

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 17TH DAY OF FEBRUARY, 1987, AT 5:00 P.M.

On the 17th day of February, 1987, 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:

Pitser H. Garrison	Mayor
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 City Manager Harvey Westerholm.
2. Mayor Garrison welcomed visitors present.

3. APPROVAL OF MINUTES

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd that minutes of February 3, 1987, be approved as presented. A unanimous affirmative vote was recorded.

4. PUBLIC HEARING - STREET CLOSING - HULEN SQUYRES - SANDY LANE

Mayor Garrison officially opened Public Hearing to consider request by Hulen Squyres for proposed street closing covering a portion of Sandy Lane. Mayor Garrison stated that the minutes of the Planning & Zoning Commission meeting reflect that this street had been platted but never utilized. Mayor Garrison stated that there had been no opposition to the street closing at the meeting and that the Planning & Zoning Commission had recommended that the street be officially closed.

Mayor Garrison recognized Hulen Squyres who stated that he had purchased the property two years ago and was told by the gentlemen from whom he purchased the property that the City did not maintain the street and it had been closed. Mr. Squyres stated that when he made application for a Zone Change Request recently, it was brought to his attention that the City still had jurisdiction over the street. Mr. Squyres stated that he was asking that the street be officially closed.

In response to statement by Mayor Garrison, Mr. Squyres stated that he was aware that the property would have to be appraised. Mayor Garrison officially closed Public Hearing due to lack of discussion.

5. TAX ABATEMENT POLICY

Mayor Garrison stated that the Commission had adopted several proposals for tax incentives and tax abatement programs in several sections of the City under a law that enables the Commission to do so to encourage the development of deteriorating sections of the City. Mayor Garrison stated that the City had the privilege of extending the tax abatement period in five year intervals. Mayor Garrison stated

that the Commission had utilized the 15 year period for former requests during which a portion of the taxes were waived. Mayor Garrison stated that there is one obligation the City assumes in this respect in that it covers not only the taxes to the City of Lufkin, but it also affects the taxes of the other taxing agencies involved. Therefore, it is necessary to proceed with caution.

Mayor Garrison stated that there had been some discussion that perhaps the Commission should not give a 15 year tax abatement on every request, but have a schedule utilizing 15 years as the maximum and then scaling down the abatement depending on the section of town affected by same.

Mayor Garrison stated it was suggested by one of the Commissioners at last meeting that it might be advisable for the Commission to determine a policy so that those people who seek to place their property under this plan would know what to expect. Mayor Garrison stated that there are two Tax Abatement/Reinvestment Zone proposals on the agenda for tonight's meeting, but before getting to them, discussion of whether or not the Commission wishes to set an official formal proposal regarding these requests has been placed on the agenda. Mayor Garrison stated that he would invite comments from members of the Commission regarding this program and suggestions for the method by which the Commission might set the terms.

In response to question by Commissioner Jack Gorden, Assistant City Manager Brian Boudreaux stated that the map that had been marked as to the five, ten and fifteen year abatement zones had never really been utilized. Mr. Boudreaux stated that the original map had been lost. Mr. Boudreaux stated that the staff had hoped that the fifteen year tax abatements would apply only to the downtown area, but the Commission had granted a 15 year Tax Abatement for Cherry's Grocery on Raguet Street.

Commissioner Gorden stated that he would like to see the tax abatements related to the need and to the areas.

Commissioner Simond stated that, in keeping with the wishes of the City staff, he would like to suggest that the downtown area be designated as that area from Fourth Street on the east to the railroad on the west, from Denman on the South and Paul Street to the north. Commissioner Simond stated that, in his opinion, this would be a good starting point for the 15 year Tax Abatement program. Commissioner Simond stated that farther out from the downtown area would decrease to ten and five year abatements. Commissioner Simond stated that this would encourage people to build and remodel downtown, and, in the meantime, it would not be such a hardship on other tax payers who are not going to build at all. Commissioner Simond stated that he was more concerned about the 15 year tax abatement because everyone who requests an abatement has been given 15 years.

