

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE 22nd DAY OF JANUARY 2025.**

On the 22nd day of January 2025, 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
Robert Shankle
Guessippina Bonner
Brent Watkins
Kim Ogden
Jimmy Ford
Kevin Gee
Kristi Skillern
Brian W. Bray
Kara Andrepont
David Thomas
Jesse Moody
Belinda Melancon
Christopher Key
Scott Rayburn
Calvin Toups
Buddy Timme
Albert Duffield
Paul Ledbetter
Kent Havard
Morgan Williams

Mayor
Mayor Pro Tem
Councilmember, Ward No. 1
Councilmember, Ward No. 3
Councilmember, Ward No. 4
Councilmember, Ward No. 5
City Manager
City Attorney
Assistant City Manager
City Secretary
Police Chief
Fire Chief
Finance Director
Engineering Services Director
City Planner
Building Official
Parks and Recreation Director
Utilities Director
IT Director
Solid Waste Director
Animal Services Manager

being present; and

Adam Lowther

Councilmember, Ward No. 6

being absent when the following business was transacted.

INVOCATION – The meeting was opened with prayer by Councilmember Jimmy Ford.

PUBLIC COMMENT - Mayor Mark Hicks opened the public comment period at 3:02 p.m. Mr. Darren Smith spoke and provided information regarding Item No. 11.

CONSENT AGENDA

1. **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 7TH, 2025 - APPROVED.**
2. **SECOND READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2024-2025 OPERATING BUDGET (BUDGET AMENDMENT NO. 8) APPROPRIATING FUNDING FOR THE WASTEWATER TREATMENT PLANT CENTRIFUGE REPAIR PROJECT- APPROVED.**
3. **SECOND READING OF AN ORDINANCE AMENDING THE CITY OF LUFKIN SEWER RATE ORDINANCE – APPROVED.**
4. **SECOND READING OF AN ORDINANCE AMENDING THE CITY OF LUFKIN WATER RATE ORDINANCE – APPROVED.**
5. **SECOND READING OF AN ORDINANCE AMENDING THE CITY OF LUFKIN SOLID WASTE RATE ORDINANCE – APPROVED.**
6. **RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LINEBARGER, GOGGAN, BLAIR & SAMPSON FOR THE COLLECTION OF DELINQUENCIES – APPROVED.**

Councilmember Guessippina Bonner 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

7. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE CHANGING THE ZONING TO “LOCAL BUSINESS” ON PROPERTY ADDRESSED AS 822 MOORE STREET – APPROVED.

City Manager Kevin Gee stated the applicant, Isaac Lowe, on behalf of KTTK Properties, LLC, had requested a zone change for 822 Moore Avenue from "Residential Medium" to "Local Business". City Manager Gee furthered the property was currently undeveloped and the purpose of the zone change was to allow for a parking lot to serve a proposed medical clinic within an existing building located at 821 W. Frank Avenue. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated the Comprehensive Plan designation for the property was currently "Institutional" and Staff found the proposed zone change consistent with current area uses as well as the current "Institutional" future land use classification. City Manager Gee furthered the Planning & Zoning Commission had unanimously recommended the request for approval.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on First Reading of an Ordinance changing the zoning to "Local Business" on property located at 822 Moore Avenue.

Mayor Hicks opened the Public Hearing at 3:05 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

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

8. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE CHANGING THE ZONING TO “DUPLEX” AND THE FUTURE LAND USE MAP DESIGNATION TO “MEDIUM DENSITY RESIDENTIAL” FOR PROPERTIES ADDRESSED AS 1615, 1701, 1705 AND 1709 CIMARRON STREET– APPROVED.

City Manager Kevin Gee stated the applicant, Michael G. Parker, on behalf of Nathan Cole Blakely, had requested a zone change from "Residential Large" and "Commercial" to a "Duplex" zoning district. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee furthered the Comprehensive Plan designation for the property was currently "Commercial" and Staff found the proposed zone change consistent with the current area uses as well as the proposed "Medium Density Residential" future land use classification. City Manager Gee stated the Planning and Zoning Commission unanimously recommended the request for approval.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on First Reading of an Ordinance changing the zoning to "Duplex" and the Future Land Use map designation to "Medium Density Residential" on properties located at 1615, 1701, 1705, and 1709 Cimarron Street.

