

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN,  
TEXAS, HELD ON THE 7TH DAY OF DECEMBER, 1971, AT 7:30 P. M.

On the 7th day of December, 1971, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the regular meeting place of said City, with the following members thereof, to-wit:

Pitser H. Garrison	Mayor
Roy L. Leamon, M.D.	Commissioner, Ward No. 1
J. T. Hopson	Commissioner, Ward No. 2
Joe E. Rich	Commissioner, Ward No. 3
Edgar C. Wareing	Commissioner, Ward No. 4
W. O. Ricks, Jr.	Commissioner at Large, Place A
B. E. Atkinson, Jr., M.D.	Commissioner at Large, Place B
Harvey Westerholm	City Manager
Robert L. Flournoy	City Attorney
Lynn Durham	City Secretary

being present, constituting a quorum, when the following business was transacted:

1. Meeting opened with prayer by Rev. Hubert Yount, Area Baptist Missionary, Lufkin, Texas, who was thanked by the Mayor for his participation and was invited to remain for the entire meeting if he so desired.
2. Mayor Garrison welcomed a large number of visitors who were present in connection with items on the agenda.
3. Approval of Minutes

Comm. E. C. Wareing made motion that minutes of regular meeting of November 16, 1971, be approved but called attention that Item 9 calling for an open hearing on proposed annexation of property of Lufkin Independent School District and other property East of Loop 287 and South of Lufkin Avenue (FM 325) and also Brookhollow #5 Addition was not on the agenda for today's meeting. City Manager Westerholm stated that advertisement in the Lufkin News was not prepared in sufficient time for proper legal notice and that this hearing would be re-scheduled for next regular meeting. Comm. J. T. Hopson seconded motion on approval of minutes and a unanimous affirmative vote was recorded.

4. Zone Change Application from R-3 and LB Districts to MH District by W. C. Royle, Annie Jewel Royle and Rennie Mae Hickman

City Attorney Flournoy read caption of ordinance covering zone change application by above applicants from R-3 and LB Districts to MH District covering property located North of Laurel and South of present Mobile Home Park, and there were no persons present to object to the change. Comm. J. T. Hopson made motion that ordinance be passed on second reading. Motion seconded by Comm. B. E. Atkinson, Jr., M.D., and a unanimous affirmative vote was recorded.

5. Zone Change Application from R-1 and R-3 Districts to A District by Mrs. L. M. Stubblefield

City Attorney Flournoy read caption of ordinance changing zone from R-1 and R-3 Districts to A District covering portion of property on South side of U. S. Highway 59 East and East and Southeast of Sue Drive and there were no persons present to object to the change. Comm. W. O. Ricks, Jr., made motion that ordinance be passed on second reading. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

6. Amendment to Zoning Ordinance #1146, Article XV, Special Use, Sections 16 and 19, covering Private Clubs, Dance Halls, Etc.

City Attorney Flournoy read caption of ordinance amending Zoning Ordinance #1146, Article XV, Special Use, Sections 16 and 19, covering private clubs, dance halls, etc., and there were no persons present to object to the change and Comm. Roy L. Leamon, M.D., made motion that ordinance be passed on second reading. Motion seconded by Comm. Joe E. Rich and a unanimous affirmative vote was recorded.

