Nacogdoches
the oldest town in Texas

July 11, 2023

AMENDED

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 July 11, 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 (United States and Texas Flags)

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. 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 minutes from June 13, 2023 and June 20, 2023 regular meetings. (City Secretary)

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. Receive a report from the Capital Needs Advisory Committee. (Judy McDonald, Chair of Capital Needs Advisory Committee)

B. Consider the appointment of up to three members to the Nacogdoches Economic Development Corporation Board of Directors. (Economic Development Director)

C. Consider City Board/Commission appointments for the Convention and Visitors Bureau Board, Historic Landmark Preservation Committee, Mayor's Committee on People with Disabilities, Nacogdoches Housing Authority, Parks and Recreation Advisory Board, Planning and Zoning Commission and Zoning Board of Adjustments. (Mayor)

D. Hold a discussion and give staff direction regarding murals. (Council Member Brad Maule)

E. Receive a report, hold a discussion and give staff direction regarding 2023-2024 Budget - Capital Equipment. (Director of Finance)

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. Economic Development - 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. Deliberation Regarding Real Property - Pursuant to Texas Government Code 551.072, Council will receive and discuss updated information on the value of real property and bids for properties struck off at tax foreclosure sales.

C. Pursuant to Texas Government Code Sections 551.071 consultation with attorney and 551.072, deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject of this Executive Session item is to discuss Central Heights Water System.

8. Open for action, if any, on Executive Session item(s).

9. REGULAR AGENDA: (Continued)

A. Consider approval of the transfer of Central Heights Water System to Angelina and Neches River Authority, including a) approval of Interlocal Agreement for Acquisition of Central Heights Water System, b) approval of Interlocal Pump Station Ground Lease Agreement, and c) approval of Interlocal Contract for Water Services between the City of Nacogdoches and the Angelina & Neches River Authority. (Director of Public Works)

10. 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 AMENDED notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on July 7, 2023 at 8:30 a.m. and remained posted until meeting convened.

_____

Jan Vinson, City Secretary

PRESENTER: Jan Vinson, City Secretary

ITEM/SUBJECT: Consider approval of minutes from June 13, 2023 and June 20, 2023 regular meetings. (City Secretary)

SUMMARY/BACKGROUND:

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Jan Vinson, City Secretary
vinsonj@nactx.us
936-559-2504

ATTACHMENTS:
1. 06.13.23 Minutes
2. 06.20.23 Minutes

Nacogdoches
the oldest town in Texas

Regular Session
Nacogdoches City Council
June 13, 2023 – 5:30 p.m.
City Council Room – City Hall
202 East Pilar Street

DRAFT

Minutes unofficial until approved by City Council

City Council present in person: Mayor Randy Johnson, Council Members Roy Boldon, Kathleen Belanger, Chad Huckaby and Brad Maule.

1. Called to order at 5:30 p.m.

2. Pledge of Allegiance.

3. James Montoya (2530 Shirley Street) spoke during Open Forum regarding vehicles speeding in his neighborhood. Mr. Montoya is concerned about children in the neighborhood being injured by these drivers.

4. No items were removed from the 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. Minutes for May 16, 2023 regular meeting and May 22, 2023 special meeting.

   B. Receive a report regarding Monthly Financial Report for April 30, 2023.

Council Member Chad Huckaby moved approval; motion duly seconded by Council Member Kathleen Belanger and carried by unanimous vote.

6. **REGULAR AGENDA:**

   A. Receive a report regarding the Downtown Master Plan and give staff direction on the Downtown and Comprehensive Planning process.

Miles McCall, Co-Chair, gave a brief overview of the Downtown Advisory Committee's progress. Mr. McCall said the committee has almost completed the draft plan and the committee wants to produce a finished product. Mr. McCall requested that City Council allow the committee to continue working on the Downtown Master Plan in order to present a final draft of the plan to City Council.

Brandi Cartwright, who is on the Downtown Advisory Committee, spoke during public comment regarding the plan's focus groups, participants, interviews, surveys, newsletters and social media posts.

Chay Runnels, who is also on the Downtown Advisory Committee, spoke during public comment confirming the work that has been done on the Downtown Master Plan. She stated the committee wants to produce a finished draft for City Council.

