



## **MINUTES**

**Of A**

### **REGULAR COUNCIL MEETING**

**June 22, 2023**

The City Council of the City of Longview, Texas, met in a Regular Session, June 22, 2023, at 5:30 p.m. in the Council Chambers of the Jo Ann Metcalf Municipal Building. Mayor Andy Mack presided.

Members present were:

Members absent were:

Andy Mack  
Tem Carpenter  
Nona Snoddy  
Wray Wade  
John Nustad  
Michelle Gamboa  
Steven Pirtle

Staff members present were:

Rolin McPhee, City Manager  
Angie Shepard, City Secretary  
Robert Ray, City Attorney  
Michael Shirley, Director of Development Services  
Dwayne Archer, Director of Public Works  
Laura Hill, Director of Grant Services  
Mary Ann Hagenbucher, Assistant City Manager  
J.P. Steelman, Fire Chief  
Anthony Boone, Police Chief  
Josh Gamble, Director of Information Technology  
Bonnie Hubbard, Director of Administration  
Shawn Hara, Director of Community Relations

**I. Call to Order** – Mayor Mack called the meeting to order at 5:30 pm.

**II. Invocation** - The Prayer and Pledge was led by members of The Knights of the Pythia's (Lodge 26). Their fraternal order is filled with men and women who are passionate about helping their community by follow three guiding principles: Friendship, charity and benevolence.

Their mission is generally focused to benefit two particular categories: the less fortunate and youth through educational initiatives. Prayer was led by Jerry Camp.

Others attending:

Alan Enquist  
Jim Quinn  
Bo Lothrop  
Roger Fangman  
Jimmy Fears  
Sonny Atkinson  
Patrick Bartlett  
Sean Cheker  
Jeff Bishop

**III. Pledge of Allegiance** – Pledge was led by Paul Springer, chancellor The Knights of the Pythia's.

**IV. Presentation** – Presentation of a Proclamation commemorating June 23rd as United Way Day of Action - Mayor Dr. Andy Mack.

Proclamation was read and give to Dr. Evan Dolive, Heather Stevenson, and Raven Atkinson

**V. Citizen Comment** – Mary Shelmire – 26 Wellington Drive would like for the Parks and Recreation Department to add 8-12 more tennis courts to the parks projects. They would like to see something similar to Faulkner Park in Tyler or indoor faculty like the one run by the City of Beaumont.

Ulysses Johnson Jr wanted to let the city know what a good job they had done son the Juneteenth Parade and Celebration.

Justin Unger, Jonathan Coreas and Andrew Bennett were available for questions for Action Item A - THF Hillside Village, LP.

**VI. Public Safety Update**

- A. Police** – Chief Boone – Customer Service Stats for May were 4.71 out of 5 for the Police responses and 4.73 for Dispatch. We added a new one this month, how safe do you feel living in the City of Longview and the results were 3.92 out of 5.  
Lulu Dubois Scholarship recipients were Samantha Montalvo, Abigail Higginbotham, Cara Collin, Conner Smeltzer and Matthew Minyard.  
We also got to visit Wee Friends Learning Center at Spring Hill Baptist Church.  
Longview PD sponsored an Advanced Law Enforcement Rapid Response Traing “ALERRT” June 13<sup>th</sup> and 14<sup>th</sup>.  
Special thanks to Dr. Koya and his family for the lunch they provided the department.  
We had a busy week with the storms; here are a few behind the scenes pictures. So many working together during these times and now the cleanup begins.
- B. Fire** – Chief Steelman – On June 9, our Battalion chief Travis Pickle received his certification for Fire Executive.  
Thank you to the Longview residence for their patience and resilience during our recent sever weather.  
We also express our sincere sympathy to the family of the West Virginia lineman who passed away earlier this week while working to resort power in Harrison County.  
Our Station 7, A-shift crew successfully rescued 6 dogs and 1 pig from a working structure fire on Harrison Road. The pig will remain anonymous!

## **VII. Consent Agenda**

- A. Consider a Resolution authorizing and directing the City Manager or the City Manager’s designee to execute any necessary documents for the purchase of the recurring renewal of VMware software subscription, licensing and support services using the City’s participation in the State of Texas Department of Information Resources (DIR) cooperative purchasing agreement while not exceeding budgeted funds for any corresponding budget year –**

Joshua Gamble, Director of Information Services was present and requested council consider a resolution authorizing and directing the City Manager or the City Manager’s designee to execute any necessary documents for the purchase of the recurring renewal of VMware software subscription, licensing and support services using the City’s participation in the State of Texas Department of Information Resources (DIR) cooperative.

Over the last few years, we have been co-terminating various software licensing and support renewals. This process has caused the VMWare Support renewal to exceed \$50,000, thus requiring council approval. This agenda item is written as "forever" since we will need to pay this annually for the life this product is in service. This product is what allows us to host over a thousand desktops and servers on less than 500 physical computers/servers. The entire organization uses this software to some extent.

Costs shall not exceed budgeted amounts for any corresponding budget year.

