

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 19TH DAY OF JUNE, 1984, AT 5:00 P.M.

On the 19th day of June, 1984, 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
Don Boyd	Commissioner, Ward No. 2
Lynn Malone	Commissioner, Ward No. 3
Pat Foley	Commissioner, Ward No. 4
Jack Gorden, Jr.	Commissioner, Ward No. 5
Louis Bronaugh	Commissioner, Ward No. 6
Harvey Westerholm	City Manager
Brian Boudreaux	Assistant City Manager
Robert Flournoy	City Attorney
Ann Griffin	City Secretary
Lori Nix	Assistant City Secretary
Ron Wesch	Public Works Director

being present, and

Percy Simond, Jr.	Commissioner, Ward No. 1
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being absent when the following business was transacted.

1. Meeting opened with prayer by Rev. Fletcher Erwin, Assistant Pastor of First Baptist Church, Lufkin.
2. Mayor Garrison welcomed visitors present.
3. Approval of Minutes

City Attorney Robert Flournoy stated that he had one (1) correction to the minutes of June 5, 1984, under item number 9, Drainage Problem - Franklin and Cordelia Streets, his statement should read, "City Attorney Robert Flournoy stated that unless property owners signed an agreement the city cannot obtain a good lien on homestead property."

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that minutes of regular meeting of June 5, 1984, be approved with the suggested correction. A unanimous affirmative vote was recorded.

4. Public Hearing - Reinvestment Zone - Tax Abatement Program - Lufkin Hotel Company

Mayor Garrison stated that a request had been received from Lufkin Hotel Company that property located in Block 5, Lots 7 through 14 and East part of Lot 15, of the Original Town of Lufkin be considered for designation as a Reinvestment Zone for the Tax Abatement Program.

Mayor Garrison stated that the Angelina Hotel was being considered for renovation as a housing project for the elderly. Mayor Garrison officially opened Public Hearing and recognized Bill Ricks, local Attorney, appearing in representation of the Lufkin Hotel Company.

Mr. Ricks stated that the Lufkin Hotel Company had proposed to sell the Angelina Hotel to Angelina Associates, Limited and that the hotel would be renovated into housing for the elderly 62 years of age or older. Mr. Ricks further stated that the lower floor would be commercial with a beauty shop, barber shop, and a restaurant for the tenants that would also be available for public use. Mr. Ricks stated that the building in its present condition is deteriorating and the renovation would upgrade the area.

Mayor Garrison stated that he felt this use of the hotel would be ideal and of great benefit to the City when renovation was completed.

Mr. Ricks stated that his client was asking for the Tax Abatement to extend over a period of 15 years and 100 percent Abatement to freeze the taxes at the present rate rather than use of the sliding

scale developed by the City Commission for 100 percent abatement of only the first \$100,000 of improvements. Mayor Garrison stated that the sliding scale for Tax Abatement has been applied to other requests, that he was willing to accept the 15 year term of the agreement, but would be reluctant to abate the entire amount at 100 percent.

After some discussion of the amount that would be charged for rent and the investment made in renovation of the property, Mr. Ricks stated that his client needed the 100 percent Tax Abatement to make the project feasible and the rental is controlled by the government.

Steven Lear, representative of Angelina Associates, Limited, stated that word had been received that HUD would sign a contract for the rent subsidy but his company was responsible for their own financing. Mr. Lear further stated that money from HUD would be paid on a monthly basis to supplement the resident's rent which is based on the individual's annual income.

Mayor Garrison stated that it had been reported to him that Angelina Associates, Limited had received a million dollar grant to go forward with the project. Mr. Lear stated that the Washington office of HUD notified the Houston office of HUD that money has been set aside for rent subsidies on the project but a grant will not be given. Mr. Lear further stated that with the Tax Abatement Program and the Industrial Development Bonds it would be feasible to develop the project. City Manager Westerholm stated that Ray Hill had reported to him that HUD had committed the funds for support of the project.