Commissioner Don Boyd stated that he was in agreement that the downtown area should be designated for the 15 year abatement, but wondered about the person downtown doing a minimum amount of remodeling at a very low cost who received a 15 year abatement and, a person on the outskirts of town who spent three or four times that amount for remodeling and only received a 10 year tax abatement. Commissioner Boyd stated that the amount of money spent for remodeling should be taken into consideration.

Mayor Garrison stated that there is some point where the improvements do not really add to the tax value of the property. Mayor Garrison stated that, in his opinion, the program has worked well.

Commissioner Foley stated that he thought that the applications which would be heard at the conclusion of this discussion were both 15 year

abatements, and he would not want this decision to affect the request as they were presented. Commissioner Foley stated that he was under the impression that the Commission had adopted a sliding type scale, and the total value or cost that was involved in the project and that information had not been included in the packet material.

City Manager Westerholm stated that the exemption from taxation was 100% of the first \$100,000 of improvements to the property, 75% of the next \$200,000 worth of improvements, 50% of the next \$400,000 worth of improvements and 25% of the next \$800,000 worth of improvements. City Manager Westerholm stated that this was already a policy.

Mayor Garrison stated that the Commission might consider setting a minimum amount that will not be covered by the tax abatement program.

In response to question by Commissioner Gorden, City Manager Westerholm stated that the City had been involved with the program for five years.

Commissioner Bronaugh stated that, in his opinion, the tax abatement program is a good idea, but he would like for the Commission to keep in mind that each time an abatement is given, the revenue to the City is being reduced, which is important. Commissioner Bronaugh stated that the City will provide services to the area, but will be unable to collect the revenue that will pay for those services. Commissioner Bronaugh stated that, in effect, businesses who are in competition are likely to be hurt if one business is given a tax abatement and the other is not. Commissioner Bronaugh stated that he would like to know if there would be an appeals process so that someone just outside the 15 year designated area can be granted a 15 year tax abatement.

Mayor Garrison stated that the Commission would have to consider each individual request. Mayor Garrison stated that policy was being set at tonight's meeting, but the Commission had the authority to do otherwise. Mayor Garrison stated that the improvement of property upgrades the whole section where it is done, and theoretically, the market value of adjoining properties could be raised because of the improvements, and in turn raise the tax value because the market value has increased.

Commissioner Roper stated that while he agrees that the tax abatement program was a good idea, he would like to see the boundaries reviewed before a decision is made.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Pat Foley that the downtown area be designated from Fourth Street on the east to the railroad on the west, from Denman Avenue on the south and Paul Street to the north as a 15 year Tax Abatement/Reinvestment Zone area. The following vote was recorded: Aye - Commissioners Louis Bronaugh, Percy Simond, Danny Roper, Jack Gorden, Pat Foley, Mayor Garrison. Nay - Commissioner Don Boyd. Mayor Garrison stated that the motion carried by a vote of 6 to 1.

6. ORDINANCE - FIRST READING - APPROVED - TAX ABATEMENT/REINVESTMENT ZONE - CHARLES STEMPLE - 115-119 NORTH FIRST STREET

Mayor Garrison stated that the Commission now had for consideration First Reading of Ordinance for Tax Abatement/Reinvestment Zone for Charles Stemple covering property located at 115-119 North First Street. Mayor Garrison stated that a Public Hearing had been held at last meeting of the Commission and there was no opposition present. City Manager Westerholm stated that he had received a telephone call from Mr. Stemple expressing his regrets for not being able to attend the meeting due to a prior commitment.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

7. ORDINANCE - FIRST READING - APPROVED - TAX ABATEMENT/REINVESTMENT ZONE - JOHN SLOAN - 307 EAST FRANK

Mayor Garrison stated that the next item for consideration was First Reading of an Ordinance for Tax Abatement/Reinvestment Zone for John Sloan covering property located at 307 East Frank Street. Mayor Garrison stated that a Public Hearing had been held at last meeting of the Commission and there was no opposition present.