Interim City Manager Keith Kiplinger stated he was very concerned when he reviewed the Comprehensive Plan and the I-69 Plan. Mr. Kiplinger discussed his decision to pause the work being done by DTJ Designs on both the Comprehensive and I-69 Plans until deliverables could be reviewed.

Council Member Chad Huckaby said he is committed to delivering a new Comprehensive Plan, I-69 Plan and Downtown Master Plan. Mr. Huckaby assured the citizens that this was just a pause in the process and the plans will be completed.

Council Member Brad Maule stated that he is concerned that the Downtown Master Plan was posted at the Blueberry Festival as the final product and it should have been presented as a draft plan.

Council Member Roy Boldon said it is imperative that we include all citizens in the Downtown Master Plan process and the City need to find initiatives to establish minority businesses downtown.

Assistant Community Services Director Jessica Sowell stated that the Downtown Advisory Committee had decided earlier in the year to display the Downtown Master Plan draft during Blueberry Festival to both draw traffic into the Convention and Visitor's Bureau and to gather feedback from citizens. The

display at the Blueberry Festival of the draft plan was advertised early on with the Chamber of Commerce as well.

Council Member Kathleen Belanger stated she is also committed to the completion of all three plans but the City has a bond to pass and the goal is to get the bond across the finish line. Council Member Belanger also spoke about the City Manager search and the budget process. She suggested picking one thing from the plan that can be implemented such as code enforcement or parking.

Other discussions included timeline to complete the project, final edits to the draft plan and public input.

City Council directed the Downtown Advisory Committee to continue the process and to present a final draft to City Council in mid November.

B. Hold a discussion and give staff direction regarding possible wellness exam and tobacco use surcharges.

Bonita Hall, Human Resources Director, discussed Catapult Health and Livongo who are organizations that will assist employees with wellness checkups, disease management and smoking cessation. Ms. Hall stated that staff would like to launch these programs to incentivize employees to get their wellness examinations and to curb tobacco use by monetary enhancements to lower their monthly health care costs. Staff would also like to include requiring documentation to prove that the dependents listed on employee health insurance are indeed relatives of the employee.

City Council directed the Human Resources Director to implement the proposed changes.

C. Receive a presentation and hold a discussion regarding emergency management.

Michael Self, Interim Assistant Fire Chief, stated that Texas Division of Emergency Management (TDEM) was instrumental in the City receiving approval for a Small Business Loan Program to assist citizens that were affected by the floods several weeks ago.

Wyatt Henderson, Texas Division of Emergency Management (TDEM), discussed the role and responsibilities of TDEM in the state. Mr. Henderson discussed TDEM's efforts to assist citizens during afore mentioned flood event.

D. Consider appointment of Mayor Pro Tempore and Vice Mayor Pro Tempore.

Council Member Chad Huckaby moved to re-appoint Council Member Roy Boldon as Mayor Pro Tempore; motion duly seconded by Council Member Kathleen Belanger and carried by unanimous vote.

Council Member Brad Maule moved to appoint Council Member Chad Huckaby as Vice Mayor Pro Tempore; motion duly seconded by Mayor Randy Johnson and carried by unanimous vote.

E. Consider appointing members to the Deep East Texas Council of Governments Board of Directors.

Mayor Randy Johnson stated the current Deep East Texas Council of Governments (DETCOG) Board of Directors representing the City of Nacogdoches are Council Members Boldon, Belanger and Huckaby.

Mayor Randy Johnson moved to approve re-appointing Council Members Roy Boldon, Kathleen Belanger and Chad Huckaby, and appointing Council Member Brad Maule to the DETCOG Board of Directors effective July 1, 2023; motion duly seconded by Council Member Kathleen Belanger and carried by unanimous vote.

F. Consider appointing a representative to the Deep East Texas Rural Transportation Planning Organization (DETRTPO) of the Deep East Texas Council of Governments (DETCOG).

Interim City Manager Keith Kiplinger stated that in the past the City Manager served on the DETRTPO board. Mr. Kiplinger recommended that either a City Council Member be appointed or the Assistant Director of Public Works Case Opperman be appointed to the DETRTPO board.

Council Member Chad Huckaby moved to appoint Assistant Director of Public Works Case Opperman; motion duly seconded by Council Member Roy Boldon and carried by unanimous vote.

G. Receive a report and give staff direction regarding the City Manager search.

Human Resources Director Bonita Hall distributed a draft recruitment brochure for the City Manager position for City Council to review and discuss.