In answer to question by Mayor Garrison, Mr. Lear stated that \$58,000 per year was the maximum his company expected to make with 100 percent occupancy.

In answer to question by Commissioner Jack Gorden, Bill Ricks stated that at the present time the taxes on the property are \$665.00 annually. Mayor Garrison questioned Mr. Lear about whether his company would be willing to put the hotel on the tax rolls at the sale price because the present valuation seems low according to the current market price. Mr. Lear stated that based on the purchase price of the hotel he estimated the taxes would be \$1,578.00 annually.

Commissioner Pat Foley stated that based on the proposed figures he would not object to 100 percent Tax Abatement with the value of the hotel being increased to \$1,500,000. Mayor Garrison stated that taxing entities of the City of Lufkin need some return and he would object to changing a previously established program unless it meant housing for the elderly could not be built.

Commissioner Pat Foley stated that if the request of Lufkin Hotel Company were granted, a special consideration would be given to an out-of-state firm that had not been granted to business men in the City of Lufkin. Bill Ricks stated that this would be the first project approved for the Tax Abatement that has cost over \$100,000.

Mayor Garrison stated that he would be willing to approve the Tax Abatement using the schedule of exemptions previously established. There was no opposition present and Mayor Garrison officially closed Public Hearing.

5. Ordinance - Approved - First Reading - Reinvestment Zone - Tax Abatement Program - Lufkin Hotel Company

Mayor Garrison stated that in light of previous discussion of the Reinvestment Zone for Lufkin Hotel Company the Commission now has for consideration an Ordinance designating the property located in Block 5, Lots 7 through 14 and East part of Lot 15, of the Original Town of Lufkin as a Reinvestment Zone for the Lufkin Hotel Company. Mayor Garrison stated that in light of the previous discussion he would be willing to approve the

Ordinance on first reading and reconsider the request for the 100 percent Tax Abatement and the 15 year time limit at a later date.

Bill Ricks stated that if his client received the Tax Abatement he would obtain a 10 percent return on his money.

Commissioner Pat Foley stated that the sliding scale for Tax Abatement had been followed in the past, but he might be willing to reconsider the change after examining more closely the figures presented by Mr. Ricks.

Mayor Garrison stated that he would be willing to table consideration of the Ordinance until next meeting if the Commission so desires.

City Attorney Robert Flournoy stated that the City Commission could approve the Ordinance as presented because the schedule of Tax Abatement is in the agreement signed by the parties not the Ordinance and the agreement could be changed at a later date.

After consulting with his client, Mr. Ricks stated that he would be agreeable to the 15 year term of the contract and adhere to the sliding schedule as presently provided for in the Tax Abatement agreement.

Commissioner Don Boyd stated that he would be willing to approve the 15 year term because of the size of the project.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that Ordinance be approved on first reading with the 15 year term and the schedule of Abatement as approved in the agreement. A unanimous affirmative vote was recorded.

6. Zone Change - Approved - Second Reading - Hood Davis - RS to C

Mayor Garrison stated that a zone change request by Hood Davis covering property located at 413 Kurth Drive between Lake and Mize Streets from Residential Small to Commercial had been approved on first reading at the last meeting of this Commission.

Mayor Garrison recognized William Gilbert, present in opposition to the zone change. Mr. Gilbert stated that this property has been commercial for the last 22 years, but he was opposed to the type of establishment that would be operated on the property. Mr. Gilbert stated that a teenage disco is not in keeping with the community and would add to an existing traffic problem at this location. Mr. Gilbert further stated that this building was too small for this type of activity which would not be conducive to the environment of the residential neighborhood.

Mayor Garrison stated that he understood Mr. Gilbert agreed that there is no question that the property is commercial and this particular location had been nonconforming commercial through the years.

Mr. Hood Davis stated that he had made an application for a Commercial zone because the property was being used for commercial activities and when he requested a building permit to renovate the property, he was told that the correct zone would have to be obtained.