Motion was made by Commissioner Jack Gorden and seconded by Commissioner Don Boyd that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

8. ORDINANCE - FIRST READING - APPROVED - ZONE CHANGE - ELAINE MARONEY - 628 SOUTH FIRST STREET - RL TO LB

Mayor Garrison stated that the Commission now had for consideration First Reading of an Ordinance for Zone Change Request by Elaine Maroney covering property located at 628 South First Street from Residential Large to Local Business. Mayor Garrison stated that the application had been heard before the Planning & Zoning Commission where consideration had been given to parking spaces and entrance on Zeagler Street. Mayor Garrison stated that Attorney Eddie McFarland was present in representation of the request.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

9a. ORDINANCE - FIRST READING - APPROVED - STREET CLOSING - HULEN SQUYRES - SANDY LANE

Mayor Garrison stated that a Public Hearing had been held earlier in the meeting to consider request by Hulen Squyres for proposed street closing covering a portion of Sandy Lane. Mayor Garrison stated that this Commission now had for consideration First Reading of an Ordinance to close a portion of that street.

Motion was made by Commissioner Danny Roper and seconded by Commissioner Don Boyd that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

9b. ORDINANCE - FIRST READING - APPROVED - ZONE CHANGE - HULEN SQUYRES LOOP 287 BETWEEN SHADY PINE AND LUFKIN AVENUE - RL TO APARTMENTS, SU (NURSING HOME)

Mayor Garrison stated that the Commission now had for consideration First Reading of an Ordinance for Zone Change Request by Hulen Squyres covering property located on Loop 287 between Shady Pine and Lufkin Avenue from Residential Large to Apartments, Special Use (Nursing Home).

Motion was made by Commissioner Danny Roper and seconded by Commissioner Pat Foley that Ordinance be approved on First Reading as presented. A unanimous affirmative vote was recorded.

10. STREET NAMED - WILDLIFE LANE

Mayor Garrison stated that the next item for consideration was a request for naming of a street located at the intersection of West Loop 287 and Highway 103.

City Manager Westerholm stated that Homer Phillips, a local resident on the street, has requested the street be named Wildlife Lane.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Louis Bronaugh that street be named Wildlife Lane. A unanimous affirmative vote was recorded.

11. WATER DISTRIBUTION STUDY, TABLED

Mayor Garrison stated that in a 4 P.M. workshop meeting the Commission had heard from representatives of six firms who submitted proposals for the Water Distribution Study for the City of Lufkin.

Mayor Garrison stated that he was very impressed with all of the presentations.

Commissioner Simond stated that since he was not familiar with the scope of work which was given to the engineers to base their proposals on, he would like to suggest holding up on making a decision. Commissioner Simond stated that there were six (6) proposals to review, which entailed a lot of reading, and he would like to have two more weeks to study the proposals before making a decision.

Commissioner Roper stated that he would prefer to see a bid range as opposed to a set figure for the proposals. Commissioner Roper stated that he would not like to see a contractor reach the point of their proposal and then begin cutting the quality of the proposed work or for them to start losing money.

City Attorney Flournoy stated that the engineers are prohibited from bidding and can only present an estimate for the proposed work, and we assume that they will not go over their estimate.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Pat Foley that decision of engineering firm be deferred until March 3rd meeting of the Commission. A unanimous affirmative vote was recorded.

12a. RESOLUTION - APPROVED - CONTRACT - LUFKIN TYPEWRITER AND CASH REGISTER - WATER DEPARTMENT

Mayor Garrison stated that the Commission now had for consideration a Resolution confirming, ratifying and approving Contract with Lufkin Typewriter and Cash Register for the purchase of cash registers for the Water Department.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Don Boyd that Resolution be approved as presented. A unanimous affirmative vote was recorded.

