



Notice is hereby given of a Regular Meeting of the Nacogdoches City Council to be held **January 20, 2015, beginning at 5:30 p.m.** in the Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

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

1. Call to order.
2. **PRESENTATIONS AND RECOGNITIONS:**
3. Items to be removed from Consent Agenda.
4. **CONSENT AGENDA:** Items included under the Consent Agenda require little or no deliberation by the Council. Approval of the 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 regular session of January 6, 2015. (City Secretary)

**REGULAR AGENDA:**

5. **PUBLIC HEARING:** Consider the request for a zoning change from R-2, Single-Family Residential to R-4, Multi-Family Residential, for Lots 34, 37-A, and 37, City Block 48 located at 516 Burk Street, 410 Harris Street and the northwest corner of Burk and Harris Streets. This request was initiated by John Anderson. ZON2014-005. (City Planner)
6. Consider resolution authorizing and directing staff to provide for public hearing notification, prepare a service plan and initiate annexation proceedings for an approximately 44 acres of developed land adjacent to the City limits at 3805 NW Stallings Drive. (City Planner)
7. Consider resolution in support of a house bill regarding mixed beverages sales at the Nacogdoches Civic and Exposition Center. (City Planner)
8. Consider baseball park lease amendment with Stephen F. Austin State University for portions of the baseball parks on Loop 224 and Old Tyler Road. (City Attorney)
9. Consider appointments to the following boards:
  - A. Airport Advisory Board
  - B. Building Standards Commission
  - C. Health Code Advisory Committee
  - D. Main Street Advisory Board
  - E. Pine Grove Cemetery Board
  - F. Industrial Development Authority
  - G. Planning and Zoning Commission

10. Consider adopting 2015-2016 Texas Municipal League Legislative Program. (City Manager)

11. Consider adopting the objectives of the Alliance for I 69 Texas 2015. (City Manager)

**For the convenience of the audience, the Council may conduct Executive Session deliberation in the first floor conference room, Room 112, of City Hall. Re-opening of the open session for action, if any, on Executive Session items will be in City Council Chambers. Regular Session agenda items appropriate for Executive Session consideration may be moved into Executive Session for deliberation, but not action, upon proper announcement at the meeting by the presiding officer.**

**12. EXECUTIVE SESSION:**

A. Deliberation regarding Economic Development negotiations under Local Government Code Section 551.087 as follows:

1. Discuss or deliberate regarding commercial or financial information that the City has received from a business projects that 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 the offer of a financial or other incentive to business prospects described by Subdivision 1 above.

13. Open for action, if any, on Item 12-A-1.

14. Open for action, if any, on Item 12-A-2.

15. Adjourn.



  
Lila Fuller, 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 the Attorney General of Texas at 1-800-252-8011; the City Secretary at 936/559-2504 or visit the City of Nacogdoches web site at [www.ci.nacogdoches.tx.us](http://www.ci.nacogdoches.tx.us).

The Nacogdoches City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (936) 559-2504 or FAX (936) 559-2912 for further information.

**CERTIFICATION**

I certify that the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on Friday, January 16, 2015 at 5:00 p.m.

\_\_\_\_\_  
Lila Fuller, City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the directory outside of City Hall on the \_\_\_\_ day of January 2015.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

ITEM NO. 4-A

## **CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:**

**PROJECT:**                   **CONSENT AGENDA:** Consider approval of minutes from regular meeting of January 6, 2015.

**MEETING DATE:**       **January 20, 2015**

**CITY CONTACT:**       Lila Fuller, City Secretary - 559-2504

**ATTACHMENTS:**       **Minutes**

**MINUTES**  
**Regular Session**  
**Nacogdoches City Council**  
**January 6, 2015 – 5:30 p.m.**  
City Council Room – City Hall  
202 E. Pilar Street

**DRAFT**

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**Regular Session:**

**Those Present:**

Mayor Roger Van Horn; Council members Shelley Brophy, Mike Keller and David Norton; City Manager Jim Jeffers, City Attorney Rob Atherton and City Secretary Lila Fuller.

**1. Call to Order.**

Mayor Van Horn at 5:30 p.m. Council member Boldon had an excused absence. A quorum was established.

**2. PRESENTATIONS AND RECOGNITIONS:**

None.

**3. Items to be removed from Consent Agenda.**

None.

**4. CONSENT AGENDA: Items included under the Consent Agenda require little or no deliberation by the Council. Approval of the 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 the regular session of December 16, 2014.

*Approved as presented.*

Council member Norton moved to approve the consent agenda as presented. The motion was seconded by Council member Keller and unanimously passed.

