

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
LUFKIN, TEXAS HELD ON THE 19<sup>th</sup> DAY OF JANUARY, 2021**

On the 19<sup>th</sup> day of January, 2021 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
Trent Burfine	Councilmember, Ward No. 6
Bruce Green	City Manager
Jason Arnold	Assistant City Manager – Public Works
Gerald Williamson	Assistant City Manager – Admin/Public Safety
Kara Andrepont	City Secretary
Rodney Ivy	Human Resource Director
David Thomas	Police Chief
Buddy Cross	Assistant Police Chief
Jessica Pebsworth	Communications Director
Belinda Melancon	Finance Director
Kevin Gee	Engineering Services Director
Scott Rayburn	Planning Director
Rudy Flores	Parks and Recreation Director
Brant Lee	Convention Services Director
Gary Barton	Water Distribution Director
Jarod Murphy	Assistant Director Water & Sewer
Scott Feaster	IT Director
Kent Havard	Solid Waste Director
Jessica Leyva	Utility Collections

being present: and

Erika Neill	City Attorney
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being absent when the following business was transacted.

**INVOCATION** – The meeting was opened with prayer by Jim Meyer. Mayor Brown then recognized Mr. Meyer for his many years of service on the City’s Civil Service Commission.

**PUBLIC COMMENT** – Mayor Brown opened the meeting for Public Comment on any posted agenda item at 5:02 p.m. There being no one who wished to speak, Mayor Brown closed the Public Comment portion of the meeting.

**CONSENT AGENDA**

- 1. MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD DECEMBER 15<sup>th</sup>, 2020 – APPROVED.**
- 2. SECOND READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2020-2021 OPERATING BUDGET (BUDGET AMENDMENT NO. 8) APPROPRIATING FUNDING FOR ROLLOVER FUNDS FOR THE SOLID WASTE DEPARTMENT – APPROVED.**
- 3. TAX RESALE AUCTION BID FOR PROPERTY KNOWN AS 405 MCDONALD STREET (LOT 4, BLOCK 9, HENDERSON-JORDAN ADDITION) – APPROVED.**
- 4. TAX RESALE AUCTION BID FOR PROPERTY KNOWN AS 407 MCDONALD STREET (LOT 5, BLOCK 9, HENDERSON-JORDAN ADDITION) – APPROVED.**
- 5. TAX RESALE AUCTION BID FOR PROPERTY KNOWN AS 408 MCDONALD STREET (LOT 4, BLOCK 10, HENDERSON-JORDAN ADDITION) – APPROVED.**

Mayor Brown stated all consent agenda items were considered routine by City Council and would be enacted by one motion due to their nature of being clerical, ministerial and/or routine. Mayor Brown furthered there would be no separate discussion of the items unless City Council requested an item be removed and considered separately. Mayor Brown stated prior to voting, City Council could add additional items that were listed on the agenda.

Councilmember Lynn Torres moved to approve all items on the Consent Agenda as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

## **BUSINESS AGENDA**

### **6. SECOND READING OF AN ORDINANCE SETTING FORTH UNIFORM REQUIREMENTS FOR USERS OF THE PUBLICLY OWNED TREATMENT WORKS FOR THE CITY OF LUFKIN – APPROVED.**

City Manager Bruce Green stated the Texas Commission on Environmental Quality (TCEQ) required all publicly owned wastewater treatment plants to periodically reassess local limits and modify pretreatment programs accordingly. City Manager Green furthered there were three (3) matters raised on the first reading of the ordinance. City Manager Green stated the proposed ordinance addressed those matters and had been given to Council for review. City Manager Green furthered a change had been made to Section 7.2 which altered the wording of “Lufkin Municipal Court” to “an appropriate court of Angelina County, Texas”. City Manager Green stated clarifications had been made to the swimming pool discharge and RV waste matters discussed on the first reading. City Manager Green concluded Staff recommended City Council approve on First Reading an Ordinance setting forth the uniform requirements for the City of Lufkin pretreatment program.

