

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY
OF LUFKIN, TEXAS HELD ON THE 18TH DAY OF APRIL, 2017.**

On the 18th day of April, 2017 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
Mark Hicks
Guessippina Bonner
Lynn Torres
Sarah Murray
Keith Wright
Steve Floyd
Bruce Green
Kara Atwood
David Thomas
Ted Lovett
Dorothy Wilson
Mike Akridge
Barbara Thompson
Brant Lee
Dale Allred
Chuck Walker
Kent Havard

Mayor
Mayor Pro Tem
Councilmember, Ward No. 1
Councilmember, Ward No. 3
Councilmember, Ward No. 6
City Manager
Assistant City Manager
City Attorney
City Secretary
Assistant Police Chief
Fire Chief
Planning & Zoning Director
Parks & Recreation Director
Main Street Director
Convention Center Director
Inspection Services Director
Solid Waste Director
Solid Waste Director

being present and;

Robert Shankle
Rocky Thigpen

Councilmember, Ward No. 2
Councilmember, Ward No. 5

being absent when the following business was transacted.

1. The meeting was opened with prayer by Pastor Loyd Thurman Jr. of Victory Assembly of God Church.
2. Mayor Bob F. Brown welcomed Angelina College students and visitors present.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD APRIL 4TH, 2017 - APPROVED**

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

NEW BUSINESS

4. **FIRST READING OF AN ORDINANCE AMENDING ORDINANCE NO. 2716 REGULATING EMERGENCY MEDICAL SERVICE AND PRIVATE AMBULANCE SERVICE IN THE CITY OF LUFKIN, TEXAS - POSTPONED**

Mayor Brown announced that Item No. 4 would be postponed.

5. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS DIRECTING THE PLANNING STAFF TO PROCEED WITH ANNEXATION AND DEVELOPMENT OF A SERVICE PLAN FOR PROPERTY LOCATED WEST OF NORTH JOHN REDDITT DRIVE - APPROVED

City Manager Wright stated that Item No. 5 and Item No. 6 were two (2) proposed annexations requested by the property owners. City Manager Wright detailed the properties on a location map. City Manager Wright stated that the Planning and Zoning Department at the request of the property owner, Angelina Neches River Authority, started an evaluation of the land approximately 275' west of North John Redditt Drive located at 103 West and Ellen street which was the proposed location of a new facility in order to evaluate the option of annexing the land that was currently located in the City's Extraterritorial Jurisdiction (ETJ). City Manager Wright furthered that Staff proposed that the Planning and Zoning Department review the property of the proposed annexation in accordance with the Texas Local Government Code §43.065(a) Provision of Services to Annexed Area, "...the governing body of the municipality proposing the annexation shall direct its planning department or other appropriate municipal department to prepare a service plan that provides for the extension of full municipal services to the area to be annexed." City Manager Wright stated that the Planning and Zoning Department sought direction from the City Council. City Manager Wright furthered that Staff recommended City Council approve a Resolution directing the Planning and Zoning Department to take all procedural steps required by the Texas Local Government Code for annexation to include preparation of a service plan along with provision of required Development Agreements for the owners.

Planning and Zoning Director Dorothy Wilson detailed the procedure for the proposed annexation.

Councilmember Torres moved to approve the Resolution as presented. Councilmember Mark Hicks seconded the motion and a unanimous vote to approve was recorded.

6. RESOLUTION OF THE CITY OF LUFKIN, TEXAS DIRECTING THE PLANNING STAFF TO PROCEED WITH ANNEXATION AND DEVELOPMENT OF A SERVICE PLAN FOR PROPERTY LOCATED NORTH AND ADJACENT TO LOTUS LANE - APPROVED

City Manager Wright stated that the Planning and Zoning Department at the request of the property owner had started an evaluation of land adjacent to the west side of the Lufkin City limits in order to consider the option of annexing the land which was currently located in the City's Extraterritorial Jurisdiction (ETJ). City Manager Wright highlighted the subject property on a map. City Manager Wright stated that due to the "U" shape of the track of land an annexation of the subject property meant certain properties falling between the "U" shaped area would also be annexed although the property owners did not request the annexation. City Manager Wright stated that it was suggested that a new housing development or subdivision would be built on the subject property. City Manager Wright furthered that the prospect would be exciting for the City of Lufkin as it had been several years since a new subdivision was constructed inside City limits. City Manager Wright stated that those property owners having farm or agriculture exemptions could be granted a ten year grace period before the proposed annexation would take effect. City Manager Wright furthered that the new housing development lots would contribute a significant investment to the community. City Manager Wright concluded that Staff recommended City Council approve a Resolution directing the Planning and Zoning Department to take all procedural steps required by the Texas Local Government Code for annexation to include preparation of a service plan along with provision of required Development Agreement for owners.

Councilmember Torres moved to approve the Resolution as presented. Councilmember Hicks seconded the motion and a unanimous vote to approve was recorded.

