

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE 18TH DAY OF NOVEMBER, 1986, AT 5:00 P.M.

On the 18th day of November, 1986, 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:

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 Rev. Bill Troth, Minister, Believer's Bible Church, Lufkin, Texas.

2. Mayor Garrison welcomed visitors present.

3. APPROVAL OF MINUTES

Minutes of regular meeting of November 4, 1986, were approved on a motion by Commissioner Louis Bronaugh and seconded by Commissioner Jack Gorden. A unanimous affirmative vote was recorded.

4. NOISE ABATEMENT ORDINANCE - APPROVED - SECOND READING

Mayor Garrison stated that a Noise Abatement Ordinance had been passed on First Reading at the last meeting and would be considered for Second and Final Reading tonight.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that Noise Abatement Ordinance be passed on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

5. AGREEMENT APPROVED - BRAZOS VALLEY TRANSIT SYSTEM - PUBLIC TRANSPORTATION SYSTEM

Mayor Garrison stated that the Commission had been discussing a possible agreement with the Brazos Valley Transit System for the operation of a public transit system for the City of Lufkin. Mayor Garrison stated that at last meeting the Commission had approved in principle a proposal to the City made by John McBeth of the Brazos Valley Transit System. Mayor Garrison stated that the proposal had been rescheduled for tonight's meeting for consideration of a final agreement. Mr. McBeth stated that he had spoken with City Attorney Bob Flournoy earlier in the day as to corrections to the contract and in checking with his attorney found that five words had been left out of the agreement on the word processor. Mr. McBeth stated that corrections would be made and a copy of the agreement, as corrected, would be mailed to Mr. Flournoy.

In response to question by Commissioner Foley as to where the funds would come from, City Manager Westerholm stated that the funds for the purchase of the buses had been outlined in his letter in the Commissioner's packet.

In response to question by Mayor Garrison, Carol Moore stated that she had costed the vehicles over a three year period so that the advertising would pay for the vehicles in three years. Mrs. Moore stated that as of tonight, 100% of the advertising had been sold for the next twelve months. Mrs. Moore stated that one payment for advertising will be due in May, 1987, and as of May, 1989, the City will be paid back in full and the next year will be profit. In response to question by Mayor Garrison, Mrs. Moore stated that she would be in control of the designs and would allow individual logos on the bus. Mrs. Moore stated that she would be coordinating the designs and they would all have the same general appearance.

In response to question by Mayor Garrison, Mr. McBeth stated that if the order is placed by January 1, the vehicles could possibly be delivered in July. Mr. McBeth stated that no funds will be due until all five vehicles are delivered and approved by the City.

City Attorney Flournoy stated that he was satisfied with the contract with Brazos Valley Transit System and, in his opinion, it covers the salient points.

In response to question by Commissioner Foley, City Manager Westerholm stated that sales tax is \$88,000.00 behind what it was last year for the same month. Mayor Garrison stated that he and City Manager Westerholm had attended a breakfast meeting today for the Family Practice Residency, and it appears that this project has been disapproved for the present time. Mayor Garrison stated that the City had set aside \$100,000.00 for this project. Mayor Garrison stated that this group will be coming before the City Commission and requesting that some of the money be allocated for a Primary Care Clinic. Mayor Garrison stated that some of that money might be a source of possible funds for the fiscal year's budget.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Percy Simond approving the agreement and executing the contract with the Brazos Valley Transit System. A unanimous affirmative vote was recorded.

6. AGREEMENT - APPROVED - FULLER SPRINGS WATER SUPPLY DISTRICT

Mayor Garrison stated that the Commission had been discussing the possible acquisition of the Fuller Springs Water Supply District. Mayor Garrison stated that City Attorney Flournoy and Attorney Curt Fenley had worked out the legal points which had been discussed at last meeting, and a revised agreement was before the Commission for consideration.

Commissioner Foley stated that he still had the same concerns as he had at last meeting about doing the water distribution study prior to the actual acquisition of the system. Commissioner Foley stated that, in his opinion, the City was headed in the right direction by taking over the system and that it would be beneficial to the City in the long run. Commissioner Foley stated that prior to taking over the system, he would like to insure that the south end of Lufkin doesn't incur any water shortages and low water pressure as experienced in the past. Commissioner Foley stated that the water distribution system had been budgeted for this year, but the City has not gone out for bids or selected an engineer.