Mayor Hicks opened the Public Hearing at 3:07 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

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

9. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE CHANGING THE ZONING TO “RESIDENTIAL MEDIUM” ON PROPERTY ADDRESSED AS 520 WALTERS STREET – APPROVED.

City Manager Kevin Gee stated the applicant, Michael G. Parker, on behalf of Ronnie Frankens, had requested a zone change for 520 Walters Street from "Residential Large" to "Residential Medium" on property described as part of the Walters Street Subdivision, Block 1, Lot 1. City Manager Gee furthered the property was 2.96 acres and undeveloped with the purpose of the zone change to allow for the construction of two single-family site built residential homes. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated the Comprehensive Plan designation for the property was "Medium Density Residential" and Staff found the proposed zone change consistent

with the current area uses as well as the current "Medium Density" future land use classification. City Manager Gee furthered the Planning and Zoning Commission had unanimously recommended the request for approval.

City Manager Gee concluded Staff recommended City Council conduct a Public Hearing and consider approval on First Reading of an Ordinance changing the zoning to "Residential Medium" on property addressed as 520 Walters Street.

Hicks opened the Public Hearing at 3:09 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from the City Council.

Councilmember Guessippina Bonner asked for clarification as to the location of the property.

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

10. FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2024-2025 OPERATING BUDGET (BUDGET AMENDMENT NO. 9) APPROPRIATING FUNDING FOR AN EMERGENCY MANHOLE REPAIR AT LOOP 287 AND US HIGHWAY 69 SOUTH – APPROVED.

City Manager Kevin Gee stated on December 31, 2024, a sanitary sewer manhole located near the Pilot Travel Center collapsed. City Manager Gee furthered the sewer main was twenty-seven feet (27') underground and the complexity of the repair exceeded the capacity of City crews. City Manager Gee stated Staff contacted several contractors to find one with the capacity to perform the work and Iribarren Ink from Zavalla was available. City Manager Gee furthered the repair took four (4) days at the cost of \$282,850, which would be allocated from the Water/Wastewater Depreciation Fund.

City Manager Gee concluded Staff recommended City Council consider approval on First Reading of an Ordinance authorizing Budget Amendment No. 9 appropriating the funding for the emergency manhole repair at Loop 287 and Highway US 69 South.

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

11. RESOLUTION OF SUPPORT FOR HOUSING TAX CREDIT APPLICATION FOR AFFORDABLE RENTAL HOUSING DEVELOPMENTS – APPROVED.

City Manager Kevin Gee stated the City had received requests for a Resolution of support from two (2) developers who were applying for housing tax credits through the Texas Department of Housing & Community Affairs (TDHCA) for construction of affordable multi-family rental housing. City Manager Gee furthered information on each development had been provided in the Council Packet for review. City Manager Gee stated the applications for housing tax credits required a Resolution of support from the City which included a minimum of a two-hundred fifty-dollar (\$250) incentive or waiver of fees. City Manager Gee furthered Cottonwood Commons was a senior affordable multi-family rental housing development, proposed to be located at 2209 East Denman Avenue and would consist of seventy-two (72) apartment units for senior (55+) residents at or below the thirty percent (30%), fifty percent (50%) and sixty percent (60%) average median income (AMI). City Manager Gee stated the second application was for Union Grove, an affordable multi-family rental housing development, proposed to be located at 2911 Old Union Road, and would consist of eighty-four (84) apartment units for residents of all ages at or below the thirty percent (30%), fifty percent (50%) and sixty percent (60%) Average Median Income (AMI).

City Manager Gee concluded Council could choose to approve or deny both requests or approve or deny only one.

Councilmember Jimmy Ford recused himself from the Cottonwood Commons discussion and vote on the item.

Councilmember Guessippina Bonner moved to approve only the Union Grove application. City Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

12. FINANCIAL STATUS REPORT

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


13. KURTH MEMORIAL ANIMAL SHELTER ADVISORY BOARD ANNUAL REPORT

City Manager Kevin Gee stated the report was included in Council’s packet for review and offered to answer any questions. There were none.

There being no further business, Mayor Mark Hicks adjourned the meeting at 3:18 p.m.



ATTEST:



Mark Hicks, Mayor



Kara Andrepont, City Secretary