MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 6TH DAY OF JANUARY, 1987, AT 5:00 P.M.

On the 6th day of January, 1987, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the Council Chambers of City Hall with the following members thereof, to wit:

Pitser H. Garrison	Mayor
Percy Simond, Jr.	Commissioner, Ward No. 1
Don Boyd	Commissioner, Ward No. 2
Danny Roper	Commissioner, Ward No. 3
Pat Foley	Commissioner, Ward No. 4
Jack Gorden	Commissioner, Ward No. 5
Louis Bronaugh	Commissioner, Ward No. 6
Harvey Westerholm	City Manager
Brian Boudreaux	Assistant City Manager
Ron Wesch	Public Works Director
Nick Finan	City Planner
Bob Flournoy	City Attorney
Atha Stokes	City Secretary

being present when the following business was transacted.

1. Meeting was opened with prayer by Commissioner Jack Gorden.

2. Mayor Garrison welcomed visitors present.

3. APPROVAL OF MINUTES

Minutes of special meeting of December 13, 1986, and regular meeting of December 16, 1986, were approved on a motion by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd. A unanimous affirmative vote was recorded.

4. PUBLIC HEARING - TAX ABATEMENT/REINVESTMENT ZONE - RICK ROEDERER - 114 E. LUFKIN AVENUE

Mayor Garrison stated that the Commission would now consider a Reinvestment Zone/Tax Abatement requested by Rick Roederer covering property located at 114 E. Lufkin Avenue.

Mayor Garrison officially opened Public Hearing and recognized Mr. Roederer in representation of the request. Mr. Roederer stated that he had cleaned out the building, made some structural changes and added a bathroom and kitchen. Mr. Roederer stated that he anticipated additional improvements of $5,000, and the total amount of renovations would be $8,000.

Mayor Garrison officially closed Public Hearing due to lack of discussion and stated that First Reading of the Reinvestment Zone/Tax Abatement Ordinance would be heard at the January 20th meeting of this Commission.

5. ORDINANCE - APPROVED - FIRST READING - ZONE CHANGE - LOVIE C. LANE - 504 W. FRANK - NR TO NR, SU (DAYCARE)

Mayor Garrison stated that the next item for consideration was First Reading of Ordinance for Zone Change by Lovie C. Lane covering property located at 504 W. Frank from NR to NR, SU (Daycare).

Mayor Garrison stated that there had been some discussion at the Planning and Zoning Commission meeting as to whether it would be advisable to put a daycare at this location. Mayor Garrison stated that the request had been passed unanimously by the Planning and

Zoning Commission with the provision of making ingress and egress to the daycare center on Douglas Street.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

6. ORDINANCE - APPROVED - FIRST READING - ZONE CHANGE - JERRY AND LINDA PAYNE - RAGUET & HENDERSON - RL TO C

Mayor Garrison stated that the Commission now had for consideration First Reading of an Ordinance for a Zone Change Request by Jerry and Linda Payne covering property located at the corner of Raguet and Henderson from Residential Large to Commercial.

Mayor Garrison stated that Mr. and Mrs. Payne were building an electrical shop at this location. Mayor Garrison stated that the request had been approved unanimously by the Planning and Zoning Commission with the provision that ingress and egress be from Henderson Street.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Louis Bronaugh that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

7. WATER DISTRIBUTION STUDY - AUTHORIZATION APPROVED TO SEEK PROPOSALS

Mayor Garrison stated that money had been set apart in this year's budget to be used in engaging engineers to do a water distribution study for the City of Lufkin.

City Manager Westerholm stated that the study would be designed for two (2) phases. City Manager Westerholm stated that the first phase would include existing and future improvements to the Distribution System utilizing the City's current source of water. The second phase would include existing and future improvements to the Distribution System by utilizing a combination of well water and water from Lake Sam Rayburn.

Mayor Garrison stated that, in his opinion, what the City is primarily concerned with is the water distribution analysis, not only covering our present needs, but also the possibility of bringing part of the water from Rayburn.

City Manager Westerholm stated the Water Distribution Study report suggests that the water distribution system be "beefed up" before the City has to go to the new water supplies, so that part of the capital improvements will have been completed.

In response to question by Commissioner Foley, City Manager Westerholm stated that the City will still be using well water, which is to the North of Lufkin, and the surface water will be coming from Highway 69.

Commissioner Foley stated that in Item C-2 of the Capital Improvements Program for the Water Distribution System it is suggested that a 20 year plan be developed for the needed water system improvements, and, in his opinion, the City should also develop a five (5) year plan in addition to the 20 year plan. Commissioner Foley stated that, in his opinion, the 20 year plan would be for long-range planning and a five (5) year plan would be for capital improvements.

Commissioner Foley stated that he would like to see the firms who submit proposals also submit their qualifications and experience in this area as a part of the proposal.