7. Zone Change Application from R-1 and R-2 Districts to MH District by Henderson, Winston and Company

City Attorney Flournoy read ordinance changing zone from R-1 and R-2 Districts to MH District covering property located North of Atkinson Drive and East of Oleta Street by above applicants. Mayor Garrison stated this application had been considered by the City Planning and Zoning Commission in meetings of October 28 and November 4, 1971, and by a majority vote of 5 to 1, recommended City Commission approval of this zone change application. Messrs. Curtis W. Fenley, Jr., and Herman Bate, Attorneys for the applicants, were present as well as Mr. O. R. Van Ness, President of Communities for Mobile Homes, Inc., Austin, Texas, who proposed to construct a modern mobile home park in the area if zone change was approved. Mr. Fenley, acting as spokesman for the applicants, went into considerable detail on proposed construction and stated that approximately \$1 million would be expended in the construction of the mobile home park if the zone change was approved. Mr. Van Ness also spoke briefly on the proposed construction by his firm and gave details on the density of the mobile home park and stated that lot sizes for same would be 45' x 100'. Messrs. Fenley, Bate and Van Ness were questioned in some detail by the City Commission members. At this point, Mayor Garrison called for a show of hands by those present who were opposed to the change and called a short recess and requested the opponents of the zone change to caucus and select a spokesman or spokesmen. There were some 65 to 70 citizens present who signed a petition while in caucus meeting voicing objection to the change and selected Messrs. Joe Floyd, Ed Dixon, and Monnie T. Jones as their official spokesmen. Each of the above gentlemen spoke in opposition to the proposed zone change giving the following reasons for the objection of the group to the change:

- (a) Would lower property values;
- (b) Would create additional traffic hazards in the area;
- (c) Would create a strain on the school system due to additional pupils;
- (d) Would probably create vandalism; and
- (e) The city would be unable to furnish, without additional expense, the necessary water and sewer service for the area.

In addition to the three spokesmen selected, the following citizens also spoke briefly against the zone change: Mrs. Charles Turner, Mrs. Robert Austin, Mrs. Alice Fatherree, Mrs. P. C. Page, Mrs. James W. Byrnes, Marshall Trayler, Rex Harvey, J. D. McNair, Fred Bishop and C. V. Berry. Mrs. Turner stated she recently visited King's Row Mobile Home Park in Houston which was surrounded by commercial establishments and not located in a nice residential area, as the proposed mobile home park under consideration would be. The City Commission was then requested by Mayor Garrison to discuss the proposed zone change and take action thereon. Comm. Roy L. Leamon, M.D., made motion that the zone change application be rejected by the City Commission and that ordinance not be passed covering the change. Comm. J. T. Hopson seconded the motion; however, before vote was taken, Comm. E. C. Wareing stated that due to the large number of citizens in the area objecting to the zone change and in all fairness to them as well as to the firm who proposed to invest money in the proposed mobile home park, a decision of the City Commission to reject the zone change request would probably be the best for all concerned since they would probably not make good neighbors. The following vote was unanimous in the affirmative.

8. Zone Change Application from R-3 District to LB District by Morgan & Gann

City Attorney Flournoy read ordinance changing zone from R-3 District to LB District covering property located at Northwest corner of intersection of Grant Avenue and Church Street by the above applicants. Mayor Garrison stated this application had been considered by the City Planning and Zoning Commission in meetings of October 28 and November 4, 1971, and it was their unanimous recommendation that same be approved by the City Commission. There were no persons present to object to the change and Comm. W. O. Ricks, Jr., made motion that ordinance be passed on first reading. Motion seconded by Comm. E. C. Wareing and a unanimous affirmative vote was recorded.

9. Zone Change Application from R-1 District to C District by L. W. Adkison

City Attorney Flournoy read ordinance covering zone change from R-1 District to C District covering property located on the North side of 1900 Block of Lufkin Avenue (FM 325). Mayor Garrison stated that this zone change application was considered by the City Planning and Zoning Commission in meeting of November 11, 1971, and it was their recommendation that same be approved by the City Commission. There were no persons present to object to the change and Comm. J. T. Hopson made motion that ordinance be passed on first reading. Motion seconded by Comm. Joe E. Rich and a unanimous affirmative vote was recorded.

10. Zone Change Application from R-1 District to A District by M. C. Powell

City Attorney Flournoy read ordinance covering the above zone change. Mayor Garrison stated this zone change application was also considered by the City Planning and Zoning Commission in regular meeting of November 11, 1971, and it was their recommendation that same be approved by the City Commission. There were no persons present to object to the change and Comm. W. O. Ricks, Jr., made motion that ordinance be passed on first reading. Comm. J. T. Hopson seconded the motion and a unanimous affirmative vote was recorded.

11. Meeting Date - City Commission

Discussion was had on cancelling regular meeting of the City Commission of December 21, 1971, due to the Christmas holiday activities. The City Commission members were in agreement that this meeting should be cancelled and the next regular meeting of the City Commission would be January 4, 1972, unless special circumstances necessitated a meeting on December 21, 1971, or prior thereto.