City Attorney Robert Flournoy stated that from a review of the Planning and Zoning Commission minutes the special use designation had been withdrawn and the zone requested was Commercial only. City Attorney Flournoy stated that the property has been used for commercial activity and the zone change was necessary to allow a building permit to be issued.

Mr. Gilbert stated that he was not objecting to the commercial zone but was against the Teen Disco.

Mayor Garrison recognized Mr. Prentice Castle, property owner in the area, who stated that the use of the property as a Teen Disco will increase the traffic hazards in the area and be a source of concern for a large number of widows that live in the area.

In answer to question by Commissioner Pat Foley, City Attorney Flournoy stated that Mr. Hood is not operating legally as a Disco without the zone change unless it has been used for that activity previously. City Attorney Flournoy further stated that with the Commercial zone, Mr. Hood is entitled to operate this type of activity and other items allowed under the Commercial designation. Mayor Garrison stated that the Commercial Zone was needed to legalize the activity that has been operated there in the past and if the activity disrupts the neighborhood, it can be controlled.

Mr. Davis stated that he had not had any complaints previously and that he would not permit anything in the community that would be disruptive.

Mr. Gilbert stated that he would object to any activity that was disruptive to the neighborhood and Mr. Davis did not live close enough to police the area. Mr. Gilbert further stated that this type of activity would encourage an undesirable element in the area.

Mayor Garrison stated that the question before the City Commission is only whether to change the zone to commercial.

In response to question by Commissioner Lynn Malone, Mr. Davis stated that the building was open for inspection at any time and meets the City codes.

City Attorney Flournoy stated that the Commercial Zone dictates how much parking is required and Mr. Hood would have to conform to that Ordinance.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Lynn Malone that zone change be approved on second and final reading as presented. A unanimous affirmative vote was recorded.

7. Zone Change - Approved - Second Reading - John R. LaRue - RS to C

Mayor Garrison stated that zone change request by John R. LaRue covering property located at 1907 Kurth Drive between Sellers and McMullen Streets from Residential Small to Commercial had been approved on first reading at last meeting of this Commission. There was no opposition present.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that zone change be approved on second and final reading as presented. A unanimous affirmative vote was recorded.

8. Zone Change - Approved - Second Reading - William Harrison - C to C and C, SU (Signs)

Mayor Garrison stated that zone change request by William Harrison covering property located at 2209 East Denman Avenue between Joe C. Lane and Leslie Lane from Commercial to Commercial and Commercial, Special Use (Signs) had been approved on first reading at last meeting of this Commission. There was no opposition present.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that zone change request be approved on second and final reading as presented. A unanimous affirmative vote was recorded.

9. Ordinance - Approved - Rate Increase - Cablecom of Lufkin

Mayor Garrison stated that the City Commission had received a request for an increase in rates from Cablecom of Lufkin. Mayor Garrison stated that Cablecom had requested that the system be authorized to increase the basic rate by \$1.47 a month or from \$6.03 per month to \$7.50 per month.

Mayor Garrison recognized William James, President of the Cable Division of Capitol Cities, a parent company of Cablecom of Lufkin. Mr. James stated that his company had been attempting for the past three (3) years to bring the Lufkin system up to par and they were requesting that they be allowed to adjust the rate to get a reasonable return on their investment. Mr. James stated that his company had continued to make investments in the

system and anticipate appearing before the City Commission again to present a plan for future upgrading of the system. Mr. James stated that his company feels a reasonable rate of return would be 10 to 15 percent, presently they are receiving 5 percent, but the increase would allow them to receive a 7 percent return. Mr. James further stated that statewide the average for cable service is in excess of \$9.00.

