

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS HELD ON THE 19TH DAY OF APRIL, 2022.**

On the 19th day of April, 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
Lynn Torres	Councilmember, Ward No. 3
Wes Suiter	Councilmember, Ward No. 4
Rocky Thigpen	Councilmember, Ward No. 5
Trent Burfine	Councilmember, Ward No. 6
Kevin Gee	Interim City Manager
Erika Neill	City Attorney
Gerald Williamson	Assistant City Manager – Admin/Public Safety
Kara Andrepont	City Secretary
Adriana Thomasee	Human Resources
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
Rudy Flores	Parks and Recreation 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. Mr. Carlton Teal spoke on Item No. 4 regarding the Election Services Contract with Angelina County. Mr. Teal was concerned that there was not a voting location in North Lufkin. Mr. Lynn Hargrow spoke on Item No. 4 and expressed his concerns with there being different lists of polling locations for Election day. There being no one else who wished to speak; Mayor Hicks closed the public comment period.

CONSENT AGENDA

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 5TH, 2022–
APPROVED.**
2. **SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF
THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “LOCAL BUSINESS”
AND GRANTING A SPECIAL USE PERMIT FOR AUTOMOTIVE SALES ON PROPERTY
ADDRESSED AS 625 SOUTH BYNUM STREET – APPROVED.**
3. **RESOLUTION CANCELLING THE REGULAR CITY COUNCIL MEETING OF JULY 5TH,
2022 – APPROVED.**
4. **APPROVAL OF AN ELECTIONS SERVICE CONTRACT WITH ANGELINA COUNTY
FOR THE MAY 7TH, 2022 ELECTION – MOVED TO BUSINESS AGENDA.**
5. **APPROVAL OF A CONTRACT WITH LUFKIN COCA COLA PROVIDING FOR
FUNDING FOR SCOREBOARDS AT MORRIS FRANK PARK AND FIRST READING OF
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2021 – 2022 OPERATING
BUDGET (BUDGET AMENDMENT NO. 15) APPROPRIATING FUNDING FOR THE
SAME – APPROVED.**

Mayor Hicks stated Item No. 4 would be moved to the Business Agenda for discussion.
Councilmember Lynn Torres moved to approve all remaining items on the Consent Agenda as

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

BUSINESS AGENDA

4. ELECTIONS SERVICE CONTRACT WITH ANGELINA COUNTY FOR THE MAY 7TH, 2022 ELECTION – MOVED TO BUSINESS AGENDA - APPROVED.

Interim City Manager Kevin Gee stated due to the State of Texas conducting an election for two (2) propositions during the May Uniform Election Date, the City of Lufkin Municipal Election would be conducted by Angelina County. Interim City Manager Gee explained that would allow voters to vote for all contests at one location. Interim City Manager Gee furthered the contract provided provisions for billing, election workers and delineated the responsibilities of each entity during the election process. Interim City Manager Gee stated the term of the contract was for the 2022 May Election only and the contract had been included in the Council packet for review.

Interim City Manager Gee concluded Staff recommended City Council consider approval of an Election Services Contract between the City of Lufkin and Angelina County for the May 7, 2022, General Election.

Interim City Manager Gee stated the City had been made aware of issues with the polling locations published by the County that had been provided to the candidates. Interim City Manager Gee furthered it was his understanding that the responsibility lied with the County to advertise and determine the polling locations. Mayor Mark Hicks stated previously when City elections were held the polling locations were determined by the City if the elections were not combined with the County. Mayor Hicks furthered due to the Constitutional Amendments this year the City had opted to merge their Election with the County and the County had control of the polling locations. Mayor Hicks stated the list of polling locations that the County Elections Administrator had given the City was supplied to the candidates. Mayor Hicks furthered the City had been notified on Monday morning that some of the locations had changed. Mayor Hicks stated the reason for changing locations was not 100% clear but may be due to some of the locations not being available on Election day. Mayor Hicks furthered the City of Lufkin Parks and Recreation Center had been added as an Election day polling location.

Councilmember Guessippina Bonner expressed concerns with the disparity in the polling locations. Councilmember Trent Burfine expressed his concerns as well and stated he would be voting no on the item. Discussion ensued.

Councilmember Lynn Torres moved to approve the contract as presented. Councilmember Wes Suiter seconded the motion and the motion passed with a vote of six (6) yes and one (1) no vote by Councilmember Trent Burfine.

6. 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” AND GRANTING A SPECIAL USE PERMIT FOR AUTOMOTIVE SALES ON PROPERTY ADDRESSED AS 625 SOUTH BYNUM STREET - APPROVED.

Interim City Manager Kevin Gee stated the applicant had requested a zone change from “Neighborhood Retail” to “Local Business” with a Special Use Permit for Automobile Sales at 625 South Bynum Street. Interim City Manager Gee furthered the use of the property for automobile repair service had existed for numerous years but the property was currently zoned “Neighborhood Retail” which did not allow for automobile sales. Interim City Manager Gee highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties. Interim City Manager Gee stated Staff found the proposed zoning change and Special Use Permit consistent with the area zoning and the “Neighborhood Commercial” future land use classification. Interim City Manager Gee furthered Staff had also reviewed the site plan for Automobile Sales at the location and believed there to be no adverse impact on the surrounding area. Interim City Manager Gee stated the request was unanimously approved by the Planning and Zoning Commission.

Interim 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” with a Special Use Permit for Automobile Sales at 625 South Bynum Street.

Mayor Mark Hicks opened the Public Hearing at 5:22 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

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

7. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “RESIDENTIAL SMALL” ON PROPERTY ADDRESSED AS 1620, 1622 AND 1624 GRAHAM STREET – APPROVED.