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

### **7. 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 MAP DESIGNATION TO “COMMERCIAL CORRIDOR” ON PROPERTY ADDRESSED AS 4603 SOUTH FIRST STREET – APPROVED.**

City Manager Bruce Green stated the applicant, WLD Properties Lufkin II, LLC, had requested a zone change from “Planned Unit Development (PUD)” to “Commercial” for 4603 South First Street. City Manager Green furthered the request would also include a Future Land Use Plan map designation change from “Institutional” to “Corridor Commercial”. City Manager Green stated the property was currently vacant and had been cleared to allow for development. City Manager Green furthered the purpose of the zone change and associated future land use map change was for construction of Doggett Machinery Services which would allow for the sale and maintenance of heavy construction equipment primarily produced by John Deere. City Manager Green highlighted the location of the property on corresponding maps and provided information on current zoning of neighboring properties. City Manager Green stated the request was unanimously approved by the Planning and Zoning Commission during the December 21, 2020 meeting. City Manager Green concluded Staff recommended City Council conduct a Public Hearing and approve the First Reading of an Ordinance changing the zoning to “Commercial” and the Future Land Use Map designation to “Commercial Corridor” on property addressed as 4603 South First Street.

Mayor Brown opened the Public Hearing at 5:12 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

Councilmember Mark Hicks moved to approve the Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

### **8. ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT AND TAX ABATEMENT AGREEMENT WITH GATTEFOSSÉ USA – APPROVED.**

City Manager Bruce Green stated on December 20, 2020, the Lufkin Economic Development Corporation (LEDC) had announced the unanimous approval of an economic incentive offer to Gattefossé USA, a North American affiliate of Gattefossé, a French corporation. City Manager Green

furthered Gattefossé would invest a minimum of \$30 million dollars in capital investment and commit to at least ten (10) new full-time employees with the possibility for up to fifty (50) positions. City Manager Green stated construction of the facility should commence on or before October 1, 2022 and be completed by June 30, 2024. City Manager Green furthered in exchange for the \$30 million-dollar capital investment, City Council had been asked to approve the conveyance of the fifteen-acre tract of land located in the City of Lufkin Industrial Park as well as a graduated ten (10) year tax abatement agreement. City Manager Green stated both agreements had been included in the Council packet for review. City Manager Green concluded Staff recommended City Council approve an Economic Development Incentive Agreement and Tax Abatement Agreement with Gattefossé USA.

Councilmember Robert Shankle moved to approve the agreements as presented. Councilmember Rocky Thigpen seconded the motion. Councilmember Guessippina Bonner requested a list of the number of companies that had received a tax abatement over the previous five years and a discussion ensued. Councilmember Trent Burfine stated his concern was that there was not a dollar amount associated with the tax abatement and no information on the projected tax revenue and a discussion ensued. A unanimous vote to approve was then recorded.

**9. TAX ABATEMENT AGREEMENT WITH JEFFERSON ENTERPRISE ENERGY, LLC – WITHDRAWN.**

City Manager Bruce Green stated after the item had been placed on the agenda, Staff realized that the anticipated and planned community meetings had not occurred. City Manager Green furthered Jefferson Enterprise Energy had agreed to request a withdrawal of this item from the present agenda to give additional time for the proposed meetings. City Manager Green concluded that Staff requested a motion to withdraw the item from the agenda.

Councilmember Guessippina Bonner requested the motion be amended to include a request for their TCEQ analysis to be included in the community meetings.

Councilmember Robert Shankle made a motion to withdraw the item from the current agenda. Councilmember Mark Hicks seconded the motion and a unanimous vote to approve was recorded.

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

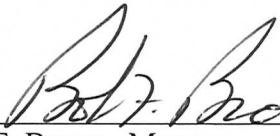
Finance Director Belinda Melancon updated City Council on the City of Lufkin Quarterly Finance Committee Report.

**11. FINANCIAL STATUS REPORT**

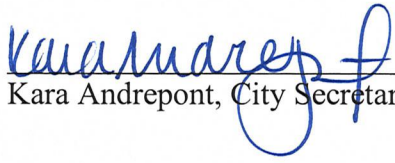
City Manager Green stated there were no current reports and offered to answer any questions. There were none.

There being no further business, Mayor Bob Brown adjourned the meeting at 5:31 p.m.



  
Bob F. Brown, Mayor

ATTEST:

  
Kara Andrepont, City Secretary