**REGULAR AGENDA:**

**5. PUBLIC HEARING: Consider the request for a specific use permit to construct an accessory apartment in an R-1, Single Family Residential zoning district, for Lots 22 and 23, Block 1, Raguet Reserve Subdivision, City Block 67, located on Deerfield Drive. This request has been submitted by John and Jenell Harkrider. SUP2014-2003.**

Larissa Philpot, city planner, stated the accessory apartment being built was in connection with a main house. She stated Mr. Harkrider currently lived out of state, but the builder was in attendance if there were any questions. She further stated the Planning and Zoning Commission unanimously approved the request and no opposition has been presented.

Mayor Van Horn opened the public hearing. There being no one present to be heard, Mayor Van Horn closed the public hearing.

Council member Brophy moved to approve the request for a specific use permit to construct an accessory apartment in an R-1, Single Family Residential zoning District for Lots 22 and 23, Block 1. Raguet Reserve Subdivision, City Block 67 located on Deerfield Drive as requested. The motion was seconded by Council member Keller and unanimously passed.

**6. Receive presentation regarding accessory apartments.**

Larissa Philpot, city planner, gave a brief presentation on accessory buildings, their benefits and concerns. She stated staff was looking for direction on whether to pursue additional regulations for accessory dwellings, as they are becoming more popular, or keep the current regulations.

Ms. Philpot reviewed how other cities such as Austin, Dallas, El Paso, Port Aransas and San Antonio regulate accessory buildings, and noted regulations we might like to see in our ordinance.

Council member Keller asked if there was a need now to make a change in the ordinance.

Ms. Philpot stated the current specific use process works, but this might be something to think about for the future.

Larissa reviewed aspects of the current City ordinance.

Mayor Van Horn felt it was a good idea to begin looking at this issue, but did not see an immediate need; however he felt it was best to start addressing it before it was needed.

Larissa stated staff could bring back options in the future and provide more information as necessary.

*No action necessary.*

*No Executive Session was held.*

**7. EXECUTIVE SESSION:**

**A. Deliberation regarding Economic Development negotiations under Local Government Code Section 551.087 as follows:**

- 1. Discuss or deliberate regarding commercial or financial information that the City has received from a business projects that 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 the offer of a financial or other incentive to business prospects described by Subdivision 1 above.**

**8. Open for action, if any, on Item 7-A-1.**

*No action.*

**9. Open for action, if any, on Item 7-A-2.**

*No action.*

**10. Adjourn.**

Mayor Van Horn adjourned meeting at 5:55 p.m.

ATTEST:

\_\_\_\_\_  
Lila Fuller, City Secretary

\_\_\_\_\_  
Mayor Roger Van Horn  
City Council  
City of Nacogdoches

## **CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:**

**PROJECT:**                    **PUBLIC HEARING:** Consider the request for a zoning change from R-2, Single Family Residential, to R-4, Multi-Family Residential, for Lots 34, 37-A, and 37, City Block 48, located at 516 Burk, 410 Harris, and the northwest corner of Burk and Harris Streets. This request was initiated by John Anderson. ZON2014-005.

**MEETING DATE:**        January 20, 2015

**DESCRIPTION:**        This property has been zoned R-2, Single Family residential since the 1970's. Originally, the entire neighborhood was zoned single family. Over the years, a pattern of mixed residential densities developed. There is a mixture of single family homes and multi-family apartments, with a few manufactured homes. The change to R-4 from R-2 will allow a mix of uses including: single family homes, duplexes, or multi-family homes. The property owner has indicated he is interested in constructing several single family homes on the lots. Mixed density neighborhoods such as this one are good for the city, as they efficiently utilize existing utility infrastructure, while providing several options for housing types.

**COST:**                      N/A

**BUDGET AMENDMENT REQUIRED?:**        No

	<u>FUNDING FROM CURRENT BUDGET</u>			
FUNDING:	Acct. Name & No.	Adopted Budget	Balance	Requested
	N/A			

**SCHEDULE:**            If the request for rezoning is approved, it will become effective 10 days after publication in the newspaper.

**RECOMMENDED ACTION:**        Conditions for approval to be considered (staff comments are underlined):  
 (1)        Compatibility. The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity.

Residential use of the lot will be compatible with and not injurious to the use and enjoyment of other property in the vicinity. Residential zoning exists to the north, south, and east.

- (2) Orderly growth and development. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.

Residential use will not impede the development of surrounding property.

- (3) Supporting facilities. Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided.

Adequate supporting facilities already exist for the property, or can be provided with existing city policies.

- (4) Drives and parking. The design, location and arrangement of all driveways and parking spaces provided for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

Any new parking and driveways must meet the requirements of the city's existing ordinances.

- (5) Nuisances. Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration.

Any future development must adhere to ordinance regulations regarding performance standards which do not permit offense odor, fumes, dust, noise or vibrations at levels that are a nuisance to adjacent property owners.

