

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 20TH DAY OF MARCH, 1979, AT 5:00 P.M.

On the 20th day of March, 1979, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the Council Room at City Hall with the following members thereof, to-wit:

Pitser H. Garrison	Mayor
R. A. Brookshire	Commissioner, Ward No. 1
Jack McMullen	Commissioner, Ward No. 3
E. C. Wareing	Commissioner, Ward No. 4
W. O. Ricks, Jr.	Commissioner at Large, Place A
Harvey Westerholm	City Manager
Robert L. Flournoy	City Attorney
Roger G. Johnson	Assistant City Manager
Gayle Dickey	Assistant City Secretary

being present, and

Richard Thompson	Commissioner at Large, Place B
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being absent, constituting a quorum, when the following business was transacted:

1. Meeting opened with prayer by Captain Richard Watts, Chaplain of Salvation Army, Lufkin, Texas.
2. Mayor Garrison welcomed a small group of visitors who were present in connection with items on the agenda or as observers.

3. Approval of Minutes

Comm. R. A. Brookshire made motion that minutes of regular meeting of March 6, 1979, be approved. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

4. Open Hearing - Annexation & Permanent Zoning - Sabine Investment Company - Crown Colony Subdivision Section V-A

Mayor Garrison officially opened hearing for annexation and permanent zoning request by Sabine Investment Company concerning Section V-A development of the Crown Colony Subdivision located East of U. S. Highway 59 South in Crown Colony Subdivision area.

Mayor Garrison stated that members of Commission had received plats which outlined this area and same had been advertised in the local paper. There was no opposition present and no discussion developed.

Mayor Garrison officially closed hearing. Comm. E. C. Wareing made motion that this annexation and permanent zoning request be set for first reading of ordinance at next regular meeting. Motion was seconded by Comm. Jack McMullen and a unanimous affirmative vote was recorded.

5. Zone Change Approved First Reading - Richard Johnson from RS to A District

Mayor Garrison stated that zone change application by Richard Johnson from RS to A District covering property located in Tract B, Block 24 of the A. Campbell Addition between Moody and Montrose Streets had been recommended for approval by the City Planning and Zoning Commission.

There were no persons present appearing in opposition to zone change application. Comm. R. A. Brookshire made motion that zone change application by Richard Johnson from RS to A District be approved on first reading of ordinance. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

6. Zone Change Approved First Reading - K. D. Maberry from RL District, Special Use (Day Nursery) to RL&LB District, Special Use (Antique Shop)

Mayor Garrison stated that zone change application by K. D. Maberry from RL District, Special Use (Day Nursery) to RL & LB District, Special Use (Antique Shop) covering property located at Southwest corner of intersection of California Boulevard and North Raguet Street being Lot 1, Block 1 of the Glenn Addition had been recommended for approval by the City Planning and Zoning Commission.

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There were no persons present appearing in opposition to zone change request. Comm. Jack McMullen made motion that zone change application by K. D. Maberry from RL District, Special Use (Day Nursery) to RL & LB District, Special Use (Antique Shop) be approved on first reading of ordinance. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

7. Awarding of Bids - New Water Well Construction - Redland Area - Layne Texas and Layne Western Companies

City Manager Westerholm reviewed bid tabulation prepared for members of Commission from the following companies:

<u>Name of Company</u>	<u>Bid Amount</u>
Layne Texas Company	\$298,036.00
Layne-Western Company	\$307,720.00

City Manager Westerholm reported that of the above listed bids, Layne Texas was low bidder meeting specifications in the amount of \$298,036.00. City Manager Westerholm recommended the approval of this bid for construction of water well as being the best and lowest bid. City Manager Westerholm stated that it was essential members of Commission consider awarding of bids as soon as possible in order to start construction. City Manager Westerholm stated that of the bids submitted, low bidder was within the \$300,000.00 budget.

Mr. Jerry Clark of Griffith Engineers reported in more extensive detail specifications of this particular bid.

Comm. E. C. Wareing made reference to bids from both companies which indicated that neither could comply with the 102-day completion time.

Mr. Jerry Clark introduced Mr. Larry Behrens of Layne Texas Water Well Company who explained that his company could complete the construction by July 18, 1979, with production of well beginning by August 1, 1979.

