



May 20, 2025

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at: <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person in Council Chambers.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to address the City Council about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the City Council about an agenda item when the item comes up for consideration during the meeting. In order to address the City Council, please complete the Public Comment Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
4. AWARDS AND RECOGNITIONS:
 - A. Consider the approval of a resolution canvassing the returns and declaring the results of the Nacogdoches General Election held on May 3, 2025, by the County of Nacogdoches. (City Secretary)
 - B. Administer the Statement of Officer and Oath of Office to the Mayor and Council Members. (City Secretary)
 - C. Consider the appointment of Mayor Pro Tempore and Vice Mayor Pro Tempore. (Mayor)
 - D. Recognize and present a Proclamation to Lumberjack Harley-Davidson for Motorcycle Safety Awareness Month. (Councilman Brad Maule)
5. ITEMS TO BE REMOVED FROM CONSENT AGENDA.
6. CONSENT AGENDA: Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in

the minutes of this meeting.

- A. Consider authorizing the City Manager to negotiate an agreement with KSA, a Pape-Dawson company, to provide professional engineering services as described in solicitation RFQ 25-10-112 for the Wastewater Treatment Plant Belt Press Building Replacement Project. (Assistant Director of Public Works/Assistant City Engineer)
 - B. Consider approval of a quote from Neil Technical Services LLC, a sole source vendor, for the installation of a new lift pump valve at the Southwest Pump Station in the amount of \$59,950.00. (Director of Public Works/City Engineer)
 - C. Consider approval of a general services contract with Drewery Construction Co., Inc. for asphalt pavement crack sealing services at the A. L. Mangham Jr. Regional Airport for an amount not to exceed \$51,000. (Airport Manager)
7. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
- A. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-04 regarding a zone change from R-2, Single Family to B-2, General Business district on four (4) parcels of land approximately 2.0 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcels 24134, 24135, 24136, and 32772; and from B-1, Local Business to B-2, General Business district on four (4) parcels of land approximately 1.44 acres $\pm$ acres in size, more particularly described by Nacogdoches Central Appraisal District Parcels 32768, 32769, 32770, and 32771; and is generally located on the north side of West Seale Street near property located at 803 West Seale Street. (Interim City Planner)
 - B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-05 regarding a zone change from R-4, Multi-Family to I-1, Light Industrial on one (1) parcel of land approximately 0.8 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 77103; and from A, Agriculture to I-1, Light Industrial on seven (7) parcels of land approximately 3.4 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcels 28784 and 78740; and from R-2, Single-Family to I-1, Light Industrial on three (3) parcels of land approximately 3.0 acres $\pm$ in size, more particularly described by Nacogdoches County Appraisal District Parcels 81014, 32737, and 32738; and is generally located south of West Seale Street near property located at 803 West Seale Street. (Interim City Planner)
 - C. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-06 regarding a zone change from B-1, Local Business to R-1, Single Family district on three (3) parcels of land approximately 0.74 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcels 28220, 28221, and 28222; and generally located on the north side of East Austin Street, west of the intersection of East Austin Street and Appleby Sand Road. (Interim City Planner)
 - D. **Public Hearing:** Consider amending the Code of Ordinances of the City of

Nacogdoches, Texas, including Chapter 118- "Zoning"; Article II. – "Administration". Division 4. "Amendment Procedure" to require pre-application meetings for all zoning-related changes, require a minimum 15-day notice for public hearings, clarify zoning designation procedures upon annexation, clarify the city council's authority to impose conditions on certain zoning actions, and improve the organization and clarity of the chapter. (Executive Director of Development and Infrastructure)

- E. Consider approval of a contract by and between the City of Nacogdoches and S-Co Inc. for the 2023/2024 CDBG Water Line Improvements Project (TxCDBG No. CDV23-0190) construction in the amount of \$444,198.50. (Director of Public Works/City Engineer)
8. EXECUTIVE SESSION: Executive Sessions are for City Council to receive information and deliberate on matters specified in Subchapter D of the Texas Open Meetings Act. Council may reconvene in open session to vote on the matter.
- A. Consultation with Attorney - Pursuant to Texas Government Code Section 551.071, conduct a private consultation with its attorney regarding a settlement offer or matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551.

9. ADJOURN.



Rhonda Lewis
City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Council reserves the right to adjourn into Executive Session at any time during the meeting to discuss any of the above posted agenda, as authorized by Texas Local Government Code Sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [deliberations regarding economic development negotiations]. The City of Nacogdoches is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on Friday, May 16, 2025, by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Rhonda Lewis, City Secretary