

**MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF  
THE CITY OF LUFKIN, TEXAS, HELD ON THE  
2ND DAY OF JULY, 1996 AT 5:00 P. M.**

On the 2nd day of July, 1996 the City Council of the City of Lufkin, Texas, convened in a regular meeting in the Council Chambers of City Hall with the following members thereof, to wit:

Louis Bronaugh  
Don Boyd  
Percy Simond  
Betty Jones  
Bob Bowman  
Jack Gorden, Jr.  
Tucker Weems  
C. G. Maclin  
Darryl Mayfield  
Stephen Abraham  
Bob Flournoy  
Atha Stokes

Mayor  
Mayor pro tem  
Councilmember, Ward No. 1  
Councilmember, Ward No. 3  
Councilmember, Ward No. 4  
Councilmember, Ward No. 5  
Councilmember, Ward No. 6  
City Manager  
Asst. City Manager/Finance  
Director of Planning  
City Attorney  
City Secretary

being present, when the following business was transacted.

1. Meeting was opened with prayer by City Manager C. G. Maclin.

2. Mayor Bronaugh welcomed visitors present.

3. **APPROVAL OF MINUTES**

Motion was made by Councilmember Don Boyd and seconded by Councilmember Bob Bowman that the minutes of the Regular Meeting of June 18, 1996 be approved as presented. A unanimous affirmative vote was recorded.

4. **ORDINANCE - APPROVED - SECOND READING - TAX ABATEMENT/REINVESTMENT ZONE - COLUMBIA WOODLAND HEIGHTS MEDICAL CENTER - DON H. McBRIDE - S. JOHN REDDITT DRIVE - GASLIGHT BLVD.**

Mayor Bronaugh stated that the next item for consideration was Second Reading of an Ordinance to establish a Reinvestment Zone and grant a Tax Abatement on approximately 15.244 acres of land situated between South John Redditt Drive (Loop 287) and Gaslight Boulevard as requested by Don H. McBride on behalf of Columbia Woodland Heights Hospital.

Motion was made by Councilmember Bob Bowman and seconded by Councilmember Don Boyd that Ordinance for Reinvestment Zone and Tax Abatement for Columbia Woodland Heights Medical Center on approximately 15.244 acres of land situated between South John Redditt Drive (Loop 287) and Gaslight Boulevard be approved on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

5. **ORDINANCE - APPROVED - SECOND READING - ZONE CHANGE - LCTX - JOHN BROWN - ANGELINA BETWEEN HOWE AND BREMOND STREETS**

Mayor Bronaugh stated that the next item for consideration was Second Reading of an Ordinance to change the zoning from "D" Duplex to "C" Commercial on approximately a 0.24 acre tract of land located on the east side of Angelina Avenue between Howe and Bremond Streets as requested by John Brown on behalf of Lufkin Conroe Telephone Company.

Motion was made by Councilmember Jack Gorden, Jr. and seconded by Councilmember Tucker Weems that Ordinance for Lufkin Conroe Telephone Exchange to change the zoning from "D" Duplex to "C" Commercial on approximately a 0.24 acre tract of land located on the east side of Angelina Avenue between Howe and Bremond Streets be approved on Second and Final Reading as presented on behalf of John Brown for LCTX. A unanimous affirmative vote was recorded.

**6. ORDINANCE - APPROVED - FIRST READING - MAXIMUM SPEED LIMITS - FM HIGHWAY 58 - TXDOT**

Mayor Bronaugh stated that the next item for consideration was an Ordinance amending Ordinance No. 373 providing for traffic administration and enforcement of traffic providing for maximum speed limits on portions of Farm-to-Market Highway 58.

City Manager Maclin stated that the request for this item came from TxDOT because this is a State highway. City Manager Maclin stated that the speed limit was lowered to 40 mph during recent construction and now that the construction has been completed the speed limit is being raised back to 50 mph and extended another one-half mile to the current City limits. City Manager Maclin stated that a study was conducted which showed that the average speed in this area is 53 mph.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Bob Bowman that Ordinance amending Ordinance No. 373 providing for traffic administration and enforcement of traffic providing for maximum speed limits on portions of Farm-to-Market Highway 58 be approved on First Reading as presented. A unanimous affirmative vote was recorded.

**7. ORDINANCE - APPROVED - FIRST READING - ASSIGNMENT PAY PLAN - FIRE DEPARTMENT**

Mayor Bronaugh stated that the next item for consideration was an Ordinance for updating assignment pay designation for Fire Department personnel in accordance with the Texas Fire and Police Civil Service Law 143.042.

