MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 3RD DAY OF JULY, 1990, AT 5:00 P.M.

On the 3rd day of July, 1990, 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:

Louis A. Bronaugh	Mayor
Percy Simond, Jr.	Commissioner, Ward No. 1
Don Boyd	Commissioner, Ward No. 2
Danny Roper	Commissioner, Ward No. 3
Bob Bowman	Commissioner, Ward No. 4
Jack Gorden	Commissioner, Ward No. 5
Paul Mayberry	Commissioner, Ward No. 6
Harvey Westerholm	City Manager
Tommy Deaton	Assistant City Attorney
Ron Wesch	Public Works Director
Atha Stokes	City Secretary

being present, and

David Cochran	Purchasing Agent

being absent when the following business was transacted.

1. Meeting was opened with prayer by City Manager Harvey Westerholm.

2. Mayor Bronaugh welcomed visitors present.

3. APPROVAL OF MINUTES

Minutes of the regular meeting of June 5, 1990 were approved on a motion by Commissioner Don Boyd and seconded by Commissioner Jack Gorden. A unanimous affirmative vote was recorded.

Minutes of Water Study Workshop of June 5, 1990 were approved on a motion by Commissioner Don Boyd and second by Commissioner Jack Gorden. A unanimous affirmative vote was recorded.

4. RECOGNITION OF JAMES WARREN - NEIGHBORHOOD ALLIANCE ASSOCIATION

Mayor Bronaugh presented a Letter of Commendation and a paperweight memento to James M. Warren in recognition and appreciation of his contribution to the Lufkin Neighborhood Association.

5. ORDINANCE - APPROVED - SECOND READING - ZONE CHANGE - MARK LOWERY - NORTH SEVENTH AND BREMOND - DUPLEX TO RESIDENTIAL SMALL

Mayor Bronaugh stated that the first item for consideration was Second Reading of an Ordinance for a Zone Change request by Mark Lowery covering property at the corner of North Seventh and Bremond from Duplex to Residential Small.

There was no opposition present.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Bob Bowman that Ordinance be approved on Second and Final Reading. A unanimous affirmative vote was recorded.

6. ORDINANCE - APPROVED - SECOND READING - TRAFFIC ORDINANCE AMENDMENT - SPEED LIMIT - SCHOOL CROSSING

Mayor Bronaugh stated that the next item for consideration was Second Reading of an Ordinance amending the Traffic Ordinance for speed limit at school crossings.

City Manager Westerholm stated that the Ordinance does not change the speed limits or the time, but states that the speed limits are to be observed any time the signals are flashing.

Motion was made by Commissioner Paul Mayberry and seconded by Commissioner Don Boyd that Ordinance be approved on Second and Final Reading. A unanimous affirmative vote was recorded.

7. APPLICATION - APPROVED - HOUSING REHABILITATION PROJECT

Mayor Bronaugh stated that the next item for consideration was development of an application for a housing rehabilitation project.

Mayor Bronaugh stated that the City Commission had recently been discussing the possibility of taking some of the dilapidated houses that were torn down, placing some low income houses on the lots and putting the property back on the tax roll.

City Manager Westerholm stated that last year the City did not submit an application for the Community Development Block Grant because some other cities seemed to be more qualified. City Manager Westerholm stated that Mr. Traylor has suggested that the City might submit an application for housing rehabilitation projects where money is loaned to the City, and the City loans the money to qualified applicants to rehabilitate their homes.

Nancy Bynum was present representing Gary R. Traylor and Associates.

Commissioner Simond stated that he had reservations as to hearing about this application at the last minute and approving it in order to meet a deadline.

Mayor Bronaugh stated that he had been quoted in the newspaper about wanting to see some money made available for putting some low income housing on vacant lots that the City is creating by demolishing dilapidated houses. Mayor Bronaugh stated that Mr. Traylor had seen the article in the newspaper and contacted him.

