



City Council Meeting August 4, 2026

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. ITEMS TO BE REMOVED FROM CONSENT AGENDA.
5. 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 approval of a Professional Services Contract between Cunningham Recreation and the City of Nacogdoches for playground design and construction at Lake Nacogdoches West Park for an amount not to exceed \$140,000.00. (Community Services Director)
 - B. Consider approval of the purchase of a 50-foot boom lift from Aerial Titans Inc., utilizing a BuyBoard Cooperative Purchasing Agreement, in the amount of \$59,609.03. (Community Services Director)
 - C. Consider approval of a contract by and between the City of Nacogdoches and Terracon, LLC for Ford Street Storm Drain Trench Repair (CIP Project DI-24-101) in the amount of \$66,270.00. (Director of Public Works/City Engineer)

- D. Consider the acceptance of public infrastructure (CIP Project WW-26-901), in accordance with a Developer Agreement between the City of Nacogdoches and ETX Park Fund #1 LP, consisting of an 8-inch sanitary sewer line generally located along Park Street between Parkside Drive and Tower Road. (Director of Public Works/City Engineer)
 - E. Consider approval of a contract by and between the City of Nacogdoches and Schaumburg & Polk, Inc. for professional engineering services for Wastewater Treatment Plant screw auger conveyor replacement (CIP Project WW-25-504) in the total amount of \$50,700.00. (Director of Public Works/City Engineer)
 - F. Consider approval of Resolution 1421-08-26 to amend the commitment of matching funds from \$112,000.00 to \$174,865.00 as part of the submission of a Texas Community Development Block Grant Program 2026 Project Application (CDV25-0373) by the City of Nacogdoches to the Texas Department of Agriculture for storm water management system improvements. (Director of Public Works/City Engineer)
 - G. Consider approval of an Easement and Crossing Agreement between the City of Nacogdoches and Banita Creek Solar, LLC to permit access and crossing of a city-owned utility easement located in Nacogdoches County along FM 225. (Director of Public Works/City Engineer)
 - H. Consider approval of an Interlocal Cooperation Contract between the City of Nacogdoches and the Texas Department of Public Safety for electronic submission of conviction information. (City Attorney)
 - I. Consider approval of a Consultant Service Agreement between the City of Nacogdoches and Bonita Hall for the purposes of providing administrative support to the City. (City Manager)
 - J. Consider approval of an Amendment to the Consulting Services Agreement between the City of Nacogdoches and Todd Simoneaux for the purposes of providing financial management support to the City. (City Manager)
6. 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. Consider approval of the July Boards and Commissions appointments, namely, the Building Standards Commission, Convention and Visitors Bureau Board, Historic Landmark Preservation Committee, Housing Authority, Mayor's Committee for People with Disabilities, Parks and Recreation Advisory Board, Planning and Zoning Commission, and The City of Nacogdoches Development Corporation, Zoning Board of Adjustment. (Mayor)
 - B. Consider selection of the submission by FILO Group in response to solicitation RFQ 26-10-130 for consulting services for an Event Venue and Downtown Hotel Demand Study. (CVB Executive Director)

- C. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-05 regarding a Specific Use Permit request for a Radio, TV, Microwave, or Cellular Transmission Tower (Commercial), in a R-1, Single Family district on one (1) parcel of land approximately 40.66 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26160; and generally located on the south side of SE Stallings Drive approximately one-half mile south of East Main Street, Nacogdoches, Texas.
 - D. **Public Hearing:** Discuss and consider action on Zoning Case ZON2026-04 for a Comprehensive Plan amendment to update the Nacogdoches Future Land Use Plan by adding a Two Family Mixed Residential future land use class, which is compatible with Single-Family, Two-Family, and Manufactured Home residential land uses in certain areas within the city limits of Nacogdoches, Texas.
 - E. **Public Hearing:** Discuss and consider action on amendments to the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118 "Zoning", Article I "In General", Section 118-1 "Definitions"; Article III "District Regulations"; and Article IV "Supplementary District Regulations", Section 118-317 "Manufactured housing" to establish a new residential zoning district which provides for manufactured home land uses and to update supplemental regulations.
 - F. **Public Hearing:** Discuss and consider action on Zoning Case ZON2026-05 for a zone change from R-3, Two Family (Duplex), to R-3M, Two Family Mixed, for platted properties in the Millard's Apple Park Subdivision, Sections 1-8, consisting of approximately 30.10 acres and 69 lots, generally located near the intersection of Woden Road and Apple Boulevard, Nacogdoches, Texas.
- 7. 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. Personnel Matters – Pursuant to Texas Government Code Section 551.074, deliberations regarding the appointment or employment of a public officer or employee. The subject of this executive session is to discuss the annual evaluation of the City Attorney.
 - 8. Open for action if any, on Executive Session item (s).
 - 9. ADJOURN.



Karen Hadnot
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 July 29, 2026 pursuant to Chapter 551 of the Texas Government Code.

Karen Hadnot, City Secretary