Mayor Garrison stated that he had been concerned with the cable system because of unpleasant experiences in the past, but the local cable system is making progress. Mayor Garrison stated that he still had some outages that are more than normal for a cable system, but he understood that the company was in the process of upgrading and testing the microwave system. Mayor Garrison stated that he would like to know if the system would be as reliable as the company could reasonably make a cable system. Mr. James stated that presently they were in the process of checking out the system and once this was completed the system would be in as new a condition as possible or the company would report to the City Commission what will have to be replaced.

In response to question by Commissioner Pat Foley regarding an audited financial statement, Mr. James stated that the numbers in the report submitted by Cablecom of Lufkin could be checked by an auditing firm suggested by the City of Lufkin. Mr. James stated that his company would prefer not to expend a large amount to have the audit done but would comply with the wishes of the City Commission.

In response to question by Commissioner Pat Foley regarding whether 6.8 percent would be an adequate rate of return, Mr. James stated that from a marketing point of view and fairness to the customers, it is the fair amount at the present time and HBO was not due for an increase in the near future. Mr. James stated that much of the expense of Cablecom of Lufkin was outside the Lufkin area and the accounting for approximately 60 stations, the purchasing, and other functions are performed at the home office in Detroit.

Mayor Garrison stated that he had noticed a marked improvement of Corporate attitude of Cablecom of Lufkin, in that Mr. Wayne Neal has been given more authority, and complaints have been reduced in the recent months.

In response to question by Mayor Garrison regarding the addition of Channel 20 for sporting events in the Lufkin area, Mr. James stated that because Lufkin has a television station they do not qualify as a small market to allow the cable company to bring in as many channels as feasible. Mr. James further stated that in order to bring in an additional channel into the Lufkin area the "In Name Copyright Laws" would have to be changed because the cable company is limited to one (1) outside channel. Mr. James further stated that in order to carry Channel 20 the company would have to pay 3.5 percent of the gross receipts to Congress. Mr. James stated that at the present time there are a number of proposed laws before Congress, and if they were approved they would allow the cable company to carry more distant channels.

In response to question by Commissioner Lynn Malone, Wayne Neal stated that the longest outages known to his company were for 5 or 6 hours and that an answering service was provided after 4:30 p.m. to take service calls from subscribers. Mr. Neal further stated that prior to 10:00 p.m. a service man is dispatched to the area and after 10:00 p.m., they will dispatch a service man if 5 calls are from the same area.

In answer to question by Commissioner Louis Bronaugh, Mr. Neal stated that at the present time 50 homes in a mile are required to extend service, and the requirement would be changed with the increase in rates to \$7.50.

In response to question by Commissioner Louis Bronaugh, Mr. James stated that at the present time there are not many special events available that the cable company could purchase for showings at later times.

Commissioner Pat Foley stated that he would like to examine an audited financial statement. Mr. James stated that his company would use a Lufkin auditor that would be acceptable to the City Commission to go to Detroit to review the books of the company. Mr. James stated that invoices are paid centrally, there is a full general ledger here, and billing records are available at the Lufkin office for the auditor to examine.

Mayor Garrison stated that it would be helpful to know the rates of other cable companies. Mayor Garrison further stated that if Cablecom of Lufkin could assure the City Commission that we have the most reliable system that could be reasonably expected, then the City Commission has an obligation to assure the company of reasonable rate of return and it was obvious that a \$148,000 return on \$3,100,000 is not an adequate return. Mayor Garrison further stated that he was pleased that the rate was not being increased two (2) or three times time more and the City of Lufkin should provide a good system for the 10,000 subscribers.

Mr. James stated that the system is an older system and the company has plans to rectify that situation at the end of the summer by upgrading the channel capacity and rebuilding older equipment. Mr. James stated that the microwave signal will disappear when the area gets more than one (1) inch of rain an hour because the station is 80 miles from the pick-up point of the microwaves. Wayne Neal stated that Andrews Corporation and Collins Radio have been hired to examine the equipment and determine if it is still usable or if it has badly deteriorated since installation.

