

**MINUTES OF CALLED MEETING OF THE CITY COUNCIL OF THE
CITY OF LUFKIN, TEXAS, HELD ON THE
12TH DAY OF FEBRUARY, 1996 AT 10:00 A. M.**

On the 12th day of February, 1996 the City Council of the City of Lufkin, Texas, convened in a Called Meeting in the Council Chambers of City Hall with the following members thereof, to wit:

Louis A. Bronaugh	Mayor
Don Boyd	Mayor pro tem
Percy Simond, Jr.	Councilmember, Ward No. 1
Betty Jones	Councilmember, Ward No. 3
Jack Gorden, Jr.	Councilmember, Ward No. 5
Tucker Weems	Councilmember, Ward No. 6
C. G. Maclin	City Manager
Ron Wesch	Asst. City Manager/Public Works
Darryl Mayfield	Asst. City Manager/Finance
Don Hannabas	Director/Parks & Leisure Services
Gorden Henley	Director/Ellen Trout Zoo
Atha Stokes	City Secretary

being present, and

Bob Bowman	Councilmember, Ward No. 4
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being absent when the following business was transacted.

1. Meeting was opened by Mayor Louis Bronaugh.

2. **MASTER PLAN - APPROVED - ELLEN TROUT ZOO - MARK McCOLLOW**

Mayor Bronaugh stated that the Council had met in a Called Meeting to consider a Master Plan for the Zoo.

City Manager Maclin stated that Council and staff was happy to see so many people present in support of the Ellen Trout Zoo.

City Manager Maclin stated that he wanted to give a brief overview of why this meeting was called today and a brief history of how the City arrived at this point in the process. City Manager Maclin stated that approximately three years ago there was a town hall meeting to develop an economic development strategy and at that meeting the idea specifically of tourism related activities in Lufkin and the need for trying to improve the Ellen Trout Zoo to a greater quality so it would enhance its tourism drawing capability was discussed. City Manager Maclin stated that Buddy Temple had specifically brought up the idea and stated that it was something the City needed to consider. City Manager Maclin stated that as a result of that initial impetus, along with support from the TLL Temple Foundation, a grant was funded to the City to perform a master plan. City Manager Maclin stated that what staff hopes to do today is to provide the presentation from the professional consultant who has developed the master plan and give an opportunity for folks to review it and provide input and comments and then present it to the City Council for consideration for approval as a benchmark or template for planning for the Ellen Trout Zoo.

Gorden Henley, Director of the Ellen Trout Zoo, recognized the following people who were present in support of the Master Plan: Ward Burke (Kiwans Club and the Temple Foundation), Don Duran, Don Hannabas (Director of Parks & Leisure Services), Tom Tayloe, Cynthia Tayloe (Board Member for Friends of the Zoo), Doran Gipson (President, Lufkin Service League), Barbara Corbett (Board Member and great-granddaughter of Ellen Trout), Mandy Davis, Jim West (Board Member),

Dr. Bob Garrett (President of the Kiwanis Club), Perry Allgood, Mary Leah Duran (President of Friends of the Zoo), Charlotte Henley (Education Director of Ellen Trout Zoo), Chris Pfefferkorn (Curator), Charlie Harris (Facilities Manager), Blair Nix, Jerry Huffman, Gary Neighbors, Jimmy Ford, Jerry Benson, Danny Roper and Dr. George Thannisch.

Mr. Henley stated that it was on May 12, 1992 that the economic development meeting was held at City Hall to discuss the plans for the Zoo. Mr. Henley stated that in October, 1993, a general description of the program and designation was discussed with the City Manager and in February, 1994 a formal prospectus of the parameters of the project, the land designation on the map and a bidders list was submitted to the City Manager for his consideration and approval. Mr. Henley stated that on the 15th of February, 1994 that same information was forwarded to Buddy Temple of the Temple Foundation. On the 22nd of February, 1994 initial bid requests were mailed out to 25 Zoo Design Professionals in the United States and proposals were received from six of them.

Mr. Henley stated that the initial request was for a Comprehensive Master Plan, which would, in addition to the site plan, include several construction documents and more detailed sketches. Mr. Henley stated that the project was scaled down to site plan and a short list was determined from the bidders who provided Comprehensive Master Plan bids.