In response to question by Commissioner Roper, Public Works Director Ron Wesch stated that he had not made a physical inspection of the water district. Mr. Wesch stated that he had talked with Goodwin-Lassiter, who were the engineers for the water district, and they stated that the system is old, especially the pumping system which needs to be updated if it isn't tied into the City system soon.

Mayor Garrison stated that \$60,000.00 had been set aside in the budget for connecting the Fuller Springs Water System into the City's water system.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd approving the acquisition of the Fuller Springs Water District by the City of Lufkin in accordance with the proposed contract. The following vote was recorded: Aye - Commissioners Roper, Gorden, Bronaugh, Boyd, Simond, Mayor Garrison. Nay - Commissioner Foley. Mayor Garrison declared motion carried by a vote of 6 to 1.

7. RESOLUTION - APPROVED - CERTIFICATES OF OBLIGATION - MARTIN ELECTRONICS

Mayor Garrison stated that Item 7 had been omitted from the Agenda.

City Manager Westerholm stated that the two separate invoices from Martin Electronics together totaled over \$5,000.00 and under certain rules relating to Certificates of Obligation you have to advertise for bids over \$5,000.00. City Manager Westerholm stated that the two invoices came in almost three months apart, and the bond council wanted assurance from the City that the invoices were not spread out to avoid the \$5,000.00 bid stipulation.

Mayor Garrison stated that this item will be rescheduled for the December 2nd meeting.

8. INVOICE - APPROVED - EVERETT GRIFFITH AND ASSOCIATES - WASTE WATER TREATMENT PLANT AND INTERCEPTOR

Mayor Garrison stated that the Commission now had for consideration an invoice from Everett Griffith and Associates for work performed at the Wastewater Treatment Plant in the amount of \$20,323.18.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Louis Bronaugh that invoice from Everett Griffith and Associates in the amount of \$20,323.18 be approved as presented. A unanimous affirmative vote was recorded.

9. RESOLUTION - APPROVED - CHANGE ORDER NO. 5 - TRIBBLE & STEPHENS - CITY HALL CONSTRUCTION

Mayor Garrison stated that the Commission now had for consideration Change Order No. 5 to the contract with Tribble & Stephens for new City Hall construction and expansion in the amount of \$44,766.40.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Louis Bronaugh that Change Order No. 5 to the contract with Tribble and Stephens in the amount of \$44,766.40 be approved as presented. A unanimous affirmative vote was recorded.

10. RESOLUTION - APPROVED - CONTRACT - HODGES BUSINESS INTERIORS - NEW CITY HALL FURNITURE AND FURNISHINGS

Mayor Garrison stated that the Commission now had for consideration a Resolution ratifying, confirming and approving a contract with Hodges Business Interiors for interior furniture and furnishings for the new City Hall.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that contract with Hodges Business Interiors in the amount of \$176,933.11 for City Hall furniture and furnishings be approved as presented.

Commissioner Boyd stated that some of the furniture had been damaged and, in his opinion, said furniture should be repaired before the firm is paid in full.

11. RESOLUTION - APPROVED - CHANGE ORDER NO. 1 - HODGES BUSINESS INTERIORS - NEW CITY HALL FURNITURE AND FURNISHINGS -

Mayor Garrison stated that the Commission now had for consideration a Resolution ratifying, confirming and approving Change Order No. 1 to the contract with Hodges Business Interiors for City Hall furniture and furnishings.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Louis Bronaugh that Change Order No. 1 to the contract with Hodges Business Interiors in the amount of \$617.60 for City Hall furniture and furnishings be approved as presented. A unanimous affirmative vote was recorded.

12. RESOLUTION - APPROVED - CERTIFICATES OF OBLIGATION - HODGES BUSINESS INTERIORS - NEW CITY HALL FURNITURE AND FURNISHINGS

Mayor Garrison stated that the next item for consideration was a Resolution authorizing Certificates of Obligation for payment of invoice from Hodges Business Interiors for interior furniture and furnishings for the new City Hall.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Louis Bronaugh that Resolution authorizing payment of invoice to Hodges Business Interiors in the amount of \$157,987.33 be approved as presented. A unanimous affirmative vote was recorded.