In response to question by Commissioner Jack Gorden, Mr. James stated that the upgrading would involve a great amount of money but the impact on the basic rates would not be that great because the cost would be spread over a period of time.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Jack Gorden that Ordinance authorizing the rate increase be approved on first reading as presented with the stipulation that rates for surrounding cities and audit report be received before consideration on second reading. A unanimous affirmative vote was recorded.

Mr. James stated that a local firm would be retained to go through the records to determine that they are reasonable and accurate. City Manager Westerholm stated that TML has completed a study of cable rates statewide and they would be available for next meeting.

Commissioner Jack Gorden stated that the cable systems are rapidly changing and the local system has improved but Cablecom should be encouraged as supplier to the citizens of Lufkin to make every opportunity available for increased capacity.

10. Ordinance - Approved - First Reading - Lufkin Designated "Tree City, U.S.A."

Mayor Garrison stated that an Ordinance designating Lufkin as "Tree City, U.S.A." was being submitted for approval and recommended for adoption by the Beautification Committee of the Angelina County Chamber of Commerce.

Mayor Garrison recognized Mrs. Virginia Drew, member of the Beautification Committee of the Angelina County Chamber of Commerce, who stated that the Ordinance was an effort to make Lufkin more beautiful by promoting trees in the City and that certain requirements must be fulfilled to have Lufkin designated as a "Tree City, U.S.A."

In answer to question by Commissioner Pat Foley, Mrs. Drew stated that the Commission must accept the Ordinance as presented to be designated as a "Tree City, U.S.A."

Commissioner Pat Foley stated that the Ordinance makes it cumbersome for the City Departments to operate. Mrs. Drew stated that the Ordinance is part of the program to make citizens more aware of beautification.

Nancy Chancellor, Chairman of the Beautification Committee of the Angelina County Chamber of Commerce, stated that the City of Lufkin was very deserving of the honor to be named "Tree City, U.S.A." and the City of Diboll has been designated for two (2) years and has operated under this Ordinance during that period of time. Mrs. Chancellor stated that it is an honor to receive a designation through the U.S. Forestry Service and if the Forestry Festival was to be held in the City of Lufkin it should be designated as a "Tree City, U.S.A.". Mrs. Chancellor stated that the Ordinance that the City Commission approved should be similar to the one presented and that Mayor Garrison and City Attorney Flournoy had helped to design an Ordinance that could be accepted by the City of Lufkin and the U.S. Forest Service.

Commissioner Pat Foley stated that the establishment of a City Tree Board would make it burdensome for the City to operate. Commissioner Pat Foley stated he did not object to the spacing of trees a certain distance from curbs and sidewalks, or the provisions for the removal of dead or diseased trees or stumps.

Mayor Garrison stated that a provision might be inserted in the Ordinance that, if in the judgement of the City management, an action is necessary they would have the authority to act without consulting the Board.

Commissioner Lynn Malone stated that he objected to the mandatory removal of dead and diseased trees by private property owners because this was an expensive project that many property owners could not afford. Mayor Garrison stated that if the removal of a dead or diseased tree was in the public interest and the City had the authority to remove the tree, it could be done at the expense of the City.

City Attorney Flournoy stated that the Ordinance provides that the City will notify the property owner that they have 60 days to remove the tree then the City has the authority to enter private property and remove the tree. Mayor Garrison stated that he would be willing to change the Ordinance to allow the City to pay for the removal. Nancy Chancellor stated that the purpose of the Ordinance is to give the City the right to remove the dead and diseased trees and if a tree is endangering the life and property of a neighbor and the property owner refuses to remove it, the City should handle the problem.

Mayor Garrison stated that the Board will be appointed by the City Commission and it would be expected to act responsibly. Mayor Garrison stated that the planning for tree placement would be a big responsibility and if the Tree Ordinance became too burdensome, it could be repealed.