12. Proposed Annexation of Property on U. S. Highway 59 South by Miller Enterprises, Inc.

City Manager Westerholm stated that the City Planning and Zoning Commission in meeting of December 9, 1971, considered request by Miller Enterprises, Inc., for annexing approximately 6 acres of land to the City of Lufkin. Mr. Roy Miller, Jr., owner of this property, was present and stated he desired annexation to the City in order that all City services would be available. Comm. E. C. Wareing made motion that date of January 4, 1972, at 7:30 P.M., be set for public hearing by the City Commission on possible annexation of the above property and that legal notice be published in Lufkin News advertising this open hearing. Comm. W. O. Ricks, Jr., seconded the motion and a unanimous affirmative vote was recorded.

13. Group Hospitalization & Life Insurance

City Manager Westerholm stated he had advertised and received bids on the City's Group Hospitalization and Life Insurance, which are listed below:

Name of Company	Emp. Only	Emp.&Dep. Child or Children	Emp.&Dep. Family	Emp. & Spouse	Deviations from Specifications
Loyal Protective Life of Boston	\$8.70	\$13.81	\$22.83	\$17.72	Pre-existing limitations under major medical Hospitalization \$20 per day for 70 days Limit on ancillary services \$1,000 No maternity - add \$1.00 per \$100 benefit
Blue Cross-Blue Shield	\$11.37	\$17.67	\$25.49	\$22.19	Maternity - \$15.00 per day for 5 days
Lincoln Nat'l Life Ins. Co.	\$13.28	\$22.79	\$37.00	\$27.49	Limit on miscellaneous charges \$150

Name of Company	Emp. Only	Emp.&Dep. Child or Children	Emp.&Dep. Family	Emp. & Spouse	Deviations from Specifications
Republic Nat'l Ins. Company	\$13.07	\$23.78	\$42.13	\$31.42	Hospitalization \$20 per day for 31 days Ancillary limited to \$400 Maternity limit to \$200
Southwestern Life Ins.Co.	\$11.60	\$23.28	\$37.79	\$26.11	Intensive care limited to 80% of \$50 Pre-existing limitations of \$500 Ancillary limit of \$300 Maternity limit of \$250

City Manager Westerholm stated that these bids had been studied extensively by the Finance Director, John Wilkins, and himself and it was their recommendation that the City accept the bid of Blue Cross-Blue Shield to cover the City Group Hospitalization and Life Insurance Coverage effective as of January 1, 1972. Some discussion was had on the various bids and Comm. Roy L. Leamon, M.D., stated that there was considerably less paper work to do under the Blue Cross-Blue Shield coverage. Comm. B. E. Atkinson, Jr., M.D., had a number of questions and stated he did not think the Blue Cross-Blue Shield bid actually was better than the present carrier, The Lincoln National Life Insurance Company, citing provision such as \$1,000.00 limit on miscellaneous expenses. However, Finance Director, John Wilkins, stated this was only \$150.00. Comm. Roy L. Leamon, M.D., made motion that the Blue Cross-Blue Shield be designated as the carrier for the City's Group Hospitalization & Life Insurance coverage beginning January 1, 1972, in place of present carrier, The Lincoln National Life Insurance Company. Comm. W. O. Ricks, Jr., seconded the motion and the following vote was recorded:

Voting Aye: Mayor Garrison, Comms. Roy L. Leamon, M.D.,  
J. T. Hopson, Joe E. Rich, E. C. Wareing,  
W. O. Ricks, Jr.

Voting Nay: Comm. B. E. Atkinson, Jr., M.D.

Mayor Garrison declared motion carried by a majority vote of 6 to 1.