City Council discussed experience, education and other requirements for the position. They also discussed opportunities and challenges along with salary.

City Council convened into Executive Session at 7:12 p.m.

7. **EXECUTIVE SESSION:**

   A. Pursuant to Texas Government Code Section 551.072, deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject of this Executive Session item is to discuss Central Heights Water System.

   B. Personnel Matters – Pursuant to Texas Government Code Section 551.074, deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Attorney.

   C. 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.

8. City Council reconvened in regular session at 8:48 p.m. taking no action on Items 7.A and 7.C. The following action was taken on Item 7.B.

Mayor Randy Johnson moved to terminate City Attorney Steven Kirkland effective immediately; motion seconded by Council Member Brad Maule. Council Member Huckaby commented that employment matters are seldom simple but City Council does not have a high level of confidence in the City Attorney and he sees no alternative. The motion passed by the following vote:

Ayes – Mayor Johnson, Council Member Maule, Council Member Belanger and Council Member Huckaby.
Council Member Boldon voted neither for nor against the motion.

9. Adjourned at 8:52 p.m.

_____
Mayor Randy Johnson
City Council
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

Nacogdoches
the oldest town in Texas

Regular Session
Nacogdoches City Council
June 20, 2023 – 5:30 p.m.
City Council Room – City Hall
202 East Pilar Street

DRAFT

Minutes unofficial until approved by City Council

City Council present in person: Mayor Randy Johnson, Council Members Kathleen Belanger, Roy Boldon, Chad Huckaby and Brad Maule.

1. Called to order at 5:30 p.m.

2. Pledge of Allegiance.

Mayor Randy Johnson moved Executive Session Item 7.B. to the beginning of the meeting because Interim City Attorney Scott Bounds was not able to stay for the entire meeting.

Convened into Executive Session to hear Item 7.B. at 5:32 p.m.

7. **EXECUTIVE SESSION:**

B. Pursuant to Texas Government Code Section 551.072, deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject of this Executive Session item is to discuss Central Heights Water System.

City Council reconvened in regular session at 5:48 p.m. taking no action.

3. Brandi Cartwright (2806 N. Pecan Street) spoke about the condition of the playground equipment at McCrimmon Park during Open Forum. She asked City Council to consider funding updates to the playground equipment in the new budget.

4. Council Member Chad Huckaby removed item 5.B for discussion.

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. Minutes for June 8, 2023 special meeting.

B. Consider approval of the re-appointment of Heather Watts as the Municipal Court Judge for a two-year term.

Council Member Chad Huckaby moved approval of item 5.A; motion duly seconded by Council Member Brad Maule and carried by unanimous vote.

5.B. Interim City Manager Keith Kiplinger reviewed the process of re-appointing the Municipal Court Judge per the City Charter.

Council Member Chad Huckaby moved approval of item 5.B; motion duly seconded by Council Member Kathleen Belanger and carried by unanimous vote.

6. **REGULAR AGENDA:**

A. Consider approval of a contract by and between the City of Nacogdoches and Drewery Construction Co., Inc. for the 2023 Street Paving Project in a not-to-exceed amount of $1,363,581.35.

Steve Bartlett, Director of Public Works, stated that this contract is part of the annual paving project. Drewery Construction Company, Inc. was the only bidder that submitted a bid for this project. Drewery Construction submitted a base bid of $1,296,385.35, Add. Alt. Bid 1 of $36,192.00, Add. Alt. Bid 2 of $72,520.00 and Add. Alt. Bid 3 of $16,500.00.

This project includes paving improvements on eleven City streets and will be funded by both the Capital Improvement Project Fund and the Street Maintenance Fee. Mr. Bartlett stated that Old Lufkin Road and Spradley Street will be first on the list of repairs.

Council Member Chad Huckaby moved approval; motion duly seconded by Council Member Brad Maule and carried by unanimous vote.

B. Consider approval of an Interlocal Agreement between the City of Nacogdoches and the Nacogdoches Central Appraisal District for use of the City courtroom.

Interim City Manager Keith Kiplinger explained that this contract is to allow the Central Appraisal District (CAD) to use the City's courtroom at the Municipal Court building to conduct Appraisal Review Board hearings because recent flooding left a portion of the Central Appraisal District's building unusable.

