

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE
6th OF AUGUST 2002

On the 6th day of August 2002 the City Council of the City of Lufkin, Texas, convened in a Regular Meeting in the Council Chambers of City Hall with the following members thereof, to wit:

Lynn Torres	Mayor pro tem
R. L. Kuykendall	Councilmember, Ward No. 1
Rose Faine Boyd	Councilmember, Ward No. 2
Bob Bowman	Councilmember, Ward No. 4
Jack Gorden, Jr.	Councilmember, Ward No. 5
Dennis Robertson	Councilmember, Ward No. 6
C. G. Maclin	City Manager
James Hager	Asst. City Manager/Finance
Atha Stokes Martin	City Secretary
Bob Flournoy	City Attorney
Keith Wright	City Engineer
Kenneth Williams	Director of Public Works
Stephen Abraham	Director of Planning

being present, and

Louis A. Bronaugh

Mayor

being absent when the following business was transacted.

1. Meeting was opened with prayer by Rev. H. O. Callaway.
2. Mayor pro tem Torres welcomed visitors present.

3. APPROVAL OF MINUTES

Minutes of the Regular Meeting of July 16, 2002 were approved on a motion by Councilmember R. L. Kuykendall and seconded by Councilmember Dennis Robertson. A unanimous affirmative vote was recorded.

4. PUBLIC HEARING – 2002-2003 FISCAL YEAR BUDGET

Mayor pro tem Torres opened Public Hearing to consider the 2002-2003 fiscal year budget.

Walter Borgfeld, Chairman of the Kurth Memorial Library Board of Directors, stated that he would like to address Council with respect to the budget. Mr. Borgfeld stated that he would like to begin by expressing the Board's appreciation for the City's cooperation and support that it has shown for the Library for the many years that they have been associated together.

Mr. Borgfeld stated that he would like to read from the preamble and some of the particular provisions of the agreement between the Board and the City. Mr. Borgfeld read: "That for over 65 years this Board has been providing library services and facilities to the City of Lufkin from property which the City has allowed the Library to use rent free located at 101 Cotton Square, Lufkin, Texas. Over the years the Board has constructed or caused to be constructed all improvements upon the property and the Board acquired all of the books and other media, furniture, fixtures, and equipment used to provide Library services through the generous support of donors and volunteers at no cost to the taxpayers of the City. In recent years the City has provided approximately 50 – 55% of the funds needed to meet the Board's annual budget needs

with the Board raising the balance of its annual budget through its fund raising efforts, gifts, grants from supporters and with volunteers and Friends of the Library providing services at no cost to the Board or the City. In 1990, at the request of the Board, the City established a Library Department so that the Board's personnel could become City employees and have and enjoy all of the benefits available to the City employees with the Board agreeing to reimburse the City out of the Board's budget for the payroll cost of the benefits provided to the employees who worked at the Library. In 1998, anonymous donors offered to construct a new Library building for the Board under the oversight of R. H. Duncan, Inc., which agreed to donate services provided by it. With the cooperation of Lufkin Independent School District, the City and the Board, an Agreement was made to exchange property so that the property owned by LISD located on Raquet Street could be acquired for the site for the construction of the new Library building by the donors and with LISD receiving the current Library building located at Cotton Square. For over 65 years the cooperative efforts of the City and the Board have successfully enabled the City and the Board to provide quality Library facilities and services to the citizens of Lufkin at a fraction of the cost which the taxpayers of the City would have had to pay for the same facilities and services if the City were providing such facilities and services solely at its cost. After the construction of the new Library building on Raguet Street by the donors, the Library operation will be moved to the new building by the Board and the property upon which the new building is constructed will be conveyed to the City by LISD, the use of which property is to be restricted to a public library. The City and the Board now desire to set forth, establish and outline the terms under which they will continue through their cooperative efforts to achieve their common goal of providing high quality library facilities and services to the citizens of the City at the least possible cost to the taxpayers of the City."