The following Resolution was approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE PURCHASE OF VMWARE SOFTWARE SUBSCRIPTION, LICENSING AND SUPPORT SERVICES ON A RECURRING BASIS VIA THE CITY'S PARTICIPATION IN THE STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) COOPERATIVE PURCHASING PROGRAM; AUTHORIZING THE CITY MANAGER, THE CITY MANAGER'S DESIGNEE AND/OR OTHER OFFICIAL(S) OF THE CITY AS SHALL BE REQUIRED TO EXECUTE ANY DOCUMENTS NECESSARY FOR SAID RECURRING PURCHASES; SETTING FORTH THE CONDITIONS OF SUCH AUTHORIZATION; DETERMINING THAT SAID PURCHASES ARE EXEMPT FROM STATE COMPETITIVE PURCHASING REQUIREMENTS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

Such Resolution No. 6164 appears in the Resolution and Ordinance records of the City of Longview.

**B. Consider a Resolution accepting the Fire Training Burn Tower and authorizing final payment of \$45,680.50 to WHP Trainingtowers of Grandview, Missouri –**

Dwayne Archer, Director of Public Works was present and requested council consider a resolution to accept the Fire Training Burn Tower and Building, and authorize final payment in the amount of \$45,680.50 to WHP Training towers division of JSC, Inc. of

Grandview, Missouri. Approval of final payment will begin the contractor's warranty period.

The City Council awarded a contract to WHP on March 10, 2022 in the amount of \$933,610.00. The final construction cost is \$913,609.96

The scope of work includes an installation of 3,800 square foot, 4 story burn tower and 2-story building, including three burn rooms, 1-story gable roof, balcony with stairs and miscellaneous work as necessary to complete the installation.

The project has been completed in accordance with the contract. City Facilities staff recommends acceptance of the project and approval of the final payment.

The following Resolution was approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, ACCEPTING THE PROJECT ENTITLED "FIRE TRAINING BURN TOWER AND BUILDING"; AUTHORIZING AND APPROVING FINAL PAYMENT TO WHP TRAININGTOWERS, A DIVISION OF JSC, INC., FOR THE COMPLETION OF SAID PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

Such Resolution No. 6165 appears in the Resolution and Ordinance records of the City of Longview.

**C. Consider a Resolution to approve the FY23-24 Housing Choice Voucher Annual Plan and supporting policy document –**

Dietrich Johnson, Director of Community Services was present and requested council to approve the FY23-24 Housing Choice Voucher Plan and supporting documents. The City of Longview administers its grant programs according to HUD approved plan documents. The FY23-24 Housing Choice Voucher PHA Plan have been available for review in the Housing Office. The FY23-24 documents were published for review on May 2, 2023.

The following Resolution was approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, APPROVING THE FY23-24 HOUSING CHOICE VOUCHER PHA PLAN, INCLUDING NECESSARY UPDATES AND REVISIONS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

Such Resolution No. 6166 appears in the Resolution and Ordinance records of the City of Longview.

MOTION: Council Member Carpenter made a motion to approve the consent agenda.

SECOND: Council Member Gamboa seconded the motion.

VOTE: Council Member Carpenter Yes  
Council Member Snoddy Yes  
Council Member Wade Yes  
Council Member Nustad Yes  
Council Member Gamboa Yes  
Council Member Pirtle Yes  
Mayor Mack Yes

VOTE: The motion carried unanimously (7, 0).

**VIII. Action Items**

- A. Consider a Resolution evidencing no objection to the tax credit application of THF Hillside Village, LP, authorizing the Texas Housing Foundation to exercise its powers within the territorial boundaries of the City of Longview and within the jurisdiction of the Longview Housing Authority and authorizing a cooperation agreement, all with regard to the proposed rehabilitation and operation of Hillside Village Apartments, a multifamily housing development for tenants on low and moderate income located at 205 W. Whaley Street –**

Dietrich Johnson, Director of Community Services was present and requested council consider a resolution evidencing no objection to the tax credit application of THF Hillside Village.

THF Hillside Village, LP, (the “applicant”) is a Texas limited partnership formed to acquire, rehabilitate and operate the Hillside Village Apartments. Hillside Village Apartments is a 100-unit housing development for low- and moderate-income elderly and disabled tenants located at 205 W. Whaley Street. The proposed project would involve both interior and exterior upgrades to the complex, including significant kitchen remodeling, HVAC replacement, improvements to common areas, and improvements to parking areas. The renovation budget for the project is \$4,065,000, and the property will continue to be operated for the benefit of low- and moderate-income elderly and disabled residents.

In order to finance a portion of the cost of the project, the applicant has applied for low-income housing tax credits from the Texas Department of Housing and Community Affairs. As an additional source of financing, the applicant is also working with the Texas Housing Foundation (a Texas regional housing authority) to arrange the issuance of tax-exempt bonds and to comply with the requirements necessary for the property to become exempt from property taxes. State law requires that the Texas Housing Foundation obtain permission from and enter into an agreement with the City in order to undertake this project. The proposed resolution (1) states that the City does not object to the requested housing tax credits, (2) grants the permission required for the Texas Housing Foundation to undertake the project, and (3) authorizes the necessary cooperation agreement.