City Manager Westerholm stated that all utility companies have been made aware of the proposed Ordinance's restriction on planting trees directly under utility lines. City Manager Westerholm further stated that the reference to the Parks and Recreation Board should be removed because the City of Lufkin does not have this Board.

Mayor Garrison stated that from the discussion, the following changes should be made in the proposed Ordinance:

1. Under Section 2 - the words, "Mayor with the approval of the City Commission," should be deleted and, "City Commission," added.
2. Under Section 15 - the words "...and charge the cost of removal on the owners property tax notice," should be replaced by "...at no cost to the owner".
3. Section 19 - the last sentence should be deleted.

Nancy Chancellor stated that the approval of the Ordinance is the first step to being designated a "Tree City, U.S.A." and records must be kept to ensure that expenses relating to trees average \$1.00 per capita or \$30,000 per year. Mrs. Chancellor stated that this involved money spent on trees by everyone in the Lufkin area. City Manager Westerholm stated that the City of Lufkin spends many times that amount each year on trees.

Commissioner Pat Foley stated that notices should be placed on public property in regarding provisions of the Ordinance.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd that Ordinance be approved on first reading with changes being made as previously stated. The following vote was recorded: Aye: Mayor Garrison, Commissioners Bronaugh, Boyd, Gorden. Nay: Foley and Malone. Mayor Garrison declared Ordinance approved by a vote of four (4) to two (2).

Commissioner Pat Foley stated that he was not against beautification but felt that the proposed Ordinance was too burdensome on the City to accomplish the purpose of naming Lufkin a "Tree City, U.S.A."

11. Quitclaim Deed - Approved - Woody Gann - City owned Property

Mayor Garrison stated that the City of Lufkin had acquired a 0.208 acre tract from the Gulf Oil Corporation when improvements were to be made to Frank Avenue where it merged with Ellis Avenue. Mayor Garrison further stated that when recent improvements were made to Frank Avenue portions of the former Ellis Avenue were purchased by Woody Gann from the State Highway Department, and the only remaining tract is the one owned by the City of Lufkin which has been appraised by City Tax Office at \$635. Mayor Garrison stated that Woody Gann was requesting a quitclaim deed to the property.

Mayor Garrison recognized Woody Gann, who stated that he was requesting an opportunity to purchase a small parcel of land that had been abandoned by the State and claimed by the City of Lufkin which was adjacent to property he owned in the area.

Mayor Garrison stated that the Highway Department had attempted to re-align Frank Street and Ellis Avenue by closing Ellis Avenue and bringing it into Frank Street at a right angle. Mayor Garrison stated that property owners had agreed to close the street because they were allowed to buy the property and Mr. Gann planned to bring Ellis Avenue into Gaslight Boulevard.

Commissioner Pat Foley stated that he did not object to the sale price of \$635, but he was embarrassed that when the property was compared with the sale of property in the adjacent area, the price was established at \$.07 per foot.

City Attorney Flournoy stated that if approved the City would provide a quitclaim deed and convey whatever right and title the City had to the property.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Jack Gorden that sale of property be approved as presented and that a quitclaim deed be authorized. A unanimous affirmative vote was recorded.

12. Workshop Established - Preparation for City Commission Meetings

Mayor Garrison stated that Commissioner Louis Bronaugh had suggested that a workshop be established prior to scheduled City Commission meetings. Mayor Garrison recognized Commissioner Louis Bronaugh, who stated that because of his recent Election to the City Commission it was necessary to ask a number of questions at each meeting, and he was suggesting that for the next few months a workshop be conducted twice a month during the noon hour to discuss items of concern to the City Commission. Commissioner Bronaugh stated that the open meetings law would be adhered to and items that the Commissioners needed additional information on could be considered. Commissioner Bronaugh stated that he would suggest the workshops be held a week to ten (10) days prior to the regular City Commission meetings and that he could think of seven (7) or eight (8) items that would be good subjects for a workshop to include: Planning and Zoning Commission Attendance, City Hall Construction, Drainage Problems, Telephone Problems in Police Department, 911 Program, Budget, Sewer Plant, Future Water Needs and Long Range Planning Program. Commissioner Bronaugh stated that the Planning and Zoning Commission has a similar meeting prior to the regular meeting date at which time they might include planning for the future. Commissioner Bronaugh stated that while attending the TML convention in Corpus Christi, he had discussed a workshop with other City Commissioners