Mr. Borgfeld stated that one of the provisions of this Agreements read "that when the new Library building is completed on Raguet Street, the Board will, at no cost to the City, move all property used in the operation of the Library to the new building, further, the Board will acquire any new furnishings, furniture, equipment that will be needed in the operation of the new Library building. Mr. Borgfeld stated that one of the obligations assumed by the City under that Agreement was that the city will, through its Library Department, provide a full staff of qualified employees for the operation of the Library."

Mr. Borgfeld stated that the Board understands that at the present time the budget Council is considering does not provide for any additional staffing to the Library. Mr. Borgfeld stated that he believes that demonstrates there is a need for new staffing and that the current staffing is not adequate. Mr. Borgfeld stated that for statistical purposes Kurth Memorial Library uses the same fiscal year as the City - October 1 to September 30, and the last full month of the normal operations at the old Library building occurred in February 2001. Mr. Borgfeld stated that while this Agreement he is reading from had an effective date of October 1, 2000, the new Library building wasn't completed and ready to move in at that date and it wasn't until April of 2001 that the new Library building was moved into. Mr. Borgfeld stated in February 2001 they were still operating the Library from the old building, and actually the City was operating it. Mr. Borgfeld stated that he had taken some numbers that the Board had that compares the operations in February 2001 with February 2002 to give Council an idea of the difference in the public's use in the new building. Mr. Borgfeld stated that in February 2002 the book circulation at the new facility was up 109% over what it was in February of the prior year. Mr. Borgfeld stated that for the fiscal year from October 1, 2001 to February 2002 the circulation book and non-books were up 89%. Mr. Borgfeld stated that in February 2002 the in-house use of Library materials was up 64% over what it was in February 2001. Mr. Borgfeld stated that in February 2002, reference assistance was up 34%. The number of patrons visiting the Library for the fiscal year from October 1, 2001 to February 2002 was up 96% and this does not cover all of the events that occurred during the grand opening of the Library. Mr. Borgfeld stated that he took the February numbers and compared them to June of this year and those numbers reflect that there is a continuing increase in the public use of the Library. The book circulation for June 2002 was up 62% over what it was in February of this year. Non-book circulation was only up 3% but the total circulation for June 2002 was 55% over what it was in February 2002. Mr. Borgfeld stated that that increase occurred even though the Library was not open as many hours in June as it was in February due to reduced hours for the summer. Mr. Borgfeld stated that in terms of real numbers of people using the Library, since the beginning of the current fiscal year, there have been

a total of 69,257 patron visits to the Library. Mr. Borgfeld stated that obviously these are not all new people, but are repeat people. The total number of patron visits from January through June was 45,282 or 33 persons for every hour the Library was open during those times. Mr. Borgfeld stated that as of June 2002, the total number of patron Library cards was 21,679. Mr. Borgfeld stated that the Library had to increase its computer capacity to accommodate those cards. Mr. Borgfeld stated that during the first nine months of the current fiscal year, book and non-book circulation has been 61,917 items – about 7,000 items per month. Mr. Borgfeld stated that for the six months beginning January 1, 2002, it was 47,069 items. Mr. Borgfeld stated that reference assistance was up for in-house use at 45,911 for that nine-month period and about 28% of that use was computer use. Mr. Borgfeld stated that during the first nine months of this fiscal year, with funds contributed to the Library, the Board has been able to purchase about 6,000 books, equipment, programs and services costing over \$201,000. Mr. Borgfeld stated that he anticipates that another \$108,000 will be spend by the Board on books and services before the end of the current fiscal year – all of this at no cost to the City.