#### 14. Garbage Truck & Front End Loader

City Manager Westerholm stated had received bids as follows for garbage truck and front end loader:

Pak-Mor Mfg. Company San Antonio, Texas	\$18,500.00
Davis Truck & Equipment Co. Houston, Texas	\$20,000.00
R. B. Everett & Company Houston, Texas	\$18,916.00
Industrial Disposal Supply Co. San Antonio, Texas	\$20,000.00
Hi-Way Equipment Company (Lodal) Houston, Texas	\$26,619.00

City Manager Westerholm stated that Pak-Mor Mfg. Company of San Antonio, Texas, was the low bidder and recommended they be awarded the bid for the front end loader and attachments in the amount of \$9,500.00 but recommended that authority be granted to advertise for bids for the truck chassis, which would save the City several hundred dollars. Comm. J. T. Hopson made motion that the City accept Pak-Mor Mfg. Company's bid of \$9,500.00 for front end loader and attachments and that authority be granted to advertise for the garbage truck locally. Motion seconded by Comm. Joe E. Rich and a unanimous affirmative vote was recorded.

15. Garbage Containers - Bids

City Manager Westerholm stated he had received bids on garbage containers as follows:

Name of Company	CONTAINERS				
	2 Cu. Yd.	3 Cu. Yd.	4 Cu. Yd.	6 Cu. Yd.	8 Cu. Yd.
Pak-Mor Mfg. Co. San Antonio, Texas	\$150.00	-0-	\$190.00	\$280.00	\$300.00
Davis Truck & Equip. Co., Houston, Texas	\$170.00	-0-	\$295.00	\$345.00	\$410.00
Hi-Way Equipment Co. (Lodal) Houston, Tex.	\$222.72	\$255.24	\$289.21	\$364.12	-0-
Cleburne Truck & Body Sales, Inc. Cleburne, Texas	\$131.00	\$157.00	\$167.00	\$269.00	\$284.00

City Manager Westerholm recommended that these containers be purchased from Cleburne Truck and Body Sales, Inc., Cleburne, Texas, the low bidder. Comm. Joe E. Rich made motion that these containers be purchased from Cleburne Truck & Body Sales, Inc., Cleburne, Texas, as recommended by City Manager Westerholm. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded. Comm. E. C. Wareing inquired if such containers would be available to local industry with an adjusted price and he was assured by City Manager Westerholm that they would be available.

16. Street Sweepers

City Manager Westerholm stated had received bids on three street sweepers as follows:

Name of Company	3 Street Sweepers
Browning-Ferris Machinery Co. Houston, Texas	\$14,745.00 - each
South Texas Equipment Co. Houston, Texas	\$15,615.00 - each

City Manager Westerholm recommended that two street sweepers be purchased from Browning-Ferris Machinery Company, Houston, Texas, the low bidder. Comm. E. C. Wareing made motion that authority be granted to purchase two street sweepers from Browning-Ferris Machinery Company as recommended by City Manager Westerholm. Comm. W. O. Ricks, Jr., seconded the motion and a unanimous affirmative vote was recorded.

17. Air Compressor, Paving Breaker, Air Hose, Gunit Machine and Street Striping Machine - Bids

City Manager Westerholm stated had received bids on the above equipment as follows:

Name of Company	Air Compressor	Paving Breaker	Air Hose	Gunit Machine	Street Striping Machine
South Texas Equip. Co., Houston, Tex.	No Bid	No Bid	No Bid	No Bid	\$3,571.00
Lufkin Supply Co. Lufkin, Texas	\$3,870.00 125 CFM	#80 \$565.00	\$4,500/Total \$32.50/each	\$3,379.20	No Bid
Nichols Machinery Co., Dallas, Texas	\$3,935.00 150 CFM	#60 \$457.00	\$4,482/Total \$45.00/each	No Bid	No Bid

City Manager Westerholm recommended that the air compressor, air hose, and paving breaker be purchased from Nichols Machinery Company. Comm. W. O. Ricks, Jr., made motion that the air compressor, air hose, and paving breaker be purchased from Lufkin Supply Company, since they were a local firm. Comm. J. T. Hopson seconded the motion and a unanimous affirmative vote was recorded.

Comm. Roy L. Leamon, M.D., made motion that the gunite machine also be purchased from Lufkin Supply Company. Motion seconded by Comm. J. T. Hopson and a unanimous affirmative vote was recorded.