who felt that the workshops shortened regular meetings and made them more constructive. Commissioner Bronaugh stated that he would not mind giving up 1½ hours every two (2) weeks to become more informed and he felt that a noon hour meeting would be best because that would prevent an additional evening meeting.

City Attorney Flournoy stated that the workshops would not be a problem with a notice posted and the meeting open to the public, but he did not anticipate any action being taken during a workshop meeting.

Commissioner Bronaugh stated that the public and the press would be invited to attend the meetings but would not participate in the discussion unless the City Commission requested their input. Commissioner Bronaugh stated that policy would not be made and votes would not be taken at the workshop session.

Mayor Garrison stated that the City Commission would not gain anything by initiating workshops because the Commissioners would rediscuss the material covered in the workshop at the regular meeting. Mayor Garrison further stated that if Commissioners had questions they could visit with the City Staff, but if the workshop had a purpose he would be willing to attend.

Commissioner Bronaugh stated that the City Manager has assured him that he would answer any questions, but if the time was spent in a meeting of the entire Commission, more questions could be discussed. Commissioner Pat Foley stated that he would not object to holding some workshop meetings and the need might diminish as the Commissioners become more familiar with the City government.

Mayor Garrison stated that if any of the Commissioners had questions about the budget they could talk to members of the City Staff individually and which would eliminate questions during the meeting that pertain to one Commissioner. Mayor Garrison stated that this procedure has worked well in the past and that much time has been spent in budget meetings discussing items that pertain to only a few Commissioners.

Commissioner Louis Bronaugh stated that after talking with other Commissioners at the meeting in Corpus Christi, he believed that a workshop would be a time saver and it would shorten the regular meeting while better informing the Commissioners.

Mayor Garrison stated that if the workshop was requested for a particular subject he would not be in opposition, and the City Commission might give some thought to the proposal. Mayor Garrison stated that he was not inclined to have two (2) more meetings per month.

Commissioner Louis Bronaugh stated that he was not asking for a vote and if it was decided at a future time that a workshop should be held, a time could be designated.

Commissioner Louis Bronaugh stated that he would like to have more information regarding the sewer plant.

Mayor Garrison stated that the water problem could be considered and City Manager Westerholm could give a report on where the City stands on the aquifer and the water situation.

Commissioner Bronaugh stated that he would like to have a workshop for Maury Stiver to report to the City Commission on the sewer plant regarding the status of the program and where the improvements are at the present time.

There was a concensus of opinion that a workshop be established for noon on Tuesday, June 26, 1984, to receive a report from Maury Stiver and to consider future water needs of the City.

13. Water Study, Discussed - Commissioner Simond's Questions Answered - City Planner and Public Works Intern, Introduced

Commissioner Pat Foley stated that he would like to give some consideration to continuing the water study. Mayor Garrison

stated that this would be on the workshop agenda and City Manager Westerholm should provide a projection of the water usage of the City of Lufkin in the year 2000.

In response to question by Commissioner Lynn Malone, City Manager Westerholm stated that he had visited with Commissioner Percy Simond and answered his questions regarding the hiring of the City Planner.

City Manager Westerholm introduced Nicholas Finan, new City Planner, and Gayland Brown, Intern in the Public Works Department.

- 14. There being no further business for consideration, meeting adjourned at 8:06 p.m.

Pitser H. Garrison

 Pitser H. Garrison, Mayor



Ann Griffin

 Ann Griffin, City Secretary