Ms. Bynum stated that the focus and emphasis this year has been on the homeless and what the United States can do to house the homeless. Ms. Bynum stated that cities that get in on the ground floor and start a program towards it will be in a better position to receive funds that will be released in the future.

Mayor Bronaugh stated that it will not cost the City anything to get started on this project. Mayor Bronaugh stated that the Regional Review Committee will make sure that the funds go to responsible people and make sure the project funds are not abused.

Ms. Bynum stated that before the City receives any of the money they will have to submit a policy to the TDOC, and they will have to approve who the money will be given to and how it will be administered.

Ms. Bynum stated that this is the first time the Housing Rehabilitation Project has been available. Ms. Bynum stated that this year a special allocation of money for a Housing Development Fund has been created. Ms. Bynum stated that the State has set aside $2,226,500 in this special allocation for communities that wish to apply for housing rehabilitation. Ms. Bynum stated the applications must be in Austin by July 24th. The City is required to hold two public hearings two weeks apart. Ms. Bynum stated that she was asking if the City wanted to go forward with the application.

Commissioner Simond questioned why, if the application was due in Austin by the 24th, it was just now being presented to the City Commission.

In response Mayor Bronaugh stated that he is a member of the Regional Review Committee, which met last month to select priorities for grading the applications, and at this meeting they were informed that this money was available.

Ms. Bynum stated that the time schedule to submit an application has been shortened this year from 60-90 days to 45 days.

In response to question by Commissioner Boyd, Ms. Bynum stated that generally a Housing Rehabilitation Committee is set up and is composed of people appointed by the City Commission. Ms. Bynum stated that the Committee usually meets once a month to screen applicants according to criteria that has been established based on the needs of the Lufkin community. Ms. Bynum stated that Traylor and Associates will work with the City in developing a program to fit the needs of the Lufkin community.

In response to question by Mayor Bronaugh, Ms. Bynum stated that there are some Section 8 quality standards which the City will have to meet.

Mayor Bronaugh stated he knew that Commissioner Simond was especially interested in this project, and when the Committee is selected he will certainly be considered to serve on it.

Commissioner Simond stated that he would like to have more time to review this type of information prior to the meeting.

In response to statement by Commissioner Gorden, Ms. Bynum stated that her firm has been looking for a suitable program for Lufkin. Ms. Bynum stated that Traylor and Associates subscribe to the Lufkin Daily, and the article about the demolition of dilapidated houses and replacing them with low income housing is what prompted Mr. Traylor to contact the City regarding this Grant application. Ms. Bynum stated that Mr. Traylor has been trying to find a program that would be successful for the City.

Commissioner Gorden stated that the City has had a contract with Traylor and Associates for at least two years and he was concerned that this is the first project that they have presented.

Mayor Bronaugh stated that Traylor and Associates has been working for the past six months on the Capital Funds Grant Application for Texas Smokehouse Foods.

Motion was made by Commissioner Jack Gorden and seconded by Commissioner Paul Mayberry authorizing Gary R. Traylor and Associates to proceed with the Housing Rehabilitation Project Grant Application. A unanimous affirmative vote was recorded.

8. INVOICE - APPROVED - EVERETT GRIFFITH AND ASSOCIATES - PROFESSIONAL SERVICES - WATERWORKS TREATMENT PLANT RENOVATION

Mayor Bronaugh stated that the next item for consideration was payment of an invoice from EGA for professional services for the Waterworks Treatment Plant renovation.

City Manager Westerholm stated that this invoice is for the improvements to the Sewer Treatment Plant and the aeration basin that the City Commission authorized in May.

Commissioner Gorden stated that he was under the impression that the City had a verification process where someone took the responsibility of checking to see that the work was actually done.

Mr. Wesch stated that he had not been to Mr. Griffith's office but he did know that the plans and specifications are finished and it is now time to go out for bids.