Interim City Manager Kevin Gee stated the owners of the property had requested a zone change from “Residential Large” to “Residential Small” for 1620, 1622 and 1624 Graham Street which would also include Tract 671 to the rear of 1628 Graham Street. Interim City Manager Gee furthered the purpose of the zone change was to allow for 1620 Graham Street to be subdivided into two lots. Interim City Manager Gee highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties. Interim City Manager Gee stated the request had been approved by the Planning and Zoning Commission.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance changing the zoning to “Residential Small” on properties addressed as 1620, 1622 and 1624 Graham Street.

Mayor Mark Hicks opened the Public Hearing at 5:24 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

Councilmember Rocky Thigpen moved to approve the new Ordinance as presented. Councilmember Lynn Torres seconded the motion and a unanimous vote to approve was recorded.

8. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “RESIDENTIAL MEDIUM” ON PROPERTY ADDRESSED AS 1311 SLACK STREET - APPROVED.

Interim City Manager Kevin Gee stated the applicant had requested a zone change from “Residential Large” to “Residential Medium” for 1311 Slack Street. Interim City Manager Gee furthered the purpose of the zone change was to allow for the property to be subdivided into multiple residential lots. Interim City Manager Gee highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider Second Reading of an Ordinance changing the zoning to Residential Medium on property addressed as 1311 Slack Street.

Mayor Mark Hicks opened the Public Hearing at 5:26 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

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

9. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “MANUFACTURED DWELLING” ON PROPERTY ADDRESSED AS 2121 WOOD AVENUE – APPROVED.

Interim City Manager Kevin Gee stated the applicant, on behalf of the owner, was requesting a zone change from “Residential Large” to “Manufactured Dwelling” for 2121 Wood Avenue. Interim City Manager Gee furthered the purpose of the zone change was to allow for the placement of a manufactured home.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider First Reading of an Ordinance changing the zoning to “Manufactured Dwelling” on property addressed as 2121 Wood Avenue.

Mayor Mark Hicks opened the Public Hearing at 5:28 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

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

10. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “LOCAL BUSINESS” AND THE FUTURE LAND USE MAP DESIGNATION TO “CORRIDOR COMMERCIAL” ON PROPERTY ADDRESSED AS 2902 AND 2906 ATKINSON DRIVE – APPROVED.

Interim City Manager Kevin Gee stated the applicant had requested a zone change to “Local Business” for 2902 and 2906 Atkinson Drive for the purpose of future commercial development. Interim City Manager Gee highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties. Interim City Manager Gee furthered the request was unanimously approved by the Planning and Zoning Commission.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider First Reading of an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas by changing the zoning to “Local Business” and the Future Land Use Map designation to “Corridor Commercial” on property addressed as 2902 and 2906 Atkinson Drive.

Mayor Mark Hicks opened the Public Hearing at 5:30 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and moved to comments from the Council.

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

11. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS BY CHANGING THE ZONING TO “MANUFACTURED DWELLING” AND THE FUTURE LAND USE MAP DESIGNATION TO “LOW DENSITY RESIDENTIAL” ON PROPERTY ADDRESSED AS 2105 NILE STREET – APPROVED.

Interim City Manager Kevin Gee stated the applicants had requested a zone change to “Manufactured Dwelling” along with a Future Land Use map change to “Low Density Residential” on property addressed as 2105 Nile Street. Interim City Manager Gee furthered the request was to allow for the placement of a new manufactured home that was destroyed in a fire. Interim City Manager Gee highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance amending the Zoning Ordinance of the City of Lufkin, Texas by changing the zoning to “Manufactured Dwelling” and the Future Land Use Map designation to “Low Density Residential” on property addressed as 2105 Nile Street.

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 the Council.

Councilmember Guessippina Bonner had a question regarding the location of the item and a previous item. Councilmember Trent Burfine had a question as to the property having a “Manufactured Dwelling” on it previously. Interim City Manager Gee stated it was an existing structure when the zoning was established.

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

12. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE AUTHORIZING THE CITY OF LUFKIN TO PARTICIPATE IN THE TEXAS ENTERPRISE ZONE PROGRAM AND NOMINATING PINEYWOODS HEALTHCARE SYSTEM, LP DBA WOODLAND HEIGHTS MEDICAL CENTER AS AN INTERPRISE PROJECT – APPROVED.

Interim City Manager Gee stated the City Council had approved a Resolution in November 2021 in support of the project submitted through the Texas Enterprise Zone Program by Woodland Heights Medical Center but unfortunately, the application was not approved. Interim City Manager Gee furthered the Texas Enterprise Zone Program (EZP) was a State sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state. Interim City Manager Gee stated Piney Woods Health Care System, L.P., dba Woodland Heights Medical Center proposed to make capital expenditures for new equipment and facility renovations in excess of \$5 million, but less than \$150 million. Interim City Manager Gee explained the Ordinance in no way obligated the City to provide any of the listed incentives, but simply stated they may be made available to the applicant.

Interim City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider on First Reading an Ordinance authorizing the City of Lufkin to participate in the Texas Enterprise Zone Program and nominating Pineywoods Healthcare System, L. P., dba Woodland Heights Medical Center as an Enterprise Project.

Mayor Mark Hicks opened the Public Hearing at 5:35 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 Lynn Torres seconded the motion and a unanimous vote to approve was recorded.

13. PRESENTATION OF CITY OF LUFKIN FINANCE COMMITTEE REPORT


Teresa Casanova presented the City of Lufkin Quarterly Finance Committee Report.

14. FINANCIAL STATUS REPORT

Interim City Manager Kevin Gee offered to answer any questions. There were none.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:37 p.m.





Mark Hicks, Mayor

ATTEST:



Kara Andrepont, City Secretary