Jason Malott, Central Appraisal District Chief Appraiser, discussed the process moving forward to repairing the CAD building and starting Appraisal Review Board hearings.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Chad Huckaby and carried by unanimous vote.

C. Receive a presentation and give staff direction related to the FY 2023-24 budget.

Interim City Manager Keith Kiplinger discussed the budget process, budget meetings, budget timeline, priorities and challenges. He also stated that staff is requesting direction from City Council by July 18, 2023 in order to present a draft budget on August 1, 2023.

Council Member Kathleen Belanger stated that August 1, 2023 is not enough time to see the first draft of the budget and she would like to see one by July 18, 2023.

Finance Director Pam Curbow explained the timeline for receiving the draft budget, and adopting the budget and tax rate.

Mayor Randy Johnson asked about the American Rescue Plan Act (ARPA) funds and if the money had been spent or has been allocated to be spent.

City Engineer Steve Bartlett stated that the ARPA funds have been allocated to specific projects such as water, sewer, storm drains, material for parks and some minor fire station renovations. He said that significant amount of the projects are designed and shovel ready and contracts are underway.

Finance Director Pam Curbow stated that ARPA funds have been allocated to specific projects and she will send City Council that list to City Council.

Interim City Manager Keith Kiplinger stated that personnel costs are a large portion of the budget. He discussed recruitment challenges, employee salaries, employee retention, competitive pay and cost of living adjustments. Mr. Kiplinger discussed several options for salary increases, cost of living adjustments and funding three police officer positions that were frozen in years past. Mr. Kiplinger recommended 5% increase in pay for employees below Pay Grade 24 and a cost of living adjustment for employees at Pay Grade 24 and above which will be based on what the City can afford. He also discussed reclassification of positions, sales tax and the City's partially funded health insurance program.

City Council convened into Executive Session at 6:50 p.m.

7. **EXECUTIVE SESSION:**

A. Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:
   1. Discuss or deliberate regarding commercial or financial information the City has received from business projects the City body seeks to have locate in the City of Nacogdoches and with which the City is conducting economic development negotiations; and
   2. Deliberate offer of financial or other incentive to business prospects described by Subdivision 1 above.

City Council reconvened in regular session at 7:27 taking no action.

8. Adjourned 7:27 p.m.

_____
Mayor Randy Johnson
City Council
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

PRESENTER: Judy McDonald, Capital Needs Advisory Committee

ITEM/SUBJECT: Receive a report from the Capital Needs Advisory Committee. (Judy McDonald, Chair of Capital Needs Advisory Committee)

SUMMARY/BACKGROUND: City of Nacogdoches Resolution 1319-12-22 established the Capital Needs Advisory Committee (CNAC) for the City of Nacogdoches on December 15, 2022. The committee studied a wide variety of capital improvement needs, developed by the city staff, worth in excess of $144,042,208 during 15 meetings conducted over a six-month period from January 5, 2023 through June 27, 2023.

During a record vote held on June 27, 2023, the CNAC members who were present voted unanimously to approve the following recommended slate of capital needs for consideration by the City Council as part of a General Obligation Bond:

Functional Area	General Description	Amount
Airport	New Terminal, Fuel Center, Apron, Access Road, and Parking (contingent upon matching funds)	$7,300,000
Fire Stations	Relocate Fire Stations 1 and 3. Consolidate Fire Stations 2 & 5 into a new Central Fire Station.	$16,730,000
Downtown	Main Street and Festival Park Electric Upgrades, Consolidated Dumpster Sites, Ramps, and Sidewalks	$435,000
Storm Drainage	Critical Storm Drainage Reconstruction (Tier 1 and Select Tier 2 projects)	$5,900,000
Facilities	Sunset Cemetery Office and Equipment	$425,000
Parks	General Upgrades of Playgrounds, Restrooms, and Fitness Stations	$2,200,000
Streets & Sidewalks	City Wide Street Rebuild (Tier 1 and Select Tier 2 projects) with $1M allocated for sidewalks	$11,000,000
	TOTAL	**$43,990,000**

Committee members present who voted affirmative for approval:
Judy McDonald
John Calahan
John Anderson
Philip Blackburn
Roy Boldon
Brandi Cartwright
Ron Collins
Margaret Forbes
Barbara Gandy
Roger McKnight
Terri Moehring
Carlos Paloma
James Standley
Erika Tolar

Committee Members with Excused Absences
Olivia Kiritsy
Ed Langley
John Mast
Matt Moore
Lily Phou

The committee also studied options regarding utilities (water and sewage) but projected utility rate data was not available. We recommend that the Council convene the Capital Needs Advisory Committee in September, pending the city staff's completion of a comprehensive utility rate study, to analyze $60.9 million in capital projects associated with water and sewage utilities and how to best fund them. Recommendations for financing utility infrastructure improvements will be brought to the City Council late in 2023.