- (6) Lighting. Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties.

The city's lighting ordinance will apply, but is unlikely to be triggered by residential development.

- (7) Landscaping. Sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties exists or will be provided.

The city's landscaping ordinance will not apply.

- (8) Comprehensive plan. The proposed use is in accordance with the comprehensive plan.

The comprehensive plan recommends single family residential development for this entire neighborhood, however the comprehensive plan also calls for a variety of housing options and mixed use neighborhoods.

The Planning and Zoning Commission unanimously recommended approval of the request.

**CITY CONTACT:**

Larissa Philpot, City Planner; 559-2572, [philpotl@ci.nacogdoches.tx.us](mailto:philpotl@ci.nacogdoches.tx.us)

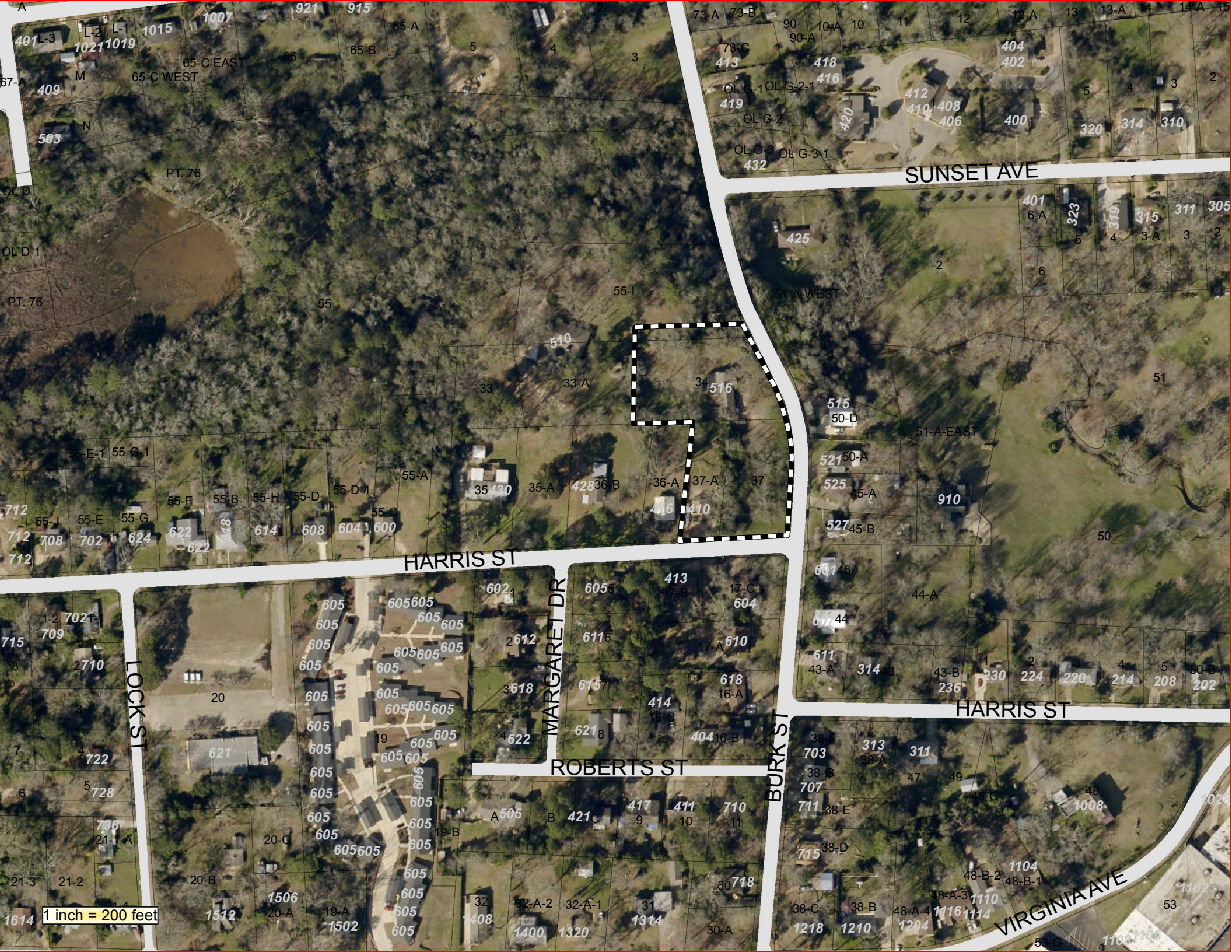
**ATTACHMENTS:**

Current Zoning Map  
Aerial Photograph











## CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:

**PROJECT:** Consider resolution authorizing and directing staff to provide for public hearing notification, prepare a service plan and initiate annexation proceedings for on approximately 44 acres of developed land adjacent to the City limits at 3805 NW Stallings Drive

**MEETING DATE:** January 20, 2015

### DESCRIPTION:

The Nacogdoches County Commissioners' Court recently voted to petition the City for annexation of the Nacogdoches County Exposition Center. Currently, the newly constructed Civic Center and the Exposition Center are divided by the City limits. The voluntary request by the County Commissioners' Court allows the City Council to consider only the County owned Exposition Center property, without invoking the state requirement the parcel be at least 1000 feet wide at its narrowest point.