13. RESOLUTION - APPROVED - CONTRACT - LUFKIN TELEPHONE EXCHANGE - CITY HALL EXPANSION

Mayor Garrison stated that the Commission now had for consideration Resolution ratifying, confirming and approving contract with Lufkin Telephone Exchange for telephone service to the new City Hall.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Louis Bronaugh that Resolution ratifying, confirming and approving contract with Lufkin Telephone Exchange in the amount of \$52,531.30 be approved as presented. A unanimous affirmative vote was recorded.

14. RESOLUTION - APPROVED - INVOICE - LUFKIN TELEPHONE EXCHANGE - TELEPHONE SYSTEM - NEW CITY HALL

Mayor Garrison stated that the Commission now had for consideration a Resolution authorizing Certificates of Obligation for payment of invoice from Lufkin Telephone Exchange for telephone system for the new City Hall.

City Manager Westerholm stated that \$49,522.97 had been charged to the City on the monthly telephone statement, however it had been determined that that much work had not been performed, and a revised statement had been received in the amount of \$47,278.17.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that invoice from Lufkin Telephone Exchange in the amount of \$47,278.17 be approved as presented. A unanimous affirmative vote was recorded.

15. RESOLUTION - APPROVED - CONTRACT - SOUND TECH - CITY HALL EXPANSION AND IMPROVEMENT

Mayor Garrison stated that the Commission now had for consideration

Resolution ratifying, confirming and approving contract with Sound Tech in relation to City Hall expansion and improvement.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd that Resolution authorizing payment to Sound Tech in the amount of \$11,093.00 be approved as presented.

Mayor Garrison stated he noticed in reviewing the Resolution that the Police Radio Control System was also included. Mayor Garrison stated that since this was not on the agenda for tonight, perhaps the motion would need to be amended.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that Resolution ratifying, confirming and approving contract with Sound Tech for the purchase and installation of the sound system for the new City Hall in the amount of \$11,093.00 be approved as presented. A unanimous affirmative vote was recorded.

16. RESOLUTION - APPROVED - CERTIFICATES OF OBLIGATION - TRIBBLE AND STEPHENS - NEW CITY HALL EXPANSION AND IMPROVEMENTS

Mayor Garrison stated that the Commission now had for consideration a Resolution authorizing Certificates of Obligation for payment of invoice to Tribble and Stephens for new City Hall construction.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that Resolution authorizing Certificates of Obligation for payment of invoice to Tribble & Stephens in the amount of \$127,108.00 be approved as presented. A unanimous affirmative vote was recorded.

17a. BID - APPROVED - HIGH PRESSURE BREATHING AIR SYSTEM - FIRE DEPARTMENT

Mayor Garrison stated that the Commission now had for consideration a bid for a high pressure breathing air system to be used by the Fire Department.

City Manager Westerholm stated that bid notices were sent to four representatives that could supply this type of breathing air system, and two bids had been received.

City Manager Westerholm stated that the four-cylinder storage system would give the Fire Department the capability of refilling more self-contained breathing apparatus. City Manager Westerholm stated that Chief Billy Stephens recommended the low bid of Casco Industries, Inc. in the amount of \$16,980.00. City Manager Westerholm stated that \$18,000.00 had been budgeted for this item.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley that low bid of Casco Industries, Inc. in the amount of \$16,980.00 be accepted as the lowest and best bid. A unanimous affirmative vote was recorded.

17b. BID - APPROVED - BACKHOE - WATER AND SEWER DEPARTMENT

Mayor Garrison stated that the next item for consideration was bids for a backhoe to be used by the Water and Sewer Department.

City Manager Westerholm stated that the 1972 Case backhoe presently being used in the Water and Sewer Department is in need of approximately \$4,000.00 in repairs. City Manager Westerholm stated that it was his opinion that instead of spending this amount on repairs, the money could be better used for a lease/purchase of new equipment. City Manager Westerholm stated that the expense would be allocated, half to Water Distribution and half to Sewer Distribution. City Manager Westerholm stated that the lease/purchase could be set up

for 24, 36, or 48 months. City Manager Westerholm stated that the amount budgeted for equipment maintenance would cover the cost of the lease/purchase.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that low bid of Harrell Machinery, Inc. for a 36 month lease/purchase agreement in the amount of \$770.03 monthly be accepted as the lowest and best bid. A unanimous affirmative vote was recorded.

In response to question by Commissioner Simond, Public Works Director Ron Wesch stated that the City currently has a lease/purchase agreement for one garbage truck and for a grade-all machine.