The Committee was also charged with evaluating the City's bonding capacity and potential impacts on the tax rate for each proposition in the bond. At the present time, the Nacogdoches Central Appraisal District has not been able to provide a current amount for the City's total taxable value, including the impacts of the new over 65 exemptions recently approved by City Council. Until that value is available, the tax increase needed for each proposition cannot be determined. The District is hopeful that they can provide an updated value in the coming weeks. We anticipate that the debt service on $43.9M will be between $2.5M and $2.8M with a debt service to revenue ratio between 8% and 10%.

The Committee was also charged with consideration of the needs defined in the Comprehensive Plan, Downtown Master Plan, and I69 Corridor Plans. These plans were of limited value because they were not fully developed. One bond recommendation does support Downtown, including new electrical upgrades and sidewalks.

Other Needs:
- The City should strongly consider the acquisition of an emergency vehicle preemption (EVP) system to enhance emergency vehicle response times.
- The City should reevaluate the Street Maintenance Fee (included in the water bill) to create a more sustainable funding stream for streets that reduces deferred maintenance.

If City Council decides to move forward with some or all of these recommendations, the Committee is prepared to assist by providing public support and bond related information to the voters.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Infrastructure

CITY CONTACT: Steve Bartlett, Director of Public Works
bartletts@nactx.us
936-559-2522

ATTACHMENTS: 1. PowerPoint Presentation

CAPITAL NEEDS ADVISORY COMMITTEE
GENERL OBLIGATION BOND
RECOMMENDATIONS

Nacogdoches
the oldest town in Texas

COMMITTEE VOTE - JUNE 27TH

Committee members present who voted affirmative for approval:

John Anderson
Philip Blackburn
Roy Boldon
John Calahan
Brandi Cartwright
Ron Collins
Margaret Forbes
Barbara Gandy
Carlos Palomo
Judy McDonald
Roger McKnight
Terri Moehring
James Standley
Erika Tolar

Committee Members with Excused Absences:

Olivia Kiritsy
Ed Langley
John Mast
Matt Moore
Lily Phou

SLATE OF PROPOSED PROPOSITIONS

AREA	DESCRIPTION	AMOUNT
Airport	New Terminal, Fuel Center, Apron, Access Road, and Parking (contingent upon matching funds)	$7,300,000
Fire Stations	Relocate Fire Stations 1 and 3. Consolidate Fire Stations 2 & 5 into a new Central Fire Station.	$16,730,000
Downtown	Main Street and Festival Park Electric Upgrades, Consolidated Dumpster Sites, Ramps, and Sidewalks	$435,000
Storm Drainage	Critical Storm Drainage Reconstruction (Tier 1 and Select Tier 2 projects)	$5,900,000
Facilities	Sunset Cemetery Office and Equipment	$425,000
Parks	General Upgrades of Playgrounds, Restrooms, and Fitness Stations	$2,200,000
Streets & Sidewalks	City Wide Street Rebuild (Tier 1 and Select Tier 2 projects) with $1M allocated for sidewalks	$11,000,000

TOTAL $43,990,000

SCHEDULE FOR BOND ELECTION 2023

July 11	City Council decision to move forward
July 13	Engage Bond Attorney and Financial Advisor
August 9	First day for Council to adopt Ordinance calling for bond election
August 21	Last day for Council to adopt Ordinance calling for bond election
October 23	First day early voting
November 7	Election Day

PRESENTER: Larissa Philpot, Economic Development Director

ITEM/SUBJECT: Consider the appointment of up to three members to the Nacogdoches Economic Development Corporation Board of Directors. (Economic Development Director)

SUMMARY/BACKGROUND: The Nacogdoches Economic Development Corporation bylaws state:
The Board shall consist of one director for each dues-paying entity...except for Multiple Director Entities. Multiple Director Entities include the City of Nacogdoches who shall appoint up to three directors to the Board.

