING FUND, GENERAL BUILDING FUND AND THE WATER & WASTEWATER FUND– APPROVED

City Manager Wright stated that each year after the new budget began Staff submitted a list of projects and funds that had been requested to be carried over from the previous Fiscal Year. City Manager Wright highlighted the list of the requests for projects and funding from various departments.

City Manager Wright concluded that Staff recommended City Council approve on First Reading an Ordinance authorizing Budget Amendment No. 6 appropriating the funding for the projects.

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

7. DONATION FROM THE DEBORAH JONES ESTATE IN THE AMOUNT OF \$17,815.99 TO LUFKIN ANIMAL SERVICES AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019-2020 OPERATING BUDGET (BUDGET AMENDMENT NO. 7) APPROPRIATING THE FUNDING - APPROVED

City Manager Wright stated that Lufkin Animal Services had received a donation from the estate of Deborah Jones, former Assistant Director of Animal Services, in the amount of \$17,815.99. City Manager Wright furthered that Ms. Jones was dedicated to helping homeless animals in the community and had requested that the donation be split evenly between the shelters fund for veterinarian services for homeless animals and spaying/neutering of animals.

City Manager Wright concluded that Staff recommended City Council accept the donation from the estate of Ms. Jones and approve the First Reading of an Ordinance authorizing Budget Amendment No. 7 appropriating the funding.

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

8. RESOLUTION SUSPENDING THE EFFECTIVE DATE OF THE PROPOSED CENTERPOINT RATE INCREASE BY NINETY (90) DAYS – APPROVED

City Manager Wright stated that CenterPoint Energy Resources Corporation proposed a major increase to their base rates for residential customers and a decrease to their base rates for commercial customers. City Manager Wright furthered that CenterPoint proposed lowering

the charges based on consumption for residential customers and increasing the commodity charge for commercial customers. City Manager Wright stated that it was recommended that the City continue its participation in the Alliance of CenterPoint Municipalities and retain the law firm of Herrera Law & Associates, PLLC to represent the City's interest in the matters. City Manager Wright furthered that it was in the best interest of the City to suspend the increase to allow for the review and consideration of the proposed rate case.

City Manager Wright concluded that Staff recommended City Council approve the Resolution suspending the effective date of the proposed CenterPoint Rate Increase by ninety (90) days.

Councilmember Guessippina Bonner moved to approve the Resolution as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

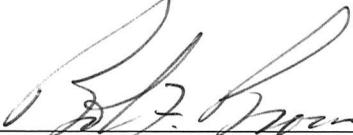
9. PARTICIPATION IN THE COUNTY WIDE RADIO SYSTEM AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019-2020 OPERATING BUDGET (BUDGET AMENDMENT NO. 8) APPROPRIATING THE FUNDING – APPROVED

City Manager Wright stated that during the 2017 City Council Budget Retreat a project in conjunction with Angelina County to improve radio communication for the Fire Department and Police Department had been presented. City Manager Wright furthered that Angelina County had purchased and erected the towers which would take the City up to a 450 MHz trunked system. City Manager Wright stated that the cost was a bit higher than the original estimate at \$404,118.25 and funding for the project was available in the Solid Waste Fund. City Manager Wright furthered that the existing radio communication systems had become increasingly unreliable over the last decade due to frequency congestion and lack of alternative channels in the 150 MHz range.

City Manager Wright concluded that Staff recommended City Council approve the participation of the County Wide Radio System and First Reading of an Ordinance authorizing an amendment to the 2019-2020 Operating Budget (Budget Amendment No. 8) appropriating the funding.

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

There being no further business, Mayor Bob Brown adjourned the meeting at 5:57 p.m.



Bob F. Brown

Bob F. Brown, Mayor

ATTEST:



Kara Andrepon

Kara Andrepon, City Secretary