12b. RESOLUTION - APPROVED - CERTIFICATES OF OBLIGATION - LUFKIN TYPEWRITER AND CASH REGISTER - WATER DEPARTMENT

Mayor Garrison stated that the Commission now had for consideration a Resolution authorizing Certificates of Obligation for payment of an invoice from Lufkin Typewriter and Cash Register for cash registers for the Water Department.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley that Resolution authorizing payment of invoice in the amount of \$8,572.50 be approved as presented. A unanimous affirmative vote was recorded.

13. RESOLUTION - APPROVED - CERTIFICATES OF OBLIGATION - TRIBBLE & STEPHENS - 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 from Tribble & Stephens for City Hall expansion and improvements.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that Resolution authorizing payment of invoice in the amount of \$124,776.00 be approved as presented. A unanimous affirmative vote was recorded.

14. FUNDING - APPROVED - ANGELINA COUNTY & CITIES HEALTH DISTRICT - PRIMARY CARE CLINIC

Mayor Garrison stated that the Angelina County & Cities Health District and the Angelina County Education & Research had requested that the City fund some of the cost in the inauguration of a Primary Care Medical Clinic for the indigent.

Mayor Garrison recognized Dr. Royce Read, Chairman of the Foundation.

Dr. Read stated that he appreciated the opportunity to come before the Commission and talk about the Primary Care Clinic.

Dr. Read stated that several months ago he had come before the Commission and discussed the establishment of a Family Practice Residency Program and the City had generously set aside \$100,000 in support of this program. Dr. Read stated that three valiant attempts had been made towards accreditation, but each time the application was submitted the Program was turned down for various reasons. Dr. Read stated that the last time the Program was turned down was because Lufkin does not have enough patients within the hospital corridors to support a program of this kind.

Dr. Read stated that the Foundation Board met in October and decided that if they couldn't go forward with the Family Residency Program, they would do part of it by establishing a Family Practice Center to care for those people who are in need. Dr. Read stated that members of the Board began by investigating clinics in Pt. Arthur and Orange. Dr. Read stated that these clinics are funded largely by Federal funds, and at this time, he was not seeking Federal funds, but preferred to fund the Program on a local level. Dr. Read stated that the Board had sought funding from the Temple Foundation, and their Board had met last night and granted the Program \$150,000 in the form of a matching grant. Dr. Read stated that the County granted the Program \$75,000 last Friday. Dr. Read stated that he was before the Commission tonight to seek the remaining funds needed for the Program.

Carol Moore, Vice-President of the Board, stated that, in her opinion, this was a worthwhile project for the City not only for indigent health care, but also for economic development. Ms. Moore stated that she was still looking forward to the Family Residency Program in the future.

Dr. Read stated that the Board has interviewed, and hopes to be able to hire a physician from Houston who has worked in a Family Practice Residency Program. Dr. Read stated that if this physician is hired for the Primary Care Clinic, he will be able to help in setting up the Family Practice Residency Program in the future.

In response to question by Commissioner Danny Roper, Dr. Read stated that he is not sure whether the Clinic will seek Federal funding since, at this point, the fee-for-service has not been set in the budget, and he really does not know what to expect. Dr. Read stated that this Clinic will have a scaled fee type of proposal and those that fit into certain areas of poverty guidelines will pay a set fee. Dr. Read stated that the fee-for-service, as far as the Residency

Program was concerned, was going to generate about half of the budget, and it will take at least one year to see if this will work.

Dr. Read stated that from the standpoint of red tape, he hopes the Program will not have to seek Federal Funds.

In response to question by Commissioner Percy Simond, Dr. Read stated that the County is not obligated to participate in the Program. Dr. Read stated that these patients would be over and above Senate Bill I Guidelines, which the County is committed to.

Commissioner Simond stated that the County has never participated in this kind of program before. Commissioner Simond stated that the County had refused to participate in the 911 program, the County had voted to add a \$5.00 charge on new car registrations for rebuilding and repairing bridges, the County had refused to pay their fair share of the ambulance service that's provided by the City, and the County has increased the landfill charges a number of times. Commissioner Simond stated that, in his opinion, the City is subsidizing the County.