Mr. Henley stated that on the 10th of March, 1995 the Temple Foundation awarded a grant for \$11,000 to develop the Master Plan, and on the 15th of March the City Council approved awarding the development of the Master Plan to McCollow & Associates. Mr. Henley stated that in April the Master Plan Committee was formed consisting of City Administration, Zoo staff members, Friends of the Zoo Board members and concerned citizens who had an interest in the Zoo and wanted to participate in the Zoo planning activities.

Mr. Henley stated that on the 28th of April the architect made a visit to the City to meet with the Committee and discuss the Master Plan priority phasing and financial considerations. Mr. Henley stated that in September the Committee met to finalize land allocations and finalized adjustments to the Plan and in mid-September, 1995 the President of Friends of the Zoo, Mary Leah Duran, Cynthia Tayloe, Charlotte and Gordon Henley met with the architect at the annual Zoo Association Conference in Seattle and further discussed the Plan. Mr. Henley stated that Danny Roper, Mrs. Duran, and he met with Buddy Zeagler, Asst. Executive Secretary of the Temple Foundation, to discuss some funding strategies for the plan. Mr. Henley stated that then he and Mrs. Duran met with Buddy Temple to ascertain his input as to the commitment he felt the Temple Foundation might be willing to make.

Mr. Henley stated that Mark McCollow was chosen as the architect for this project by Buddy Temple because of his previous experience with Zoo design. Mr. McCollow is a licensed architect in Ohio and a member of the American Institute of Architects, and has award winning design projects at the Cincinnati Zoo.

Mr. McCollow made a presentation to the Council addressing the Plan of the existing zoo, the Master Plan process, the key planning considerations, and the Mission Statement of the Ellen Trout Zoo. Mr. McCollow gave an overview of the future exhibits and facilities of the Zoo to include new exhibits, new animal habitats, park projects, renovation, and visitor considerations. (The entire Master Plan as prepared by Mr. McCollow is on file in the City Secretary's office.)

In response to question by Mayor Bronaugh, Mr. McCollow stated that the existing gazebo will be relocated.

Mr. Henley stated that the Zoo staff and Committee are pleased with the design of the plan because of several reasons: (1) it keeps within the Mission Statement in providing a representative collection of animals to meet the needs of the citizens (2)

it provides for an orderly growth of development of the Zoo (3) it addresses the animals most requested by the public (4) it addresses the needs for renovation (5) it develops the Zoo in themed, geographical and naturalist exhibits (6) through the exhibits it provides for increased visitor enjoyment and education and appreciation of wildlife and wildlife habitats (7) it maintains the intimate appeal of the Zoo (8) it will provide Lufkin a world-class zoo on a small scale and, (9) it will further promote economic development by attracting more out of town visitors. Mr. Henley stated that his staff has been conducting zip code surveys for the past month of their visitors, and 47% of their attendees are from Lufkin, and 53% are from out of town.

Mr. Henley stated that many things have gone into the design and development of this Plan that will make the Zoo a very appealing and attractive facility for the City of Lufkin.

Mr. Henley passed around copies of budget estimates to Councilmembers. (A copy of the budget is also on file in the City Secretary's office). Mr. Henley stated that the budget is broken down into a five year plan beginning in 1997 through the year 2001. Mr. Henley stated that best case scenario every thing came to pass as it is planned, then by the end of 2001 not only will the Zoo have the Space Odyssey but will have completed the first phase of the Master Plan at a cost of \$3,680,000. Mr. Henley stated that he wanted to stress and make very clear that the \$3,680,000 is not a commitment on behalf of the City Council, but is a commitment on behalf of the community to raise the funds necessary to build all the capital items for this development. Mr. Henley stated that the personnel costs, which at the end of 2001, would be \$165,799 for seven personnel; animal food costs at \$12,000; utilities and maintenance at \$13,500 for a total of \$191,299 (based on today's costs) would be the operating cost that the City would commit to to maintain the \$3,680,000.