Annexation of the Exposition Center will result in development control, protection of the health, safety and welfare of the public, and revenue capture from properties already enjoying city services.

The construction of I-69 will encourage growth on the west side of Nacogdoches. The properties surrounding the Expo Center will eventually be targeted for annexation, to accommodate the natural growth in the area. Annexation of this property will allow the City to initiate this expansion and plan for the future.

The Nacogdoches Police Department's jurisdiction and enforcement of city municipal laws ends at the city limits. Therefore, a different set of laws applies to the activities and operation of the Civic Center and the Expo Center.

Currently, if an event utilizes both the Civic Center and the Exposition Center, someone purchasing an item in the Civic Center would pay city sales tax, while someone purchasing an item a few feet away in the Exposition Center would not. The ability to collect sales tax is a vital funding mechanism for the city. It funds all services which are not fee based. This includes police and fire protection, construction of streets and sidewalks, economic development, and long range planning. Those services benefit the community as a whole.

This annexation includes the Exposition Center building and associated barns and land. No new infrastructure is anticipated to be required, as the property is already serviced by City utilities.

Rate based services		Tax based services	
Already Provided	To be Provided	Already Provided	To be Provided
Water Sewer Sanitation Sewer	None - all are already provided	Fire (property is located within city's extraterritorial jurisdiction)	Building Inspection Planning and Zoning Health Code Enforcement Police Storm Water Management Street Lighting Traffic Engineering

**COST:** The site is currently served by city services, and charged at the inside City limits rate, because the Civic Center is already inside the City limits. While it is not possible to estimate the amount at this time, sales tax will be collected for tangible personal property sold in the Exposition Center at events.

**BUDGET AMENDMENT REQUIRED?:** No

**FUNDING FROM CURRENT BUDGET**

<b>FUNDING:</b>	<b>Acct. Name &amp; No.</b>	<b>Adopted Budget</b>	<b>Balance</b>	<b>Requested</b>
		<b>N/A</b>		

<b>SCHEDULE:</b>	Receive petition and initiating resolution	January 20, 2015
	Owner and public entities notice mailed	January 29, 2015
	1 <sup>st</sup> Public Hearing notice published	February 15, 2015
	2 <sup>nd</sup> Public Hearing notice published	March 1, 2015
	1 <sup>st</sup> Public Hearing	March 3, 2015
	2 <sup>nd</sup> Public Hearing	March 17, 2015
	Ordinance annexing property	April 7, 2015