17c. BID - APPROVED - JANITORIAL SERVICE - PIONEER JANITORIAL SERVICE

Mayor Garrison stated that the next bid for consideration was for janitorial service for the new City Hall and the Police Building and Municipal Court.

City Manager Westerholm stated that bids for contract janitorial service were advertised for the new City Hall and the Police Department for various reasons; primarily that the work would be done at night when the offices were unoccupied. City Manager Westerholm stated that prior to the meeting, statements reflecting cost savings to the City for contracting janitorial services had been passed out to members of the Commission. City Manager Westerholm stated that Pioneer Janitorial Service had submitted the low bid of \$30,970.00 which included janitorial service, carpet cleaning and cleaning of windows twice a year.

Assistant City Manager Brian Boudreaux stated that Pioneer Janitorial Service was owned and operated by Daniel Brannen and had contracts with Southwest Floral Center, G. P. Burrous Trucking and East Texas Asphalt. Assistant City Manager Boudreaux stated that he had checked the references of this firm and they were highly recommended.

In response to question by Mayor Garrison, Assistant City Manager Boudreaux stated that Pioneer Janitorial Service would be able to meet the insurance requirements as outlined in the bid specifications.

Mayor Garrison stated that, in his opinion, it would be a good idea to have the firm's employees working in the two buildings cleared by the City's security people. Assistant City Manager Boudreaux stated that this would be a good idea especially for the person who would be cleaning in the computer area where sensitive information is kept.

In response to question by Commissioner Boyd, Assistant City Manager Boudreaux stated that the maintenance man who works in the Parks Department would be available for emergencies in the new City Hall and Police Building.

In response to question by Commissioner Boyd, Assistant City Manager Boudreaux stated that the carpet will undergo a heavy duty cleaning twice a year, but will also be spot cleaned on a day-to-day basis as the need arises.

In response to question by Commissioner Bronaugh, Assistant City Manager Boudreaux stated that City Commission and Planning and Zoning Commission meetings would continue as scheduled, and the janitorial schedule on these days would be adjusted to accommodate same.

In response to question by Commissioner Foley, City Manager Westerholm stated that current City employees were advised some time ago that the City was going to bid for janitorial service and as of December 8th, they will be phased out. In response to question by Commissioner Boyd, Assistant City Manager Boudreaux stated that the City had not

made any arrangements with the janitorial service for the firm to absorb the present janitors, but if the janitorial firm is interested, they can deal directly with the janitors themselves.

In response to question by Commissioner Simond, Assistant City Manager Boudreaux stated that when Rita Willis in the Ambulance Department is out or on vacation, her duties are performed by employees in the Credit Union and Purchasing Department, who are familiar enough with her work to take care of daily transactions.

In response to question by Commissioner Boyd, City Manager Westerholm stated that there had been two people who had volunteered to work in the information booth in the atrium. City Manager Westerholm stated that no consideration will be given to this position until the contractor finishes both buildings.

Commissioner Bronaugh stated that at some of the seminars he had attended and in some of the publications he had read, there were articles which made reference to privatization and this is a good example of going to a private firm to save \$30,000.00.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Danny Roper that bid from Pioneer Janitorial Service for janitorial service, and carpet cleaning and window cleaning twice a year for \$30,970.00 be accepted as the lowest and best bid. A unanimous affirmative vote was recorded.

17d. BID - APPROVED - WINDOW BLINDS - NEW CITY HALL - LONE STAR CUSTOM FLOORING

Mayor Garrison stated that the next bid for consideration was for window blinds to be used in the new City Hall.

City Manager Westerholm stated that the low bid had been received from Lone Star Custom Flooring in the amount of \$11,025.00. Jerry Hill, City Hall Architect, stated that he would recommend the firm as the low bidder. Mr. Hill stated that the specifications called for vertical slat blinds made of PVC, which were flame retardant.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd that low bid of Lone Star Custom Flooring in the amount of \$11,025.00 be accepted as the lowest and best bid. A unanimous affirmative vote was recorded.

18. ADVERTISING - APPROVED - BID - CIVIC CENTER RE-ROOFING

Mayor Garrison stated that the next item for consideration was advertising for bids for re-roofing the Civic Center.