Comm. Jack McMullen made motion that Layne Texas Water Well Company be awarded low bid in amount as stated above. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

8. Copeland Street Bridge Construction - Postponement of Bid Approval - Consideration for Repairs Discussed

City Manager Westerholm reported that bids had been received for construction of Copeland Street bridge which were higher than anticipated. Mr. Westerholm made reference to the primary bid for a four lane bridge and an alternate bid which had also been requested for a three lane bridge. It was explained that the three lane bridge was a duplicate of the bridge in Southridge Subdivision which had been considered in 1978 at a cost of 59% less than bids received for this construction. The following bids were received:

<u>Name of Company</u>	<u>Bid Amount</u>	<u>Alternate Bid</u>
Moore Bros. Construction Co.	\$127,697.98	
Lufkin Bridge	\$128,061.50	\$98,353.50

Comm. R. A. Brookshire expressed his opinion that the Copeland Street bridge should only be repaired inasmuch as reconstruction cost was beyond the anticipated construction amount. Comm. Brookshire stated his opinion that further enlargement of the bridge facility at this location would only add to future drainage problems to be considered by the County in the Gobbler Knob Road area.

It was reported by engineers present, Jerry Clark and Jimmy Griffith of Griffith Engineers, consultants on this project, that the pilings under the present Copeland Street bridge were faulty and must be replaced if repair was considered. Mr. Clark also stated that in the event repairs were considered, the bridge should be raised to comply with the 100-year flood requirements for drainage and also protect investment on repair or new construction costs. Engineers present stated that the bridge could be repaired but recommended certain reconstructions be considered to include replacement of pilings and compliance with 100-year flood requirements by raising of bridge.

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Mayor Garrison expressed his concern for the relative elevation of the subdivision as compared to the bridge elevation. It was reported by engineers that the elevation of the bridge site was approximately same as the elevation of the subdivision to which Mr. Garrison had referred. Engineers also recommended that inasmuch as construction costs had increased approximately 60% in a one-year period members of Commission may certainly find benefits in considering a repair consideration in lieu of new bridge construction.

Comm. E. C. Wareing expressed his concern that members of Commission not consider a patch type reconstruction of the existing bridge inasmuch as repair costs would increase over a period of years creating an even greater expense than construction of a new bridge. Comm. Wareing stated that a new bridge should therefore be constructed. Comm. Brookshire requested information to determine the amount spent by the City on repair costs at this bridge site in the last fifteen years.

Mayor Garrison expressed his opinion that further investigation may reflect the fact that repair costs of the bridge may also be extremely expensive but further information should be presented from the City staff to determine the best method for reactivating the use of the Copeland Street Bridge inasmuch as the bids which had been submitted would be valid until April 12, 1979.

Comm. Jack McMullen made motion that action be deferred for consideration of awarding of bids for reconstruction of Copeland Street bridge until next regular meeting. Motion was seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

Comm. R. A. Brookshire requested that City Manager Westerholm explain the type information which he would present at next regular meeting regarding this subject. City Manager Westerholm stated that repair costs would be reported to include other alternate methods and recommendations.

9. City Ice Machine - Warehouse Facility - Authorization to Advertise for Bids

City Manager Westerholm reported that the City presently rented an ice machine at a cost of \$140.83 per month effective from last July, 1978. City Manager Westerholm explained that this particular agreement was effective for three years which would involve the City paying \$4,084.07 and still not own the machine. City Manager Westerholm recommended that the City purchase the machine at a cost of \$4,000.00, or consider cancellation of contract in accordance with requirements and advertise for bids on new machine.

Comm. W. O. Ricks made motion that the City purchase a machine for the amount as indicated. Comm. Ricks withdrew his motion due to further questions by members of Commission. Comm. Jack McMullen inquired as to whether or not the present contract could be cancelled and new bids considered. City Manager Westerholm stated that the agreement permitted this procedure which could be completed and new bids requested.

Comm. R. A. Brookshire stated that he had personal knowledge of information which indicated that the City could purchase a machine capable of producing 600 pounds of ice a day at a reduced cost of \$1,200.00 from amount as reported as the cost of this machine.

Comm. Jack McMullen made motion that City Manager Westerholm be authorized to advertise for bids for purchase of a new ice machine capable of producing adequate ice amounts similar to machine presently being used at warehouse facility. Motion was seconded by Comm. W. O. Ricks and a unanimous affirmative vote was recorded.

10. Adjournment

There being no further business for consideration, meeting adjourned at 5:50 p.m.

ATTEST:



[Signature]
Assistant City Manager

[Signature]
MAYOR - City of Lufkin, Texas