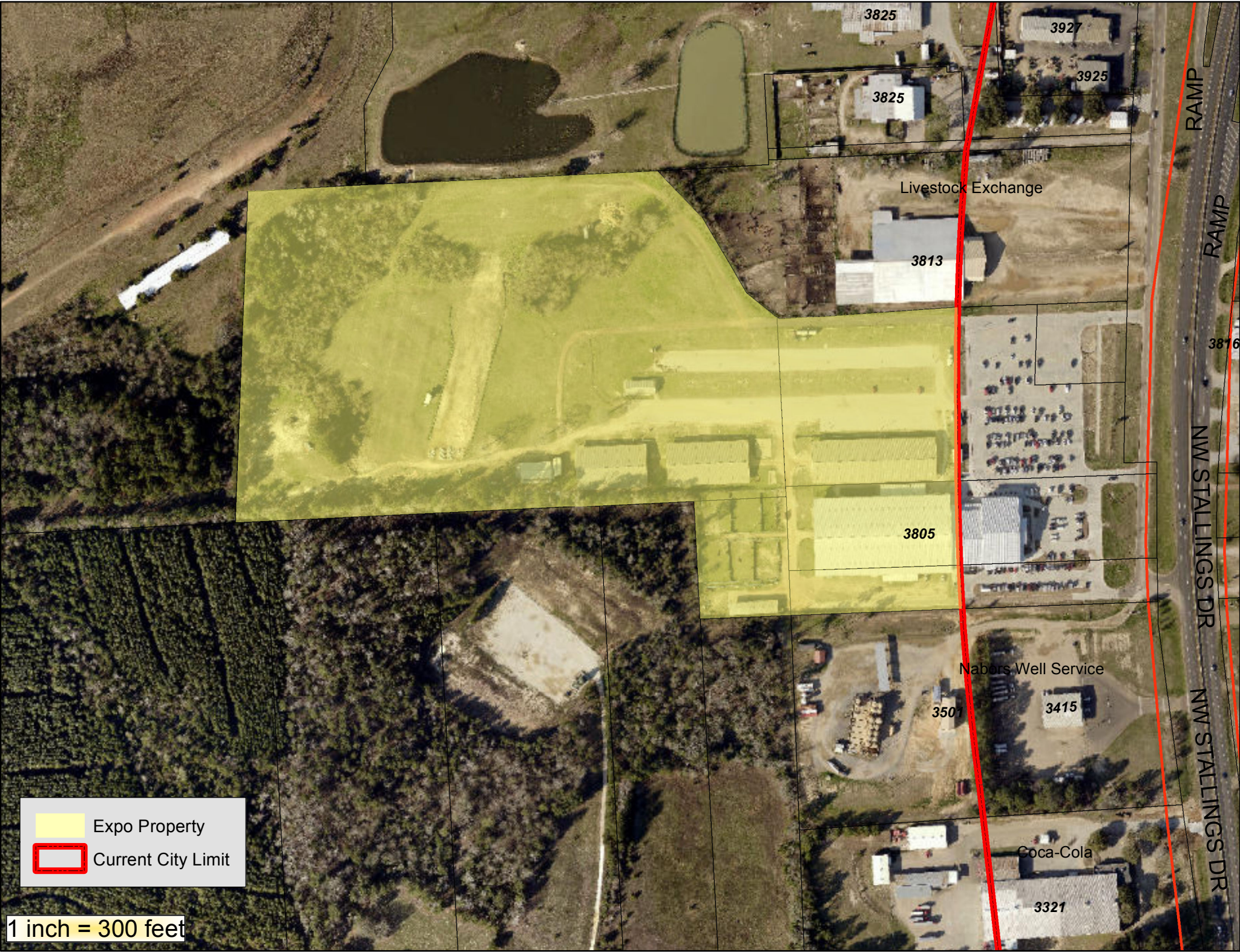
**RECOMMENDED ACTION:**

**Adopt resolution.**

**CITY CONTACT:** Larissa Philpot, City Planner; 559-2572, [philpotl@ci.nacogdoches.tx.us](mailto:philpotl@ci.nacogdoches.tx.us)

**ATTACHMENTS:** Map of the area.  
The property description and resolution is available on file in the City Planning office.







## **CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:**

**PROJECT:** Consider Resolution in support of a house bill regarding mixed beverage sales at the Nacogdoches Civic and Exposition Center

**MEETING DATE:** January 20, 2015

**DESCRIPTION:**

The recent local option liquor election has created a boundary issue at the Nacogdoches Civic and Exposition Center. The liquor election only applied to the precinct containing the City of Nacogdoches. After the election, this results in two different sets of alcohol permitting rules for the Civic Center and the Expo Center, because each facility lies in a different precinct. Events in the Civic Center may utilize a mixed beverage permit from TABC. Events in the Expo Center must continue to utilize the private club permit and system.

Additionally, per TABC staff, there is not a way to obtain one license to cover the entire property and to allow customers to walk between the Expo Center to the Civic Center, and vice versa, as they are considered two separate premises requiring two separate types of liquor licenses or permits.

Representative Clardy has agreed to help with the issue by drafting legislation that would allow the entire property owned and operated by the County as the Civic and Exposition Center to be considered one premises, and be allowed to operate under a single mixed beverage license.

**COST:** \$0

**BUDGET AMENDMENT REQUIRED?:** No

### FUNDING FROM CURRENT BUDGET

FUNDING:	Acct. Name & No.	Adopted Budget	Balance	Requested
	N/A			

**SCHEDULE:** The resolution will be forwarded to Representative Clardy's office for distribution to other legislators for support of the bill. If the bill is passed by the legislature, it will become effective September 1, 2015.

**RECOMMENDED**

**ACTION:** Approve resolution

**CITY CONTACT:** Larissa Philpot, City Planner; 559-2571, [philpotl@ci.nacogdoches.tx.us](mailto:philpotl@ci.nacogdoches.tx.us)

**ATTACHMENTS:** Resolution.

**RESOLUTION NO. 1168-1-15**

**A RESOLUTION OF THE CITY OF NACOGDOCHES, TEXAS SUPPORTING LEGISLATION TO AMEND THE ALCOHOLIC BEVERAGE CODE TO ALLOW A COUNTY OWNED FACILITY WHICH LIES IN TWO SEPARATE PRECINCTS TO BE CONSIDERED A SINGLE PREMISES FOR THE PURPOSES OF THE SALE OF ALCOHOLIC BEVERAGES.**