City Manager Westerholm stated that the Civic Center was experiencing some bad leaks and funds had been budgeted for re-roofing. City Manager Westerholm stated that he was asking for authorization to allow Mr. Hill to prepare specifications for a bid, since he was the architect for the Civic Center. Mr. Hill stated that his fee would not exceed \$2,500.00. Mr. Hill stated that the Civic Center presently has a built-up roof, but he would consider changing to EPD rubber roofing. Mr. Hill stated that there was no warranty on the Civic Center roof.

In response to question by Commissioner Simond, Mr. Hill stated that a lifetime roof would not be conducive to the Civic Center as there were approximately nine roof top air conditioning units on the roof and it would require a lot of changes to install same.

Mr. Hill stated that an approximate price for re-roofing the Civic Center would be \$150.00 a square.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Louis Bronaugh authorizing Jerry Hill to prepare bid specifications and to advertise for bids for re-roofing the Civic Center. A unanimous affirmative vote was recorded.

19. SPEED ZONE ORDINANCE - APPROVED - FARM ROAD 1271 (OLD UNION ROAD) AND LARGENT STREET

Mayor Garrison stated that the Commission had talked previously about changing the speed on Farm Road 1271 (Old Union Road) and Largent Street. Mayor Garrison stated that the highway department was recommending that the speed limit be reduced by five miles per hour.

City Manager Westerholm stated that by reducing the speed by five miles per hour and by better patrolling the area, another test could be made in a year's time and perhaps the speed limit could be lowered again. City Manager Westerholm stated that he had asked the highway department if they would take Farm Road 1271 straight into the Loop where it joins Largent and they could take over the maintenance. City Manager Westerholm stated that he had also asked if the highway department would designate Largent as a spur and maintain same and the highway department has taken the request under advisement. City Manager Westerholm stated that the highway department would probably cut the top off the hill at Largent and Old Union Road for better visibility prior to the post office opening. City Manager Westerholm stated that an informational sign has been installed regarding the speed limit where Farm Road 1271 curves.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Jack Gorden approving Speed Zone Ordinance on First Reading lowering the speed zone by five miles per hour at Farm Road 1271 and Largent Street. A unanimous affirmative vote was recorded.

20. ROOFING REPAIRS - APPROVED - FORMER CITY HALL BUILDING - LUFKIN AVENUE

Mayor Garrison stated that the Commission would now consider roofing repairs on the former City Hall building on Lufkin Avenue.

City Manager Westerholm stated that the building was being leased by the Angelina & Neches River Authority upstairs and by the Art Cooperative Group under the sponsorship of the Mainstreet Program downstairs. City Manager Westerholm stated that the roof was leaking and the ceiling was falling in. City Manager Westerholm stated that A&NRA is unable to pay the entire cost and is requesting that the City share the cost on a 50/50 basis. City Manager Westerholm stated that A&NRA and the Art Cooperative pay all utility costs for the building. City Manager Westerholm stated that A&NRA had received two bids, one for \$8,739.00 and one for \$9,686.00.

City Manager Westerholm stated that A&NRA did all the testing and sampling on most of the industries in the area and for the sewer plant. City Manager Westerholm stated that A&NRA also monitors the 835 program.

Commissioner Pat Foley stated that he would like to see the Commission take into consideration recommendations made by Jerry Hill earlier in reference to the EPD type roof.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley that City Manager be authorized to proceed with negotiations with the Angelina and Neches River Authority on re-roofing the old City Hall building. A unanimous affirmative vote was recorded.

21. EXECUTIVE SESSION

Mayor Garrison stated that the Commission now had, in the new facility, a new system for going into Executive Session. Mayor Garrison stated that there were two items for consideration, one being a proposal for a real estate transaction, and also appointments to various boards. Mayor Garrison recessed formal open meeting of the City Commission at 6:25 P.M., and the Commission retired to the Executive Conference Room for Executive Session. Mayor Garrison reconvened meeting of City Commission at 6:50 P.M. and stated that the Commission had discussed the land transaction, but was not ready to make any decisions at this time. Mayor Garrison stated that some consideration had been given to various boards with vacancies, and several boards with members whose terms had expired, and it had been determined that this item would need more time for consideration and would be discussed at next meeting.

22. There being no further business for consideration, meeting adjourned at 6:52 P.M.


Pitser H. Garrison - Mayor

ATTEST:


Atha Stokes - City Secretary