

**MINUTES OF CALLED MEETING OF THE CITY COMMISSION OF
THE CITY OF LUFKIN, TEXAS, HELD ON THE
12TH DAY OF MAY, 1992 AT 5:00 P.M.**

On the 12th day of May, 1992 the City Commission 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
Percy Simond, Jr.
Don Boyd
Larry Kegler
Bob Bowman
Paul Mayberry

Mayor
Commissioner, Ward No. 1
Commissioner, Ward No. 2
Commissioner, Ward No. 3
Commissioner, Ward No. 4
Commissioner, Ward No. 6

being present, and

Jack Gorden

Commissioner, Ward No. 5

being absent when the following business was transacted.

1. Meeting was opened with prayer by Asst. Chaplain Janet Peterson, Lufkin State School.

2. PUBLIC HEARING - REINVESTMENT ZONE/TAX ABATEMENT - RONNIE ROBINSON - DUNAGAN WAREHOUSE CORPORATION - 1016 N. JOHN REDDITT DRIVE

Mayor Bronaugh opened Public Hearing to consider designation of "Reinvestment Zone" for the Tax Abatement Program as requested by Ronnie Robinson, on behalf of Dunagan Warehouse Corporation, for renovation of the warehouse facility located at 1016 N. John Redditt Drive.

Mr. Robinson stated that he appreciated the City Commission hearing this request at a special called meeting.

Mr. Robinson stated that Dunagan Warehouse is presently sharing a building with Beckley-Cardy on Highway 103 West. Mr. Robinson stated that the anticipated expansion of Beckley-Cardy and the proposed expansion by Dunagan Warehouse necessitated the need for moving to another location. Mr. Robinson stated that the 80,000 SF structure on North John Redditt Drive formerly housed the U. S. Home Manufacturing/Warehouse facility, which has been vacant for approximately five years. Mr. Robinson stated that, in his opinion, the major improvements that he will make to the facility will greatly enhance the property. (Improvements include a new roof, extensive side wall repair and other modifications to meet the need of the Dunagan Warehouse operation.) Mr. Robinson stated that in order to make this investment, and the capital required, he is asking that the City Commission look at Policy B of the Tax Abatement, which allows a project outside the downtown area, but in a revitalization area, for a Tax Abatement for those improvements to help off-set the costs. Mr. Robinson stated that at the present time the facility employs eight people, and anticipates hiring two additional people. Mr. Robinson stated that Dunagan Warehouse has an annual payroll of \$178,000 a year.

Mr. Robinson stated that there are plans to expand the operation on this 20-acre site with Federal grant funds in the future.

In response to questions, Mr. Robinson stated that the property backs up adjacent to the TSE rail siding; the building takes up two acres and sits in the middle of the back 10 acres of the property. Mr. Robinson stated that approximately 11 acres of the property is in the Lufkin ISD, and the other nine acres that are in the Hudson ISD will be unimproved.

City Manager Maclin stated that under Policy B, which is the applicable policy for this applicant, the length of the abatement would be the same as recently granted to David Hearne and Greg Longino :

Year 1 - 100%	Year 5 - 50%
Year 2 - 100%	Year 6 - 25%
Year 3 - 100%	Year 7 - 10%
Year 4 - 75%	

Mayor Bronaugh closed Public Hearing.

3. ORDINANCE - APPROVED - FIRST READING - REINVESTMENT ZONE/TAX ABATEMENT - RONNIE ROBINSON - DUNAGAN WAREHOUSE CORPORATION - 1016 N. JOHN REDDITT DRIVE

Mayor Bronaugh stated that the next item for consideration was First Reading of an Ordinance to consider designation of "Reinvestment Zone" for Tax Abatement Program as requested by Ronnie Robinson, on behalf of Dunagan Warehouse Corporation, for renovation of the warehouse facility located at 1016 N. John Redditt Drive.

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Paul Mayberry that Ordinance to consider designation of "Reinvestment Zone" for Tax Abatement Program as requested by Ronnie Robinson, on behalf of Dunagan Warehouse Corporation, for renovation of the warehouse facility located at 1016 N. John Redditt Drive be approved on First Reading as presented. A unanimous affirmative vote was recorded.

4a. BID - APPROVED - HEATING & AIR CONDITIONING REPAIRS - FIRE ADMINISTRATION BUILDING - AIR CONDITIONING UNLIMITED

Mayor Bronaugh stated that the next item for consideration was to consider bids for upgrading the heating and air conditioning system in the Fire Administration Building.

City Manager Maclin stated that staff recommendation is the low bid of Air Conditioning Unlimited in the amount of \$4,875.

Motion was made by Commissioner Bob Bowman and seconded by Commissioner Don Boyd that bid of Air Conditioning Unlimited in the amount of \$4,875 be accepted as the low bid. A unanimous affirmative vote was recorded.

4b. BID - APPROVED - HEATING & AIR CONDITIONING REPAIRS - FIRE STATION NO. 1 - AIR CONDITIONING UNLIMITED

Mayor Bronaugh stated that the next item for consideration was upgrading of heating and air conditioning system at Fire Station No. 1.

City Manager Maclin stated that the staff recommendation is to accept the low bid of Air Conditioning Unlimited in the amount of \$4,975.

Chief Snyder stated that the cost for these two items will be approximately \$5,000 under the amount budgeted for the repairs and upgrading of the system.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Don Boyd that the bid of Air Conditioning Unlimited in the amount of \$4,975 be accepted as the low bid. A unanimous affirmative vote was recorded.

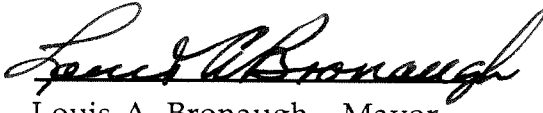
5. COMMENTS

Mayor Bronaugh presented a Certificate of Appreciation to Chief Kenneth Snyder in recognition of his excellent contribution and dedicated service to the citizens of Lufkin as Chief of the Fire Department from November 30, 1986 til May 8, 1992.

Chief Snyder expressed his appreciation to members of the City Commission for their support and confidence in him while he served as the Fire Chief for the City of Lufkin.

In response to question, City Manager Maclin stated that Murry Brown had been appointed to the position of Acting Fire Chief.

6. There being no further business for consideration, meeting adjourned at 5:25 p.m.


Louis A. Bronaugh - Mayor

ATTEST:


Atha Stokes - City Secretary