City Manager Westerholm recommended that the street striping machine be purchased from South Texas Equipment Company, Houston, the only bidder, for \$3,571.00. Comm. Roy L. Leamon, M.D., made motion that City Manager's recommendation be followed. Motion seconded by Comm. W. O. Ricks, Jr., and a unanimous affirmative vote was recorded.

18. Purchase of 8-Cylinder Pickup Truck

City Manager Westerholm stated that in previous meeting, authority was granted to purchase the above pickup truck from Angelina Truck and Tractor, Inc., Lufkin, Texas, the low bidder. However, it now develops that this truck will not be available until the last week in January, 1972, and the City was in need of this truck which could be purchased from Tipton-Billingsley Ford immediately for \$2,989.09, which is just a little in excess of the bid by Angelina Truck & Tractor, Inc., and recommended authority to purchase from Tipton-Billingsley Ford. Comm. W. O. Ricks, Jr., made motion that authority be granted as recommended by City Manager Westerholm to purchase this 8-cylinder truck from Tipton-Billingsley Ford, Lufkin, Texas, for \$2,989.09. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

19. Up-Grading of Comprehensive Master Plan

City Manager Westerholm stated had received information from three consulting engineering firms on possibility of up-dating of the City's master plan as follows:

Hunter's Associates, Dallas, Texas  
Henderson, Durham & Richardson, Inc., Dallas, Texas  
Lockwood, Andrews & Newnam, Inc., Houston, Texas

This matter was discussed in some length and Comm. J. T. Hopson made motion that Lockwood, Andrews & Newnam, Inc., Houston, Texas, be selected as the consulting engineers to handle this up-dating work for the City. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

20. Speed Zones - U. S. Highway 59 North

City Manager Westerholm presented information showing present speed limits on U. S. Highway 59 North inside City Limits and proposed speed limits by the Texas Highway Department. The City Commission, without motion, authorized City Attorney Flournoy to prepare ordinance for consideration at next meeting establishing the proposed new speed zones on U. S. Highway 59 North in City Limits as proposed by the State Highway Department.

21. Side Loaders for Garbage Trucks

City Manager Westerholm stated that he would like authority to advertise for bids on side loading trailer garbage body for garbage disposal which was the trend in garbage disposal at the present time. Comm. Roy L. Leamon, M.D., made motion that the authority be granted as requested by City Manager Westerholm. Motion seconded by Comm. J. T. Hopson and a unanimous affirmative vote was recorded.

22. Possible Amendment to MH District in Zoning Ordinance

Comm. E. C. Wareing made motion that City Planning and Zoning Commission be authorized to check into the possibility of amending present MH District in the Zoning Ordinance into two districts as follows:

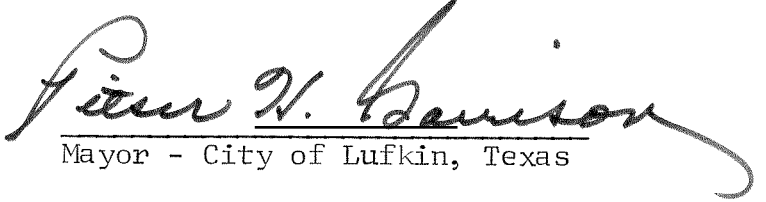
MH - 1 To include less density, asphalt curb and gutter streets,  
no rental of Mobile Homes and sale of lots to individuals.

MH - 2 Essentially the same as present MH District.

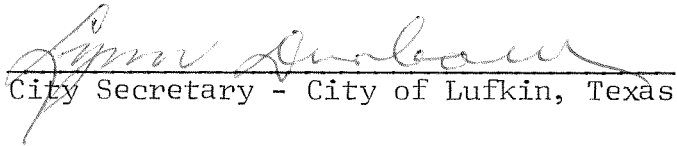
Motion seconded by Comm. B. E. Atkinson, Jr., M.D., and a unanimous affirmative vote was recorded.

23. Adjournment

There being no further business for consideration, meeting was adjourned at 10:15 P. M.

  
Mayor - City of Lufkin, Texas

ATTEST:

  
City Secretary - City of Lufkin, Texas