In response to question by Commissioner Gorden, City Manager Westerholm stated that the funds to be used for this project are left from the Capital Improvement Program when the last improvements were made at the Sewer Treatment Plant. There is $200,000 remaining in this part of the fund and what this does not cover will be budgeted in next year's budget. This amount will not be determined until the bids are received.

Mr. Wesch stated that he would sign-off on the invoice verifying that the work has been done.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Jack Gorden that invoice from Everett Griffith and Associates in the amount of $15,665.68 be approved as presented. A unanimous affirmative vote was recorded.

Mayor Bronaugh stated that he would like to say that the Commissioners have asked that a verification process be followed and if it is not done - at what point should it be returned until it is signed.

In response to question by Commissioner Simond, Mayor Bronaugh stated that the contracts for the Regional Water System have not been written and there will be much more discussion on the study. Mayor Bronaugh stated that a copy of a letter from EGA in response to the concerns of the Mayor Emeritus had been handed out at each Commissioner's place.

Mayor Bronaugh stated that these concerns can be discussed in an open meeting if the Commissioners so wish.

In response to question by Commissioner Simond, Mayor Bronaugh stated that the City Commission agreed in principle to go along with the recommendations of ANRA and EGA, but there has been no financial commitment other than the original commitment along with the grant money that was received.

Mayor Bronaugh stated that the City had applied for grant money to conduct the study and then the individual entities within the County (including Lufkin Industries and Champion Papermill) were asked to participate. Mayor Bronaugh stated that each entity has put in a certain amount of money, and the City Commission has accepted the Regional Water Study that has been presented to the Texas Water Commission. At the last meeting EGA representative Jimmy Griffith and ANRA representative Gary Neighbors presented the study in a Workshop and in regular session the City Commission voted to participate in the Angelina County Regional Water Project.

Mayor Bronaugh stated that at this time there are some problems with tax-free bond sales and Jimmy Griffith and Gary Neighbors are going out to each of the entities in the County explaining the situation to them.

Mayor Bronaugh stated at this time there is no contract, and that City Attorney Bob Flournoy is sitting in on all of the meetings. When a contract is drafted, it will be brought to the City Commission for a vote of "Yes" or "No".

9. FIREWORKS DISPLAY - APPROVED - ELLEN TROUT PARK - JULY 4, 1990

Mayor Bronaugh stated that the next item for consideration was fireworks display at Ellen Trout Park.

Mayor Bronaugh stated that due to budget constraints the City did not choose to pay for the fireworks display at the Park. Mayor Bronaugh stated that last year the Lufkin Jaycees paid for the fireworks but it was a financial burden to the Club. This year the Jaycees found some assistance and will be sponsoring the show but the City Commission must authorize waiving the Ordinance that prohibits fireworks in the City limits.

Mayor Bronaugh stated that the two groups who will be participating in this year's fireworks display are the Jaycees and the Z&OO Railroad, with assistance by Don Hannabas and two of his employees.

Motion was made by Commission Bob Bowman and seconded by Commissioner Don Boyd that the provisions of the Ordinance be waived for the July 4, 1990 fireworks display at Ellen Trout Park. A unanimous affirmative vote was recorded.

<u>10a. BID - APPROVED - ELEVATOR MAINTENANCE - UNITED ELEVATOR</u>

Mayor Bronaugh stated that the next item for consideration was bids for elevator maintenance.

City Manager Westerholm stated that four bids had been received, and he was recommending the bid of United Elevator over the low bid of Humble Elevator. City Manager Westerholm stated that United Elevator has a local office and service representative who is familiar with the elevators in City Hall.

Mayor Bronaugh stated that United Elevator has agreed to check the elevator in the Parks and Recreation building at no extra cost.

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Paul Mayberry that bid of United Elevator in the amount of $209 per month be accepted as presented. A unanimous affirmative vote was recorded.

<u>10b. BID - APPROVED - PUMP PACKING MATERIAL - NORTH TEXAS PACKING AND SEAL COMPANY (GARLOCK PACKMASTER) - WASTEWATER TREATMENT PLANT</u>

Mayor Bronaugh stated that the next item for consideration was bids for pump packing material to be used in the renovation project at the Wastewater Treatment Plan.