City Manager Maclin stated that included in the Council packet is a letter of request from the Fire Chief, a copy of Section 143.042 from the Texas Fire and Police Civil Service Code for Assignment Pay, and a copy of the old Ordinance, and the new Ordinance as it is being proposed. City Manager Maclin stated that this request is being driven by three different items: (1) Back in 1990, then Fire Chief Buzz Snyder sent in a payroll action through the Personnel Department to have a Training Officer (\$218.34) moved up to match the Fire Marshal at \$308.57, and that has been the practice of the City for the past six years. City Manager Maclin stated that in some recent investigations regarding interpretation of this Ordinance for Assignment Pay, staff discovered the fact that the Ordinance and the practice being used by the City did not coincide. City Manager Maclin stated that it was determined that it would take Council action to update the Ordinance to reflect the action that was taken in 1990. (2) City Manager Maclin stated that the second thing was to change from a Safety Officer Assignment Pay to an EMS Continuing Education Officer. City Manager Maclin stated that the bulk of the activities in the Fire Department, as well as the new transfer service are EMS-related, and it is appropriate that the Fire Department has a Continuing Education Officer who can provide the on-going training that is necessary to maintain current certification for all the paramedic staff in both Department 21 (the Fire Department) and Department 19 (the Transfer Service). City Manager Maclin stated that David Wilkerson currently is a certified instructor and has provided training and instruction at Angelina College and is the person designated by Chief Prewitt to be the Continuing Education Officer for EMS services. City Manager Maclin stated that staff was wanting to make a change in that particular assignment pay designation. City Manager Maclin stated that the Safety Officer responsibilities will be included as part

of the Battalion Chief's routine job description. (3) City Manager Maclin stated that the third thing this Ordinance accomplishes is to provide further clarity in terms of what assignment pay is meant to do. City Manager Maclin stated that assignment pay in 1988 was intended to provide some additional compensation for an administrative officer, somebody working Monday through Friday on an 8:00 a.m. to 5:00 p.m. shift, as opposed to the 24-48 shifts. City Manager Maclin stated that the 24-48 shifts obviously have opportunity to work overtime more frequently than the administrative staff does and because of that and the additional responsibilities that they are held accountable for, that is where the assignment pay comes from. City Manager Maclin stated that documentation had been furnished as part of the packet information where assignment pay is granted by State law. City Manager Maclin stated that in the second paragraph of the proposed Ordinance it states: "The assignment pay plan as set forth in this Ordinance shall apply only to those officers not on shift and actually assigned to an administrative position in the assignments noted herein." City Manager Maclin stated that there had been some confusion which created some problems because it was not clearly spelled out that if you were on the shift whether or not you were clearly eligible for assignment pay or not; that was not the intent as interpreted from the Ordinance in 1988, and staff wanted to make that clarification.

Motion was made by Councilmember Bob Bowman and seconded by Councilmember Betty Jones that Ordinance updating assignment pay designation for Fire Department personnel in accordance with the Texas Fire and Police Civil Service Law Section 143.042 be approved as presented. A unanimous affirmative vote was recorded.

**8. ORDINANCE - APPROVED - FIRST READING - ZONE CHANGE - DUPLEX TO COMMERCIAL - ANGELINA BETWEEN HOWE AND BREMOND STREETS - LCTX**

Mayor Bronaugh stated that the next item for consideration was request of John Brown on behalf of Lufkin Conroe Telephone Exchange to change the zoning from "D" Duplex to "C" Commercial on approximately a 0.764 acre tract of land located on the east side of Angelina Avenue between Howe and Bremond Streets.

City Manager Maclin stated that this is a separate tract and has gone through the Planning & Zoning Commission. City Manager Maclin stated that the request was forwarded to Council with a unanimous recommendation for approval by the Planning & Zoning Commission.

Motion was made by Councilmember Betty Jones and seconded by Councilmember Bob Bowman the Ordinance to change the zoning from "D" Duplex to "C" Commercial on approximately 0.764 acre tract of land located on the east side of Angelina Avenue between Howe and Bremond Streets as requested by John Brown on behalf of LCTX be approved as presented. A unanimous affirmative vote was recorded.

**9. AFFORDABLE HOUSING PROGRAM - APPROVED - PINEYWOODS HOME TEAM, INC. - KEN AUTRY**

Mayor Bronaugh stated that the next item for consideration was participation in an Affordable Housing Program with the Pineywoods Home Team, Inc.

City Manager Maclin stated that included in the Council packet is memorandum from the Planning/Community Development/Code Enforcement Departments providing an explanation of Pineywoods R C & D who are applying for two separate grants from the Texas Department of Community Affairs, and a letter from Kent Autry, the coordinator of R C & D, along with an explanation of the scope of work. City Manager Maclin stated that this is an effort by R C & D to help provide assistance towards affordable housing, and they are specifically asking the City for a commitment of \$14,375 as match for the Texas Department of Community Affairs

grant. This same commitment is being sought from the City of Nacogdoches. City Manager Maclin stated that this amount is to assist in the down payment and closing costs for eligible applicants.