MOTION: Council Member Snoddy made a motion the following Resolution be approved:

**A RESOLUTION EVIDENCING NO OBJECTION TO THE APPLICANT’S TAX CREDIT APPLICATION; AUTHORIZING THE TEXAS HOUSING FOUNDATION TO EXERCISE ITS POWERS WITHIN THE TERRITORIAL BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS, AND WITHIN THE JURISDICTION OF THE LONGVIEW HOUSING AUTHORITY; AUTHORIZING A COOPERATION AGREEMENT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

SECOND: Council Member Gamboa seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Such Resolution No. 6167 appears in the Resolution and Ordinance records of the City of Longview.

**B. Consider a Resolution authorizing a tax abatement agreement between the City of Longview and AAON Coil Products, Inc., a Texas corporation –**

Heather L. Malone, Vice President, Longview Economic Development Corp was present and requested council to approve a Resolution authorizing a tax abatement agreement between the City of Longview and AAON Coil.

MOTION: Council Member Carpenter made a motion the following Resolution be approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND THE CITY SECRETARY TO ATTEST TO A TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF LONGVIEW AND AAON COIL PRODUCTS, INC., A TEXAS CORPORATION, AND/OR ANY AFFILIATES OF SAID COMPANY, FOR PROPOSED IMPROVEMENTS AND JOB CREATION AND RETENTION WITHIN AN ENTERPRISE ZONE LOCATED IN THE CITY OF LONGVIEW, TEXAS; FINDING THAT THE TERMS OF THE TAX ABATEMENT AGREEMENT APPROVED HEREIN AND THE PROPERTY SUBJECT TO SAID AGREEMENT MEET THE APPLICABLE GUIDELINES AND CRITERIA ADOPTED BY SAID CITY COUNCIL UNDER THE AUTHORITY OF SECTION 312.002 OF THE TEXAS TAX CODE; AUTHORIZING AND DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO DELIVER NOTICE TO ALL OF THE OTHER TAXING UNITS WITH JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 312.2041 OF THE TEXAS TAX CODE; PROVIDING THAT FAILURE TO DELIVER SAID NOTICE AND/OR FAILURE TO STRICTLY COMPLY WITH THE REQUIREMENTS OF SAID SECTION 312.2041 SHALL NOT AFFECT THE VALIDITY OF THE TAX ABATEMENT**



**AGREEMENT AUTHORIZED HEREBY; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

SECOND: Council Member Pirtle seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Such Resolution No. 6168 appears in the Resolution and Ordinance records of the City of Longview.

**C. Consider a Resolution approving the City Manager's recommendation as the City of Longview Parks and Recreation Director –**

Rolin McPhee, City Manager was present and requested approval of his recommendation for the City of Longview's Park and Recreation Director.

The position was opened on Feb. 21, and received 29 initial applications. Of these, 10 semifinalists met appropriate educational and relevant experience requirements. Then, the City's executive-level team, which includes the City Attorney and City Secretary, reviewed the semifinalists and selected five finalists. There was a top tier of three candidates. One of the top three candidates, however, withdrew from consideration, and interviews were scheduled with the remaining two candidates. Interviews were conducted the week of May 22. The panel included Assistant City Manager MaryAnn Hagenbucher; Director of Grant and Human Services Laura Hill, who oversaw the Parks and Recreation division for many years; and a former member of the Parks and Recreation Advisory Board who is also affiliated with the Longview Arboretum and Nature Center. Additionally, candidates were given a tour of City facilities and an opportunity to meet with members of the Parks and Recreation staff. These interviews, feedback from parks staff, and reference checks aligned clearly.

I am pleased to recommend John Ross Albertson to lead our Parks and Recreation Department. John is an exceptional leader with exemplary knowledge of Parks and Recreation management. I am confident he will continue to build on the community investment made in our parks system in recent years and will lead the department to even greater heights. John has served since March 2015 as the Director of Putnam County Parks and Recreation in Cookeville, Tennessee. Prior to that role he served in a variety of recreation roles at Tennessee Technical University where he also earned a Bachelor of Exercise Science and a Masters of Sports Management. Director-level positions are recommended by the City Manager with approval by the City Council. I

have asked John to attend the City Council meeting on June 22 where his appointment will be considered so you can meet him and hear from him directly. Please let me know if you have any questions prior to the meeting. I know John and his family will be an excellent fit in our organization and our community. I have no doubts he will make a positive impact here for years to come.

MOTION: Council Member Gamboa made a motion the following Resolution be approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, APPROVING THE CITY MANAGER'S RECOMMENDATION FOR THE DIRECTOR OF PARKS AND RECREATION; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.**

SECOND: Council Member Pirtle seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Such Resolution No. 6169 appears in the Resolution and Ordinance records of the City of Longview.

**IX. Items of Community Interest**

**X. Adjourn**

The meeting was adjourned at 6:07 p.m.

[seal]

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Angie Shepard  
City Secretary