Historically, the City Council has appointed the Mayor, City Manager, and one additional City Council member to the NEDCO board. NEDCO board members are invited to attend the monthly NEDCO board meetings.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Economic Development

CITY CONTACT: Larissa L. Philpot-Brown, Economic Development Director
lphilpot@nedco.org
936-559-1255

ATTACHMENTS:

PRESENTER: Randy Johnson, Mayor

ITEM/SUBJECT: Consider City Board/Commission appointments for the Convention and Visitors Bureau Board, Historic Landmark Preservation Committee, Mayor's Committee on People with Disabilities, Nacogdoches Housing Authority, Parks and Recreation Advisory Board, Planning and Zoning Commission and Zoning Board of Adjustments. (Mayor)

SUMMARY/BACKGROUND: Two times per year, the City Board interviews are conducted. The Interview Committee completed interviews for the above boards and will make recommendations to fill vacant/termed positions.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Community Engagement/Diverse Environment

CITY CONTACT: Jan Vinson, City Secretary
vinsonj@nactx.us
936-559-2504

ATTACHMENTS:

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Hold a discussion and give staff direction regarding murals. (Council Member Brad Maule)

SUMMARY/BACKGROUND: The intention for this item is to hold a discussion and give staff direction regarding the City's involvement in future mural, sculpture or other artistic partnerships.The City of Nacogdoches has assisted multiple groups and organizations in the past with murals and sculptures in regards to funding, topics, design and placement.

Over the past few years, several City divisions have assisted or advised community groups and City Boards on multiple artistic projects, including the Friends of Historic Nacogdoches, Inc. Statue Trail, murals on basketball courts at Robert McCrimmon Park and Festival Park and 4 Downtown mural projects. The Community Services Department, specifically the Historic Sites, Parks, Recreation and Main Street Divisions have been involved in these projects.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Community Engagement/Diverse Environment

CITY CONTACT: Brian Bray, Community Services Director
brayb@nactx.us
936-559-2935

ATTACHMENTS:

PRESENTER: Pam Curbow, Finance Director

ITEM/SUBJECT: Receive a report, hold a discussion and give staff direction regarding 2023-2024 Budget - Capital Equipment. (Director of Finance)

SUMMARY/BACKGROUND: Presentation of all capital equipment requests by staff.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Pamela Curbow, Director of Finance
curbowp@nactx.us
936-559-2526

ATTACHMENTS: 1. New Capital Requests

2023-2024 Proposed Budget
Supplemental Requests for New Capital Equipment

GENERAL FUND

Department	Description	One Time Cost (Reserves)	Notes
Historic Sites	Sterne-Hoya Yard House	*$ 25,000*	*Hotel Tax Fund if funds available*
Human Resources	Learning Management System	25,000	
Info Technology	MS Office 365	95,000	
Info Technology	PA System for Lib/Rec	75,000	
Info Technology	Switches for Various Depts	60,000	
Info Technology	PC Upgrades	50,000	
Info Technology	Evidence Storage Upgrade for PD	50,000	
Info Technology	Backup Space for Watchguard	25,000	
Info Technology	Server Hardware	20,000	
Info Technology	Virtualization Software Upgrade	15,000	
Parks & Cemetery	Parks, Recreation & Trails Master Plan Update	50,000	
Parks & Cemetery	Sunset Parking Lots & Erosion Control	45,000	
Parks & Cemetery	City Gardener 1/2 ton Truck	*45,000*	*Transfer Used Truck f/ Utility Billing*
Parks & Cemetery	East Lake Restroom Renovation	33,500	
Parks & Cemetery	Sunset Office Renovation	31,000	
Parks & Cemetery	Banita Creek Park Soccer Field	18,000	
Parks & Cemetery	Drinking Fountains - Maroney Park	16,500	
Parks & Cemetery	Baseball Windscreens	15,000	
Parks & Cemetery	Playground Borders	15,000	
Parks & Cemetery	Sportsplex Fencing	13,000	
Parks & Cemetery	Highlift Rotary Cutter	11,000	
Parks & Cemetery	Lanana Creek Trail Counter	11,000	
Parks & Cemetery	Softball Windscreens	8,000	
Parks & Cemetery	Sickle Bar Mower	8,000	
Parks & Cemetery	Banita Multi-Use Court Windscreens	5,000	
Recreation	Rec/Library SUV	*35,000*	*Transfer Used SUV f/ Fire*
Recreation	Gymnastic Flooring	28,600	
Streets	Replacement John Deere Boom Mower	200,000	
Streets	Replacement 1 ton 4X4 Four Door Crew Truck	75,000	
Streets	Crash Bollards for Festival Downtown	13,500	
Vehicle Maintenance	Replacement Pressure Washer	12,000	
			Less Adjustments Noted:
	Total:	**$ 1,129,100**	**$ 1,024,100**