**WHEREAS**, on November 5, 2013, the proposition for the “legal sale of all alcoholic beverages including mixed beverages” was approved by a majority of voters in the City of Nacogdoches; and

**WHEREAS**, the above described election only applied to the precinct containing the City of Nacogdoches; and

**WHEREAS**, the Nacogdoches County Exposition and Civic Center is currently divided into two parts by the boundary line of the City of Nacogdoches’ city limits; and

**WHEREAS**, the Nacogdoches County Commissioner’s Court has requested the County Exposition Center be annexed into the Nacogdoches city limits; and

**WHEREAS**, the annexation will not have an effect on the jurisdictional boundaries which applied at the time of the November 5, 2013 described above; and

**WHEREAS**, this results in the Nacogdoches County Exposition Center and the Nacogdoches County Civic Center being considered two separate premises for the purposes of Texas Alcoholic Beverage Code regulations; and

**WHEREAS**, State Representative Travis Clardy has authored a bill which will resolve the above described concern.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NACOGDOCHES, TEXAS** that the City supports and encourages the state legislature to pass the bill authored by Representative Clardy which would allow the entire Nacogdoches County Exposition and Civic Center to be considered one premises for the purposes of Texas Alcoholic Beverage Code regulations.

**PASSED AND APPROVED this 20<sup>th</sup> day of January, 2015.**

\_\_\_\_\_  
Mayor Roger Van Horn

ATTEST:

\_\_\_\_\_  
Lila Fuller, City Secretary

Approved as to form: \_\_\_\_\_  
Rob Atherton, City Attorney

Approved as to content: \_\_\_\_\_  
Larissa Philpot, Municipal Services Director

**CITY OF NACOGDOCHES  
AGENDA INFORMATION SHEET:**

**PROJECT:** Ballpark Lease Amendment with Stephen F. Austin State University ("SFASU")

**MEETING DATE:** January 20, 2015

**DESCRIPTION:** In 2008 the City leased portions of the baseball parks on Loop 224 to SFASU for some exclusive and some non-exclusive uses. SFASU has made substantial improvements to facilities it built, and now wishes to relinquish use of some facilities it only needed during such construction period.

Additionally SFASU intends to construct the significant improvement of a large needed Field House. The existing property can accommodate the new Field House; however, SFASU needs assurance of continued use of the park before spending large sums on a new Field House.

The Lease Amendment extends the term of the SFASU lease from the remaining 14 years to 40 years to fully amortize SFASU's investments. The Lease Amendment also clarifies some minor maintenance issues.

**COST:** \$0.00

**BUDGET AMENDMENT REQUIRED?:** No

<b>FUNDING:</b>	<b>N/A</b>	<b>Acct. Name &amp; No.</b>	<b>Original Budget</b>	<b>Requested</b>
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**SCHEDULE:** at convenience of the City Council

**RECOMMENDED ACTION:** Approval of Lease Amendment

**CITY CONTACT:** Brian Bray, Director of Community Services  
Rob Atherton, City Attorney

**ATTACHMENTS:** Lease Amendment

# LEASE AMENDMENT

## Basic Terms

**Date:** \_\_\_\_\_, 2015

**Landlord:** CITY OF NACOGDOCHES, a Texas Municipal Corporation

**Landlord's Address:**

P. O. Box 635030  
Nacogdoches, Texas 75963-5030

**Tenant:** STEPHEN F. AUSTIN STATE UNIVERSITY, a State Institution of Higher Education

**Tenant's Address:**

STEPHEN F. AUSTIN STATE UNIVERSITY  
Attn.: President/Athletic Director  
1936 North Street  
Nacogdoches, Texas 75962

**Premises:**

Portions of the Pete Smith Baseball Complex (the "Complex") on NW Stallings Drive and Old Tyler Road in the City of Nacogdoches, Nacogdoches County, Texas, being parts of Lot 16, Block 95 and Lot 1-B, Block 61 of the City of Nacogdoches. Such portions are more particularly described as "Jaycee Field" in Lot 16, Block 95, and the SFASU softball field ("Softball Field") in Lot 1-B, Block 61. Included in such premises are parking lots presently constructed and to be constructed, roadways, walkways, drainage facilities, and utilities as well as the batting cages labeled on Exhibit A (the "batting cages"), restrooms adjoining the concession stands, the dressing room and restrooms between Hoya Field and the Softball Field, dugouts, stands, bleachers, fencing, lighting, scoreboards, portable buildings, and appurtenances now existing or to be built by Tenant on and immediately adjacent to such fields.