In response to question by Councilmember Simond, Mr. Henley stated that three of the proposed seven personnel would be needed to tend to the giraffe and rhinos exhibits, one additional interpreter for the classroom, two additional personnel for the African Mixed Species and Australian Mixed Species, and one additional maintenance person. Mr. Henley stated that two giraffes and two rhinos will be donated by the community. Mr. Henley stated that at top market value a giraffe would cost \$14,000 and a rhino would cost upwards of \$25,000 each. Mr. Henley stated that these two animals are the number one choice of people visiting the zoo, and that is why they are targeted in Phase I.

In response to question by Councilmember Jones, Mr. Henley stated that Ms. Duran, President of the Friends of the Zoo, and Mr. Roper are developing a Committee and they have a strategy in mind for seeking not only local funds but also funds from major foundations and companies throughout the country that are known to give to projects such as this.

In response to question by Mayor Bronaugh, Mr. Henley stated that the Zoo currently brings in close to \$100,000 in fees and he felt comfortable with a 15% increase in attendance with completion of Phase I.

Mrs. Duran, President of the Friends of the Zoo, Jeff Horn with the Lufkin Lions Club, Dr. Bob Garrett, President of the Kiwanis Club, and Jerry Huffman, Executive Director of the Chamber of Commerce, all pledged their full support of this project.

Mayor Bronaugh stated that the quality of life in Lufkin has been greatly enhanced by the Zoo, and that this Department has done more with less than any other Department in the City.

City Manager Maclin stated that he would like to reiterate that Council is not approving a seven year budget today, but will be reviewing this on an annual basis. City Manager Maclin stated that Council is being asked to formally adopt this as the official Master Plan of the Zoo and encourage all those present to continue and

initiate their fund raising efforts to make this dream a reality.

Motion was made by Councilmember Percy Simond and seconded by Councilmember Don Boyd authorizing approval of the Zoo Master Plan with a commitment from the Council to support these efforts as presented. A unanimous affirmative vote was recorded.

Mr. Henley stated that he would like to thank the members of the Master Plan Committee: City Manager C. G. Maclin, Don Hannabas, Mary Leah Duran, Danny Roper, Jimmy Ford, Kerry Little, Charlie Harris, Chris Pfefferkorn, and Charlotte Henley.

3. BID - APPROVED - SEWER PIPE - GOBBLERS KNOB ROAD - GOLDEN TRIANAGE PIPE OF LUFKIN

Mayor Bronaugh stated that the next item for consideration was bids for sewer pipe for Gobblers Knob Road.

City Manager Maclin stated that included in the Council packet is a memorandum from the Assistant City Manager of Finance recommending the low bid of Golden Triangle Pipe of Lufkin in the amount of \$15,338.57.

City Manager Maclin stated that the sewer line extension will service the newly annexed area between Loop 287 and Gobblers Knob Road off of Southwood Drive. City Manager Maclin stated that at the present time a senior citizen's living center is under construction and will be in need of sewer service within the next 60 days.


City Manager Maclin stated that funding for this item was not included in the 1995-'96 budget and staff was requesting that these funds be appropriated from the Water and Sewer Contingency Fund balance. City Manager Maclin stated that currently there is \$100,000 in the Water and Sewer Contingency Fund.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Tucker Weems that bid of Golden Triangle Pipe of Lufkin in the amount of \$15,338.57 be approved as submitted, and that the funds be taken from the Water and Sewer Contingency Fund. A unanimous affirmative vote was recorded.

4. COMMENTS

City Manager Maclin stated that Councilmember Simond had submitted a letter to everyone regarding a new Master Plan Public Works facility and he wanted to report that this project is well under way. City Manager Maclin stated that staff had looked at a preliminary draft on Thursday and staff will be scheduling a Workshop meeting for review of the Public Works facility plan in the near future. City Manager Maclin stated that Council allocated the funds in this years budget to purchase the property and that purchase has taken place. City Manager Maclin stated that the presentation of the Public Works Facility Master Plan will be made to Council prior to the budget process this summer.

5. There being no further business for consideration, meeting adjourned at 11:27 a. m.


Louis A. Bronaugh - Mayor

ATTEST:



Atha Stokes - City Secretary