2023-2024 Proposed Budget
Supplemental Requests for New Capital Equipment

UTILITY FUND

Department	Description	One Time Cost (Reserves)	Notes
Utility Billing	Replacement for 1.2 ton Truck Unit 732	$ 45,000	
Utility Billing	Replacement for 1.2 ton Truck Unit 733	45,000	
Utility Billing	Replacement for 1.2 ton Truck Unit 736	45,000	
Utility Billing	Replace Flooring for Utility Billing Office	22,000	
Utility Billing	Outfit Unit 734 w/Utility Bed; Safety Features	20,000	
Utility Construction	Replacement Bobcat Skid steer	70,000	
Utility Construction	Replacement 4x4 Kubota UTV	22,000	
Utility Construction	Replacement 60" Exmark Mower	16,000	
Water Production	Replacement Truck - upgrade to 4x4	60,000	
Water Production	Portable Chlorine Boost System w/Trailer	40,000	
Water Production	Vacuum Pump for SWTP	22,000	
Water Production	Replacement Kubota SXS	20,000	
Water Production	Replacement Riding Mower	18,000	
Wastewater Treatment	Replacement Truck - upgrade to 4x4	65,000	
	Total:	**$ 510,000**	

SANITATION FUND

Department	Description	One Time Cost (Reserves)	Notes
Sanitation Administration	Automated Gate Entrance for Yard	12,000	
Sanitation Administration	Security Entrance for Building	$ 8,000	
Sanitation Collection	Replacement Sideload Garbage Trucks - Two (2)	931,500	*Possible 2022-23 Budget Amendment*
Sanitation Collection	Replacement 1 Ton 4 Door 4X4 Pickup	75,000	
Sanitation Disposal	Tanker Water Truck w/ Spray Nozzle Attachments	185,000	
Sanitation Disposal	Portable Skid Mount Fire Pump	10,500	
Sanitation Disposal	Drone - Landfill Surveying	10,000	
Sanitation Disposal	Scale House - Roof / Floor Damage from Water Leak	6,000	
	Total:	**$ 1,238,000**	

2023-2024 Proposed Budget
Supplemental Requests for New Capital Equipment

AIRPORT FBO FUND

Department	Description	One Time Cost (Reserves)	Notes
Airport FBO Operations	Courtesy Vehicle	*$ 30,000*	*Research Enterprise Leasing Option*
Airport FBO Operations	Riding Law Mower	*$ 16,000*	*Transfer Used Mower f/ Parks*
			Less Adjustments Noted:
	Total:	***$ 46,000***	***$ -***

EQUIPMENT REPLACEMENT FUND

Department	Description	One Time Cost (Reserves)	Notes
Animal Services	Replacement 1/2 ton Pickup	$ 45,000	
Fire Dept	Type 3 Wildland Fire Engine	500,000	Deployment Funds assisted
Fire Dept	Replacement Fire/Arson Investigator Vehicle	55,000	
Police Dept	Annual Patrol Vehicle Replacement	400,000	
Parks & Cemetery	2023 F350 4X4 Crew Cab with Dump Bed	75,000	
Parks & Cemetery	Replacement F250 4X4 Crew Cab	55,000	
Parks & Cemetery	Replacement F250 4X4 Crew Cab	55,000	
Parks & Cemetery	Replacement F150 Supercab 4X4	47,000	
Parks & Cemetery	Replacement F150 Supercab 4X4	47,000	
Parks & Cemetery	2023 Ford Explorer 4 Door 4X2	40,000	
Parks & Cemetery	Replacement F150 Regular Cab 4X2	35,000	
Parks & Cemetery	2 - 60" Zero Turn Mowers	24,000	
Parks & Cemetery	48" Zero Turn Mower	12,000	
	Total:	**$ 1,390,000**	

PRESENTER: Larissa Philpot, Economic Development Director

ITEM/SUBJECT: Economic Development - 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.