**Term (months):** Forty (40) Years

**Commencement Date:** January \_\_\_, 2015

**Termination Date:** January \_\_\_, 2055

**Base Rent (annual):** \$120.00 and other valuable consideration

**Security Deposit:** \$0.00



**Exclusivity/Non-Exclusivity:**

The use by Tenant of the Jaycee Field and the Softball Field is primary; however, Tenant will work in good faith with Landlord to also schedule such fields for Nacogdoches Youth Baseball Association games and those of other groups allowed by the mutual agreement of Landlord and Tenant to play at the Complex.

The use of Hoya Field has ceased, and it is no longer part of this lease.

The use of public restrooms, the batting cages, and parking areas as well as all other areas not designated as exclusive use shall be non-exclusive. Landlord and Tenant shall agree on equitable division of maintenance and supplies to public restrooms between Tenant and Landlord or other users. The Tenant shall participate equitably in the repair and maintenance of the batting cages and the roadway to the Softball Field both of which are labeled or marked in red on Exhibit A.

Tenant's use of the storage facility (but not public restrooms) between Hoya Field and the Softball Field, Tenant's portable buildings, and its specialized facilities is exclusive.

**Tenant's Insurance:** In the amount and form generally carried by Tenant

**Landlord's Insurance:** In the amount and form generally carried by Landlord

**Tenant's Rebuilding Obligations:** If the Premises are damaged by fire or other elements, Tenant will be responsible for repairing or rebuilding the improvements originally installed on the Premises by Tenant.

Tenant may construct and maintain at its sole expense a field house of approximately 3,000 square feet as a permanent improvement at the location identified on Exhibit A attached hereto and incorporated herein. The permanent improvement will become the property of Landlord upon the termination of this Lease if not otherwise extended.

**Clauses and Covenants****A. Tenant agrees to –**

7. Obtain and pay for utility services used by Tenant and not provided by Landlord. Landlord or other users of the Jaycee and Softball Field and Tenant will equitably divide the cost of utility services to such fields.

**B. Tenant agrees not to –**

9. Place any further signs on the Premises without Landlord's written consent. Such additional signage shall be subject to the City's reasonable prior approval and all City codes and ordinances. Signage on the fields is subject to the same requirements and standards. Existing signage at the Jaycee and Softball Field as well as at Loop 224 (N.W. Stallings Drive), including

all scoreboards, and other improvements and actions taken by the parties to the date of the Amendment are specifically ratified and approved as are future changes in content and graphics to existing signage and scoreboards.

**E. Landlord and Tenant agree to the following:**

27. This Lease Amendment supplements the existing lease between the parties dated July 15, 2008. This Lease Amendment shall prevail as to additional and/or conflicting provisions in the Lease from July 15, 2008. All provisions of the Lease of July 15, 2008, not amended, changed, supplemented or not in conflict with this Lease Amendment are ratified and remain in full force and effect.

CITY OF NACOGDOCHES,  
A Texas Municipal Corporation

By: \_\_\_\_\_  
JAMES P. JEFFERS, City Manager

STEPHEN F. AUSTIN STATE UNIVERSITY,  
A State Institution of Higher Education

By: \_\_\_\_\_  
DR. BAKER PATILLO, President



# City of Nacogdoches Baseball Complex



0 25 50 100 150 200  
Feet

Hazel

Farm Field A

Farm Field B

Lions

Optimus

Fieldhouse

Batting Cage

T-Ball

Hoya

Jaycee Field

SFASU Softball

City of Nacogdoches  
Softball #1

City of Nacogdoches  
Softball #3

City of Nacogdoches  
Softball #2

Software: ArcGIS 10.2.2  
Date Created: December 15, 2014

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



## **CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:**

**PROJECT:** Consider the following board appointments:  
A. Airport Advisory Board (2 regular positions)  
B. Building Standard Commission (4 regular positions)  
C. Health Code Advisory Committee (2 positions)  
D. Main Street Advisory Board (5 positions)  
E. Pine Grove Cemetery Board (3 positions)  
F. Industrial Development Authority (2 positions)  
G. Planning and Zoning Commission (2 unexpired terms)

**MEETING DATE:** January 20, 2015

**DESCRIPTION:** The Interview Committee has completed their interviews and will make a recommendation at Tuesday's meeting.