7. RESOLUTION OF THE CITY OF LUFKIN, TEXAS SUSPENDING THE EFFECTIVE DATE OF THE 2017 ANNUAL GRIP RATE INCREASE FILING BY CENTERPOINT ENERGY – APPROVED

City Manager Wright stated that under Section 104.301 of the Gas Utility Regulatory Act (GURA), a gas utility was allowed to request increases in its rates to recover a return on investments it made between rate cases and the section of GURA, commonly referred to as the “GRIP” statute, or “Gas Reliability Act Infrastructure Program”. City Manager Wright furthered that three (3) times prior the City of Lufkin was presented with CenterPoint Energy rate increases for review. City Manager Wright stated that on or about March 30, 2017, CenterPoint Energy Resources Corporation, Beaumont/East Texas Division (“CenterPoint”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”). City Manager Wright furthered that with its application filed on March 30, 2017, CenterPoint proposed to increase its customer charge for residential customers by an additional \$1.54, which represented an increase of about 7.2% over the current customer charge. City Manager Wright stated that in total, since 2014, CenterPoint had increased the base rate charge for residential customers by over 42%. City Manager Wright furthered that to exercise due diligence, it was necessary to suspend CenterPoint’s proposed effective date of May 29, 2017 for forty-five (45) days in order for the City to evaluate whether the data and calculations in CenterPoint’s rate application were correctly done. City Manager Wright concluded that Staff recommended City Council approve a Resolution suspending CenterPoint’s effective date for forty-five (45) days; assuming a proposed effective date of May 29, 2017, CenterPoint’s proposed effective date would be suspended until July 13, 2017.

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

8. RESOLUTION OF THE CITY OF LUFKIN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH FIRST STREET INTERESTS, LLC FOR PROPERTY TO BE UTILIZED FOR DOWNTOWN PARKING - APPROVED

City Manager Wright stated that in order to provide more public parking for visitors to Downtown Lufkin, Staff requested that City Council approve a Resolution authorizing the City Manager to enter into a lease agreement with Dee Winston of First Street Interests, LLC. City Manager Wright detailed the subject property on a map. City Manager Wright furthered that Mr. Winston, owner of the former Regions Bank building and parking lots had agreed to provide a parking lot for use by the City for public parking. City Manager Wright stated that the lease agreement included upkeep and maintenance only as the City did not have to pay a leasing fee for the property. City Manager Wright furthered that the additional lot would provide much needed parking for the many visitors to Downtown Lufkin. City Manager Wright concluded that Staff recommended City Council approve a Resolution authorizing the City Manager to enter into a lease agreement for the property to be utilized for public parking in Downtown Lufkin.

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

9. CONSIDER A REQUEST FOR APPROVAL OF A TAX RESALE AUCTION BID FOR TRUST PROPERTY KNOWN AS 409 AND 411 RATCLIFF DESCRIBED AS LOT 5 AND 6. BLOCK 8, HENDERSON-JORDAN ADDITION, CITY OF LUFKIN, ANGELINA COUNTY, TEXAS - APPROVED

City Manager Wright stated that the Tax Assessor-Collector Billie Page received a request from the City’s Tax Attorney, Linebarger Goggan Blair & Sampson, LLP, that requested a parcel of land, described as Lot 5 and 6, Block 8, of the Henderson-Jordan Addition, city of Lufkin, Angelina County, Texas, or more commonly known as 409 and 411 Ratcliff, to be sold to Randolph Moreland. City Manager Wright furthered that

the properties were placed in the property resale auction held in October 2016 and did not sell. City Manager Wright stated that the original minimum bid was \$1,403.69 for Lot 5 and \$2,486.97 for Lot 6 and that the suggested opening bids at the resale auction were \$285.00 and \$498.00 respectively. City Manager Wright furthered that a bid was received from Mr. Moreland to purchase the properties for \$783.00, the total of the suggested opening bids. City Manager Wright stated that since the court costs exceeded the amount, the taxing entities would not receive funds from the sale. City Manager Wright concluded that Staff recommended City Council authorize the sale of properties known as 409 and 411 Ratcliff in the amount of \$783.00 to Mr. Ralph Moreland.

Councilmember Hicks moved to approve the request as presented. Councilmember Bonner seconded the motion and a unanimous vote to approve was recorded.

10. PRESENTATION OF THE LUFKIN FINANCE COMMITTEE REPORT

City Manager Wright detailed the values of the City's investments. City Manager Wright offered to answer questions. There were none.

Mayor Brown stated that the Finance Committee held a meeting and approved the report.

11. CITY MANAGER REPORT

City Manager Wright highlighted general revenues and expenditures, Water and Wastewater, and Solid Waste and Recycling revenues and expenditures. City Manager Wright offered to answer questions. There were none.

12. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCILMEMBERS AND STAFF

City Manager Wright detailed various upcoming City sponsored and community events.

13. There being no more business to address the meeting was adjourned at 5:23 p.m.




Bob F. Brown, Mayor

ATTEST:


Kara Atwood, City Secretary