SUMMARY/BACKGROUND:

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Economic Development

CITY CONTACT: Larissa L. Philpot-Brown, Economic Development Director
lphilpot@nedco.org
936-559-1255

ATTACHMENTS:

PRESENTER: Keith Kiplinger, Interim City Manager

ITEM/SUBJECT: Deliberation Regarding Real Property - Pursuant to Texas Government Code 551.072, Council will receive and discuss updated information on the value of real property and bids for properties struck off at tax foreclosure sales.

SUMMARY/BACKGROUND:

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Keith Kiplinger, Interim City Manager
kiplingerk@nactx.us
936-559-2501

ATTACHMENTS:

PRESENTER: Steve Bartlett, Public Works Director

ITEM/SUBJECT: Pursuant to Texas Government Code Sections 551.071 consultation with attorney and 551.072, deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject of this Executive Session item is to discuss Central Heights Water System.

SUMMARY/BACKGROUND:

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Steve Bartlett, Public Works Director
bartletts@nactx.us
936-559-2522

ATTACHMENTS:

PRESENTER: Steve Bartlett, Public Works Director

ITEM/SUBJECT: Consider approval of the transfer of Central Heights Water System to Angelina and Neches River Authority, including a) approval of Interlocal Agreement for Acquisition of Central Heights Water System, b) approval of Interlocal Pump Station Ground Lease Agreement, and c) approval of Interlocal Contract for Water Services between the City of Nacogdoches and the Angelina & Neches River Authority. (Director of Public Works)

SUMMARY/BACKGROUND: The City of Nacogdoches and the Anglina Neches River Authority (ANRA) have been in negotiations to develop an agreement to transfer a portion of the City's water system located in the Central Heights area. The meters, lines, and plant facilities north of the elevated tank site are proposed to become part of ANRA's water system on September 20, 2023. An Interlocal Agreement for the Acquisition of Central Heights Water System, including an Interlocal Pump Station Ground Lease Agreement and an Interlocal Contract for Water Services, has been prepared by staff and legal counsel for both entities. This Agreement is made under the authority of Texas Senate Bill 1305, 88th Leg., Reg. Sess. (2023) which dictates the transfer of this water system to ANRA.

The Central Heights water system is generally defined by an area along US 259, to the Caro Community. The system is outside the City limits and extends well beyond our 2 mile Extra Territorial Jurisdiction boundary. This system was originally a Water Supply Corporation that was acquired by the City in 2000 as it was approaching financial failure. Since its creation, the City has been the supplier of treated water to customers in this area, and will remain the wholesale supplier after the transfer of the system to ANRA

Major capital improvements to the system were made in 2007 & 2008 costing $2.4 million. Additional improvements costing $1.38 million were made up to 2019. The system remains in need of additional improvements that are estimated to exceed $5.5 million.

ANRA intends to make significant improvements to this water system which will increase the reliability of water service in this area, add fire protection for some areas, and allow greater system capacity to support future development.

Staff is seeking approval of the Agreements and designation of a signatory for the proposed closing in September.

FINANCIAL:
Item is estimated to generate additional revenue: $526,000

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not applicable

CITY CONTACT: Steve Bartlett, Director of Public Works
bartletts@nactx.us
936-559-2522

ATTACHMENTS: 1. PowerPoint Presentation

Central Heights Water System
Angelina Neches River Authority

- Angelina Neches River Authority (ANRA) is interested in taking over operations of Central Heights area water system

- ANRA is a government entity authorized to construct, maintain, and operate any and all works necessary for the purpose of controlling, storing, and preserving water resources

- ANRA currently owns and operates other water and sewer systems in the East Texas region

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Central Heights Water System
Angelina Neches River Authority

- ANRA will make over $3 million in system improvements
- ANRA targeting 2X growth to 750 meters
- ANRA will need to make increases in water rates to service debt from bonds.
- If City retained the water system (no improvements), significant rate increases would still be necessary
- Proposal benefits City residents and Central Heights resident

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Transfer of Central Water Heights Water System to Angelina Neches River Authority

- Approval of Interlocal Agreement for Acquisition of Central Heights Water System

- Approval of Interlocal Pump Station Ground Lease Agreement

- Approval of Interlocal Contract for Water Services

- *Closing date: September 20, 2023*
- *Final payment $526,000 by December 31, 2024*

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