**SCHEDULE:** Upon City Council approval, staff will notify the appointed members.

**CITY CONTACT:** Lila Fuller, City Secretary - 559-2504

**ATTACHMENTS:**



## CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:

**PROJECT:** Consider adopting 2015-2016 Texas Municipal League Legislative Program.

**MEETING DATE:** January 20, 2015

**DESCRIPTION:** The 84<sup>th</sup> Texas legislature convenes in January 2015 taking action affecting the City of Nacogdoches. Several resolutions were adopted by TML Membership as follows:

Resolutions adopting the reports of the TML Legislative Policy Committee on:

- Regulation of Development
- Revenue and Finance
- Transportation and Rights of Way
- General Government

Other resolutions topics included:

- Payday and auto title lending practices
- Inconsistencies within Texas Government Code Section 551.127
- Code enforcement officer licensing program in Texas.
- Posting proposed property tax rate notice as required by Texas Local Government Code Section 140.010.
- Evaluation and review of sub-allocation of the texas.gov domain using the construct: *cityname.texas.gov*
- Modify the Gas Reliability Infrastructure Program
- Amend TML Constitution as it relates to the replacement of the Texas Municipal Parks, Recreation and Tourism Association

**RECOMMENDED ACTION:** Approve adoption of 2015-2016 TML Legislative Program

**CITY CONTACT:** Jim Jeffers, City Manager  
[jeffers@ci.nacogdoches.tx.us](mailto:jeffers@ci.nacogdoches.tx.us)  
936-559-2501

**ATTACHMENTS:** Resolutions approved by Texas Municipal League membership can be found at <http://www.ci.nacogdoches.tx.us/DocumentCenter/View/617>

**CITY OF NACOGDOCHES  
AGENDA INFORMATION SHEET:**

**PROJECT:** Consider adopting the objectives of the Alliance for I 69 Texas 2015

**MEETING DATE:** January 20, 2015

**DESCRIPTION:** The City of Nacogdoches is a member of the Alliance for I 69 Texas. I 69 will be the greatest economic development engine for the City since Stephen F. Austin State University came to the community. The Alliance for I 69 Texas has adopted their state and federal objectives for 2015 and the City Council will consider adopting those objectives for the City.

**RECOMMENDED ACTION:** Approve adoption of state and federal objectives of the Alliance for I 69 Texas 2015

**CITY CONTACT:** Jim Jeffers, City Manager  
[jeffers@ci.nacogdoches.tx.us](mailto:jeffers@ci.nacogdoches.tx.us)  
936-559-2501

**ATTACHMENTS:** Alliance for I 69 Texas 2015 State and Federal objectives.



# The Alliance for I-69 Texas

*Encouraging Cooperation and Seeking Solutions Since 1994*

## 2015 State Objectives

1. Ensure that I-69 projects remain a high priority for the Texas Transportation Commission and TxDOT leadership.
2. Continue to work with TxDOT staff in Austin and local district offices to identify construction funding for I-69 projects.
3. Work with the District Engineers to avoid roadblocks or delays to completion of I-69 projects that have received funding.
4. Work with TxDOT Director of Planning and district offices, I-69 Advisory Committees and local leaders along the route to identify priority projects that are NOT funded and get them construction ready for when TxDOT gains additional funding.
5. Work with transportation allies such as the Transportation Advocates of Texas (TAoT) to develop statewide support for passage of new sustainable transportation funding in the 2015 legislative session.
6. Monitor the work of the standing legislative transportation committees and assist lawmakers by showing Alliance support for initiatives that will contribute to I-69 development including local option funding.
7. Support Alliance members as they work with local governments, TxDOT and private sector firms to plan, finance and construct projects along the I-69 system routes.

## 2015 Federal Objectives

1. Work with members of the Texas congressional delegation and House and Senate transportation policy committees to gain approval for a new highway reauthorization bill that includes increased and sustainable funding.
2. Engage, energize and equip Texas' Congressional delegation to strongly advocate for I-69 in Congress.
3. Work to expand the I-69 Congressional Caucus to inform the members of Congress of the value of I-69 and the project's funding and policy.
4. Continue to work to encourage USDOT and the Congress to include I-69 in National Freight Network and Projects of National and Regional Significance designations and funding.
5. Work in coordination with TxDOT to protect issues of priority for the Alliance and protect policy gains achieved in MAP-21 extension including funding flexibility, the National Freight Program and the Projects of National and Regional Significance. Seek to increase funding and passage of a 4 or 6 year bill.
6. Seek to include three new provisions in federal legislation:
  - Designation of SH 44 from Freer to Corpus Christi as future I-69;
  - Amendment allowing flexibility in interstate designations in rural areas;
  - Amendment to allow transition time for weight restrictions on highway upgrades to interstates and grandfather clauses where applicable.
7. Work with TxDOT, AASHTO and FHWA to expand mileage eligible for I-69 designation.

ITEM NO. 12-A

## **CITY OF NACOGDOCHES AGENDA INFORMATION SHEET:**

**PROJECT:**

**EXECUTIVE SESSION:**

**A. Deliberation regarding Economic Development negotiations under Local Government Code Section 551.087 as follows:**

- 1. Discuss or deliberate regarding commercial or financial information that the City has received from a business projects that 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 the offer of a financial or other incentive to business prospects described by Subdivision 1 above.**

**MEETING DATE:** January 20, 2015

**Presentation will be made at  
Tuesday's meeting**