Mr. Autry stated that a Pineywoods Home Team has now been formed as an outgrowth of the Pineywoods R C & D effort, with Floyd Yancy as President. Mr. Autry stated that the Executive Board includes Tom Gann of Lufkin, Charlotte Stokes of Nacogdoches, Kyle Childress of Habitat in Nacogdoches, Chuck Lightle of the Keltys United Methodist Church in Lufkin, and Tara Baldwin with the City of Lufkin. Mr. Autry stated that this project began over a year ago, with an effort made in obtaining a grant and they missed out by one point. Mr. Autry stated that he would be making another application for the grant funds this year. Mr. Autry stated that the Home Team is currently in ten counties and is starting up in Angelina and Nacogdoches Counties. Mr. Autry stated that the Home Team has received permission from the Fifth Ward Redevelopment in Houston to copy their plans for affordable homes. These homes are from 960 square feet up to 1,700 square feet.

Mr. Autry stated that the Home Team has recently incorporated as a separate entity in order to qualify for a CHODA, which will allow for more overhead from the State on these HUD projects. Mr. Autry stated that the request includes two proposals, the home owner assistance is for \$5,000 per house and to qualify for that assistance you must be 80% or less of median income. In Angelina County for a family of four the amount would be \$26,400 or less. Mr. Autry stated that the other program is for interim financing and the grant request is for \$105,000 which would allow construction of four houses at one time. Mr. Autry stated that 40% of that money would come from the State, and 60% would come from participating banks. Mr. Autry stated that the ratio could be 70/30. Mr. Autry stated that only 10 of these houses will be built by the Home Team, with five houses being built by other builders. Mr. Autry stated that this will establish Pineywoods Home Team as a permanent entity, and after two or three years should be totally self-supporting.

In response to question by Councilmember Boyd, Mr. Autry stated that there will be five houses built in Lufkin and five in Nacogdoches. Mr. Autry stated that some of the funds have been earmarked for special purposes - elderly, large families, handicapped, etc. - four houses out of the ten. Mr. Autry stated that they will hire someone who is a housing specialist who will counsel people and search for other programs to help people. Mr. Autry stated that the first time homebuyer bond is another effort that might be used for this program.

In response to question by Mayor Bronaugh, Mr. Autry stated that at this time there are two banks who will be participating in this program and they are Citizens Bank in Nacogdoches and First Bank & Trust in Lufkin. Mr. Autry stated that the program will not be limited to these two banks. Mayor Bronaugh stated that the City's part in this program will only be activated if the grant is awarded.

Councilmember Gorden stated that the City staff has spent untold hours working on affordable housing for years looking at different approaches. Councilmember Gorden stated that the City Council had approved a similar type program recently through the City's grant consultant Gary Traylor. Councilmember Gorden stated that if the Council will agree to this tonight, these two actions will put the City of Lufkin well down the road towards a strong effort in this affordable housing area.

Mr. Autry stated that the Pineywoods Home Team is the only organization that the Fifth Ward has allowed to use these plans.

Motion was made by Councilmember Bob Bowman and seconded by Councilmember Don Boyd that the City of Lufkin agrees to participate in an Affordable Housing Program with the Pineywoods Home Team, Inc. A unanimous affirmative vote was recorded.

10. EXECUTIVE SESSION

Mayor Bronaugh recessed Regular Session at 5:36 p.m. to enter into Executive Session. Regular Session was reconvened at 5:55 p.m. and Mayor Bronaugh stated that appointments to Boards and Commissions and a report of legal actions had been discussed. No decisions were made in Executive Session.


11. COMMENTS

City Manager Maclin stated that a copy of the Budget Workshop Schedule had been placed on the Council table, and the meetings will be held at 10:00 a.m. Tuesday, July 9, and 10:30 a.m. Wednesday, July 10.

City Manager Maclin stated that the 4th of July Independence Day Celebration would begin at 9:00 a.m. Thursday at Ellen Trout Park and would culminate at 9:30 p. m. with a presentation of "America" and the fireworks display. City Manager Maclin stated that Brookshire Bros. is sponsoring the \$10,000 fireworks display again this year.

Mayor Bronaugh encouraged Councilmembers to attend the Community Development Block Grant Program presentation in Nacogdoches, when the replacement of water line for Cedar Grove will be considered.

12. There being no further business for consideration, meeting adjourned at 5:57 p.m.

  
Louis Bronaugh - Mayor

ATTEST:

  
Atha Stokes - City Secretary