In response to question by Commissioner Roper, Mike Czepiel stated that the poverty level is based on family size. Mr. Czepiel stated that for a family of one the poverty level would be \$8,040 annually; husband and wife would be \$10,860, and goes up per family member by \$55 a week or \$2,820 a year. Mr. Czepiel stated that looking at higher family sizes, it looks like you could make a lot of money and still be eligible for the program. Mr. Czepiel stated that this is one of the reasons for the sliding fee scale - a lot of these people still cannot afford to go to a physician and pay full price and they can go to the Clinic and pay a reduced fee and get the medical care they need. Mr. Czepiel stated that this will also help to offset the cost in the Program's second year.

Commissioner Roper stated that he was very supportive of Dr. Read and the other Board members and feels like this is a service that is needed and that the City should work for. Commissioner Roper stated that his only concern about the program is the current state of the City's budget and the way the tax revenues are falling right now. Commissioner Roper stated that if the City could not contribute a full \$75,000 in this budget year, perhaps a commitment could be made to take into consideration the next budget year and just do what we can this year.

Commissioner Pat Foley stated that he had the opportunity to accompany Dr. Read to Austin in an attempt to secure grant funds, and had been very impressed with Dr. Read's presentation. Commissioner Foley stated that he was also impressed with Dr. Read's and the other Board members dedication in pursuing this type of health care even though they had been turned down numerous times.

City Manager Westerholm stated that the \$100,000 budgeted for the Family Residency Clinic had been carried over to this years budget. City Manager Westerholm stated that the budget year had begun with a \$162,000 contingency, but that the budget was already \$361,000 shy of what was budgeted in sales tax. City Manager Westerholm stated that if the sales tax receipts continue in the downward trend there is no way the City will be able to meet all its obligations.

Dr. Read stated that the County is going to pay their contribution in monthly payments.

Commissioner Louis Bronaugh stated that the State Legislature mandated that the County use 10% of their ad valorem tax toward care for the needy. Dr. Read stated that this would amount to \$260,000, and is

earmarked specifically for Senate Bill I people, which are 25% of Federal poverty guidelines.

In response to question by Commissioner Bronaugh, Dr. Read stated that the \$75,000 contributed by the County was part of their 10% ad valorem, but they will be able to send these same people who are eligible under Senate Bill I to the Clinic. Dr. Read stated that he hopes this will be a preventive medicine program, and that there will be fewer people in the hospitals.

Dr. Read stated that 94 people from Angelina County were treated at John Sealy Hospital in Galveston last year at a cost of \$600,000. Dr. Read stated that the Hospital will not accept patients from Angelina County in the future unless the County starts the Mexia program. Dr. Read stated that John Sealy Hospital requested that physicians in Lufkin stabilize obstetrical patients in local hospitals before sending them to Galveston. Dr. Read stated that the Life-Line emergency flight system was an outstanding service and the County could not afford to lose it.

In response to question by Mayor Garrison, Dr. Read stated that the County is obligated to hospitalize those people qualified under the State law, even in Galveston. Dr. Read stated that the State will pay 80% and the County will pay 20% of the cost.

Mayor Garrison stated that he was wondering how far the City should go because they are representing tax payers who will have to pay again. Mayor Garrison stated that tax payers who have property within the City of Lufkin are paying this money into the County and then if the City pays over and in addition to this, it means that there is an extra burden on those properties situated in Lufkin. Mayor Garrison stated a program like this should be funded through the County and it would represent all taxpayers.

Dr. Read stated that, in his opinion, it should be funded through a hospital district. Mayor Garrison stated that he would have to disagree with that statement.

Mayor Garrison stated that the same affect could be realized if the County levied a one-cent tax to take care of the indigents and it would affect all of the property owners throughout the County in equal proportion rather than the taxpayers of Lufkin paying through the County, and paying an additional amount over and above.

In response to question by Mayor Garrison, Dr. Read stated that if the City could only pay half of the amount now, it would be acceptable. Dr. Read stated that the Program would be getting "up front" money from the private foundation.

