



January 17, 2023

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 either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item by telephone must contact the City Secretary's office by email at vinsonj@nactx.us or by calling 936-559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on January 17, 2023. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**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 speak about items not listed on the agenda. In order to address City Council please complete the Open Forum Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, City Council shall not discuss, deliberate, or make any decisions on items discussed during Open Forum. Comments are limited to 3 minutes per person. Open Forum is limited to the first 5 citizens who submit an Open Forum Form.
4. WORK SESSION: Items included under Work Session are intended to provide opportunities for City Council to study and discuss various issues, and gather and analyze information. Council will not take formal action on matters presented at a work session, but may direct staff to place items relating to the matter on future agendas for formal consideration.
 - A. Discuss financing options for capital projects. (Director of Finance)
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. Hold a discussion and consider adopting a resolution authorizing the submission of

a Texas Community Development Block Grant program application and adopting required CDBG Civil Rights/Fair Housing policies. (Director of Finance)

- B. Hold a discussion and consider adopting a resolution to designate authorized signatories for the Texas Community Development Block Grant Program (Director of Finance)
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:** Consider a request for approval of a Zone Change from PD, Planned Development, to R-1, Single Family, for approximately 61 acres of land, being all of a 64.1-acre tract conveyed by HGT Group, LP, to JBSC Development, LLC, as described in Warranty Deed dated March 22, 2022, and recorded in Clerk's Document Number 2022-3135 of the Real Property Records of Nacogdoches County, Texas, SAVE & EXCEPT, 2.7 acres that lies outside of the City Limits of Nacogdoches, generally located at the eastern terminus of Park Street. This request has been submitted by JBSC Development, LLC. Case File ZON2022-09. (City Planner)
 - B. Receive a presentation and hold a discussion regarding the Low Income Housing Tax Credit Program. (Economic Development Director)
 - C. Discuss, consider, and adopt Resolution Number 1323-01-23 in support, no opposition, or opposition for the application of Northway Landing VOA AH, LP to the Texas Department of Housing and Community Affairs for the 2023 competitive nine-percent housing tax credits at risk set aside to rehabilitate affordable rental housing in connection with Northway Landing Apartments, located at 5301 Northway Drive. (Economic Development Director).
 - D. Hold a discussion and give staff direction regarding adoption of the City's Procurement Policy (Purchasing & Contract Specialist)
 - E. Consider appointing members to the following City Boards and Commissions: Building Standards Commission, Airport Advisory Board, Industrial Development Authority, Health Code Advisory Committee, Pine Grove Cemetery Board, Main Street Advisory Committee, Zoning Board of Adjustments and Housing Authority Board. (Mayor)
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. Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:
 - 1. Discuss or deliberate regarding commercial or financial information the governmental body has received from business prospects that the governmental body seeks to have locate, stay, or expand in or near the

- territory of the governmental body and with which the governmental body is conducting economic development negotiations; and
2. Deliberate the offer of financial or other incentives to business prospects described by Subdivision 1 above.

- B. 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 City Manager search and interim City Manager.

9. ADJOURN.



Jan Vinson, 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

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on January 11, 2023 at 5 p.m. and remained posted until meeting convened.

Jan Vinson, City Secretary