Mayor Garrison stated that he would like for the engineers to include the approximate cost of the work to be done in the proposal.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd authorizing City Manager Westerholm to seek proposals for the Water Distribution Study. A unanimous affirmative vote was recorded.

In response to question by Commissioner Boyd as to the possibility of getting water from Mudd Creek, City Manager Westerholm stated that the study by Kindle Stone Associates had shown that Sam Rayburn was a more economical source.

Motion was amended by Commissioner Louis Bronaugh and seconded by Commisioner Pat Foley for the proposal to be made for 5, 10 and 15 year intervals. A unanimous affirmative vote was recorded.

In response to question by Commissioner Foley, City Manager Westerholm stated that, in his opinion, the proposals will be ready to submit to the City Commission within 30 days.

8. AUTHORIZATION APPROVED - BID REQUEST - PIPE AND MATERIALS - FULLER SPRINGS WATER SYSTEM

Mayor Garrison stated that the next item for consideration was authorization to advertise for bids for pipe and materials to interconnect Fuller Springs Water System with the Lufkin system.

City Manager Westerholm stated that the sketch included in the Commissioner's packet with the four (4) different colors shows the four (4) priorities, and the staff is recommending priorities one (1), two (2) and four (4) be done right away so that the two (2) systems can be interconnected and eliminate the cost of operating the Fuller Springs Water system. City Manager Westerholm stated that after priorities one (1), two (2) and four (4) are completed, the City will only have to read meters.

City Manager Westerholm stated that priority three (3) was an eight inch (8") water main down Ponderosa Drive and ties Fuller Springs Drive and Denman Avenue.

In response to question by Commissioner Foley, Public Works Director Ron Wesch stated that Goodwin-Lassiter had assisted him in sizing the lines.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Jack Gorden authorizing the City staff to advertise for bids on pipe and material to interconnect the Fuller Springs Water System to the Lufkin system. A unanimous affirmative vote was recorded.

9. EXECUTIVE SESSION

Mayor Garrison stated that the City Commission would now go into Executive Session to discuss appointments to various boards and perhaps some legal matters would also be discussed. Mayor Garrison recessed formal open meeting of the City Commission at 5:27 P.M. Mayor Garrison reconvened meeting of the City Commission and made announcement to those present regarding results of the Executive Session at 6:00 P.M.

10. APPOINTMENTS APPROVED - AIR CONDITIONING, MECHANICAL, REFRIGERATION AND HEATING BOARD - EXAMINING AND SUPERVISING BOARD OF ELECTRICIANS

Mayor Garrison stated that the Commission had discussed a number of appointments to City Boards and are now ready to consider appointments to the Air Conditioning, Mechanical, Refrigeration and Heating Board.

Mayor Garrison stated that the terms of Rabon Brock, Jimmy Lawrence and Tom Paxson had expired in October.

Motion was made by Commissioner Danny Roper and seconded by Commissioner Pat Foley that Rabon Brock, Jimmy Lawrence and Tom Paxson be reappointed to the Air Conditioning, Mechanical, Refrigeration and Heating Board. A unanimous affirmative vote was recorded.

Mayor Garrison stated that the term of Eugene McClain had expired in November on the Examining and Supervising Board of Electricians.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Percy Simond that Eugene McClain be reappointed to the Examining and Supervising Board of Electricians. A unanimous affirmative vote was recorded.

11. CONTINGENCY FUND REPORT - WATER WELL REPAIRS - COMPREHENSIVE MASTER PLAN - INSURANCE ON VACANT LOT - TML MEETING-BEAUMONT

Commissioner Louis Bronaugh stated that he had noticed in the minutes where Commissioner Gorden had requested a balance in the Contingency Fund and would like to know if that information was available. City Manager Westerholm stated that he had overlooked the request in reviewing the minutes and apologized for not having the information available.

In response to question by Commissioner Don Boyd, Public Works Director Ron Wesch stated that if there are no problems, the water well will be repaired in about a week.

In response to question by Commissioner Percy Simond, City Planner Nick Finan stated that it will probably be February before the final presentation of the Comprehensive Plan and could possibly be adopted by the City Commission in March.

In response to question by Mr. Simond as to the type of insurance the City has on the vacant lot Carol Moore is requesting to be used for an art auction, City Attorney Bob Flournoy stated that the property was covered under the City's general liability policy.

Commissioner Louis Bronaugh stated that the TML Region 16 quarterly meeting would be held in Beaumont January 15th. Commissioner Bronaugh stated that Bob Bolen, Mayor of Fort Worth, would be the speaker and that Tom Willis, TML Director, would be present.

12. There being no further business for consideration, meeting adjourned at 6:08 P.M.

Pitser H. Garrison

Pitser H. Garrison - Mayor

ATTEST:

Atha Stokes

Atha Stokes - City Secretary