In response to question by Commissioner Bronaugh, Mike Czepiel stated that he had looked at paperwork of the Jasper-Newton Community Health Center and they have a budget of \$360,000 for a population of 46,000. Mr. Czepiel stated that Angelina County's estimated population is 72,000 and the budget of \$300,000 for the first years operation will be close to rock bottom.

Dr. Read stated that the funds are being requested by the Angelina County Medical Education and Research Foundation and at the request of the Temple Foundation, these funds are going to be separate funds. Dr. Read stated that they will be borrowing some housing from the City-County Health Unit and pay them a rental fee, but that this program will be totally separate from the City-County Health funds.

Commissioner Foley stated that the City had been able to establish a new Department and to fund a bus system, and in his opinion, this Clinic was more important.

Commissioner Gorden stated the fact remains that the City still has a serious short fall. Commissioner Gorden stated that he was convinced that the program would be a very efficient use of funds and if he could back up, he would rather fund this program than some of the programs the City has funded. Commissioner Gorden stated that he could not, in good conscious, look at a \$360,000 short fall in the budget and allocate money to this Program.

Commissioner Gorden stated that he would be for funding the entire amount of \$75,000 if a like cut could be made in the existing budget, otherwise he could not vote for it.

Dr. Read stated that he was hoping to get a commitment from the Commission at tonight's meeting.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Don Boyd to fund the Primary Care Clinic Program at \$6,250 per month through the month of September.

The following vote was recorded: Aye - Commissioner Louis Bronaugh, Commissioner Percy Simond, Commissioner Don Boyd, Commissioner Pat Foley, Mayor Garrison. Nay - Commissioner Jack Gorden, Commissioner Danny Roper.

Mayor Garrison stated that motion carried by a vote of 5 - 2.

15. INVOICE - APPROVED - EVERETT GRIFFITH & ASSOCIATES - ENGINEERING SERVICES

Mayor Garrison stated that the next item for consideration was an invoice from Everett Griffith and Associates for engineering services.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Danny Roper that invoice in the amount of \$5,898.92 be approved as presented. A unanimous affirmative vote was recorded.

16. HAZARDOUS MATERIALS - TELEPHONE SOLICITORS - POLICE OFFICERS & STRESS - TAX APPRAISAL

Commissioner Simond stated that someone had called to his attention that a truck from the Clearwater Pool Cleaning Co. from Nacogdoches is traveling through Lufkin loaded with hazardous materials. Commissioner Simond stated that he was told that the truck did not have the company's name on it, nor was the truck bonded or insured.

City Manager Westerholm stated that he would check into the matter.

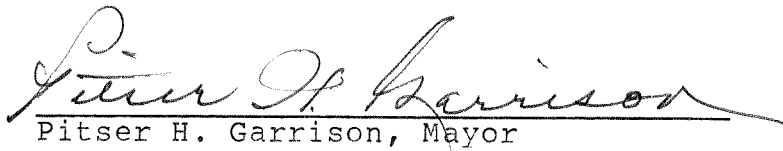
Commissioner Simond stated that he had received numerous telephone calls from solicitors lately and wanted to know if anything could be done about telephone solicitors. Mayor Garrison stated that telephone solicitations could not be regulated locally.

Commissioner Simond stated that he had read in a Houston newspaper about policemen dealing with stress and would like to know if Lufkin Police would be able to receive psychiatric care for stress-related problems. City Manager Westerholm stated that this type of problem is covered by the City's group hospital policy and also by Worker's Compensation Insurance.

In response to question by Commissioner Roper, City Manager Westerholm stated that the Contract with the Appraisal District is priced basically on their budget cost and would be on a partial basis. City Manager Westerholm stated that the City's cost for collection would increase.

In response to question by Commissioner Foley, City Manager Westerholm stated that collections by the Appraisal District are greater than last year at this time, and that collections are turned over daily to the City.

17. There being no further business for consideration, meeting adjourned at 7:15 P.M.


Pitser H. Garrison, Mayor

ATTEST:


Atha Stokes, City Secretary