City Manager Westerholm stated that this bid is a requirement for a supply of packing material for different bearings to be used at the Wastewater Treatment Plant.

Motion was made by Commissioner Paul Mayberry and seconded by Commissioner Bob Bowman that bid of North Texas Packing and Seal company in the amount of $3,405.40 be accepted as presented. A unanimous affirmative vote was recorded.

<u>10c. BID - APPROVED - REPLACEMENT WINDOWS - FIRE STATION ONE - CHILDERS GLASS</u>

Mayor Bronaugh stated that the next item for consideration was replacement windows for Fire Station One.

City Manager Westerholm stated that some time ago storm windows were placed on windows at the Central Fire Station and the storm windows are now leaking and need to be replaced.

City Manager Westerholm stated that the low bid for 18 windows had been received from Childers Glass Company in the amount of $2,200.

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Don Boyd that the bid of Childers Glass Company in the amount of $2,200 be approved as presented. A unanimous affirmative vote was recorded.

In response to question by Mayor Bronaugh, Chief Snyder stated that several of the windows are broken at this time, there is damage to the seals and they are loosing air conditioning.

11. AMENDMENT - APPROVED - RESOLUTION - TEXAS DEPARTMENT OF HUMAN RESOURCES - FIRE DEPARTMENT - EMS

Mayor Bronaugh stated that the next item for consideration was an amendment to the agenda for a Resolution authorizing a contract with the Texas Department of Human Resources concerning application for Medicaid refund.

City Manager Westerholm stated that basically this is a Resolution authorizing the City to bill the Texas Department of Health for Medicaid ambulance calls.

Motion was made by Commissioner Paul Mayberry and seconded by Commissioner Jack Gorden that Resolution be approved as presented. A unanimous affirmative vote was recorded.

12. EXECUTIVE SESSION

Regular meeting adjourned at 5:57 p.m. for Executive Session. Mayor Bronaugh reconvened regular session at 6:27 p.m. and stated that the Commissioners had discussed and reviewed demolition of dilapidated houses and an appointment to the Planning and Zoning Commission and a reappointment to the Tree Board.

The following houses were submitted for demolition:

1805 South First (several buildings)
1120 1/2 North Avenue
1801 Culverhouse
111 1/2 Zeagler
902 Weaver
709 1/2 Highland
810 Cottonbelt
1801 Williams
522 Lining
Cottonbelt and O'Quinn (two houses)
1207 Keltys
1211 Keltys
1953 Wilson Alley (secured)
1205 Keltys
606 Lining

Motion was made by Commissioner Percy Simond and seconded by Commissioner Don Boyd authorizing the demolition of dilapidated houses as submitted, and clearing of the lots. A unanimous affirmative vote was recorded.

Mayor Bronaugh commended Code Enforcement Officer Kenneth Williams for his work in compiling the list of dilapidated houses.

13. APPOINTMENTS - APPROVED - JAMES SLACK - PLANNING AND ZONING COMMISSION - COMMISSIONER PERCY SIMOND - TREE BOARD

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Danny Roper that James Slack be appointed to the Planning and Zoning Commission contingent upon his willingness to serve. A unanimous affirmative vote was recorded.

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Don Boyd that Commissioner Percy Simond be reappointed to the Tree Board. A unanimous affirmative vote was recorded.

14. COMMENTS

Mayor Bronaugh reminded members of the First Friday Luncheon at the Civic Center in Diboll on July 6th. Mayor Bronaugh stated that the City of Lufkin will receive a Beautification Award at this meeting and he would encourage all Commissioners to be present.

15. There being no further business for consideration, meeting adjourned at 6:32 p.m.

Louis A. Bronaugh
Louis A. Bronaugh, Mayor

ATTEST:

Atha Stokes
Atha Stokes, City Secretary