Mr. Borgfeld stated that at the current time there are only four full time employees providing service to the public in the Library. Mr. Borgfeld stated that the Library has one employee full time in genealogy, one in the children's department, one in circulation and one in reference. Mr. Borgfeld stated that assisting those four full time employees are part time employees – a part time employee with 25 hours in genealogy, a part time employee in reference with 35 hours and in circulation there are three 20-hour part time employees. Mr. Borgfeld stated that this is the total staff excluding some part time summer help that is expected to adequately provide Library services for the public during the 56.5 hours that the Library is open. Mr. Borgfeld stated that obviously they have one children's librarian and no part time help for that librarian. Mr. Borgfeld stated that the children's department is not staffed during all the hours that the Library is open so one more part time employee is needed for the children's department. Mr. Borgfeld stated that there is one full time employee and three part time employees for the circulation desk. Mr. Borgfeld stated that it takes one full time employee and one part time employee to cover the circulation desk during the hours that the Library is open. Mr. Borgfeld stated that the Library has an automated system that allows checking out books without staff, but you need a person at the circulation desk all the hours that the Library is open to take in books as they are returned and to just generally supervise what is going on in the Library. Mr. Borgfeld stated that there are two part time employees working a total of 40 hours to see to the processing and shelving of about 8,000 books being returned, keeping those shelves in order, and just generally to oversee the use of materials in the Library. Mr. Borgfeld stated that even with the assistance of volunteer help this is not adequate staffing for the circulation section. Mr. Borgfeld stated that the Library needs at least two more part time employees just to keep up with the public's use of the material at the Library, not to mention the oversight and supervision needed to prevent vandalism, theft or unorderly conduct.

Mr. Borgfeld stated that if the Council can see its way clear to give the Library this part time help, it would get them through the next budget year. Mr. Borgfeld stated that he would forewarn the Council that the Board would be recommending in the future that the City should consider hiring an assistant director who possess all of the educational qualifications that the Director of the Library possess. Mr. Borgfeld stated that this would provide backup for the Library Director's vacation, illnesses, vacancies, and provide additional help in operating the Library and add to the overall efficiency and quality of services being provided to the public and reduce the part time help. Mr. Borgfeld stated that the Library Board understands that the budget the Council is considering does not provide for any Library staff, and they also understand that this is a general concept that has been applied across the board to all City departments. Mr. Borgfeld stated that the Board can understand and appreciate the need to practice financial restraint, but they also feel that this concept should not be applied to the Library staffing because it would be contrary to the City's Agreement with the Library Board to provide adequate staffing for the Library.

Mr. Borgfeld stated that when Council looks at finalizing the Library's budget, he would also ask them to look at what the City does not have to budget for on their budget worksheets. Mr. Borgfeld stated that the City does not have to budget for any capital outlay, land or buildings or equipment, or for books or other Library items. Mr. Borgfeld

stated that hopefully the Board would continue to provide these to the Library at no cost to the City in the future.

Mr. Borgfeld stated that again he thanks the City for their support over the years, appreciates their consideration, and looks forward to working for the City and with the City to make the quality of public services available at the Library equal to the quality of the facility that they have been blessed with.

Mayor pro tem Torres closed Public Hearing.

5. PUBLIC HEARING – U. S. DEPARTMENT OF JUSTICE LOCAL LAW ENFORCEMENT BLOCK GRANT – FISCAL YEAR 2002

Mayor pro tem Torres opened Public Hearing to consider a U. S. Department of Justice Local Law Enforcement Block Grant for fiscal year 2002.

Sgt. Harold Cottle of the Lufkin Police Department stated that as in years past this is a grant from the Department of Justice for local agencies to enhance enforcement services. Sgt. Cottle stated that this year the City of Lufkin qualifies for \$48,516 from the Federal government that requires a match from the City of \$5,391. Sgt. Cottle stated that the Police Department has created a proposed budget expenditure list for the Local Law Enforcement Block Grant's funding if it is granted and the City receives the grant.

Sgt. Cottle stated that \$4,000 was budgeted for community based policing primarily to enhance materials and equipment for the Police Explorer Post, which assists the Department in working the special events and \$15,400 for upgrade of defensive equipment, specifically, the Glock firearms which commissioned officers carry. Sgt. Cottle stated that many of these firearms are 10 years old and the Department has the opportunity to upgrade to new equipment by trading in the current pistols to the Glock manufacturer at \$50 per pistol. Sgt. Cottle stated that these weapons have a night sight that glows in the dark and over a period of years they become scratched and dirty and do not work as effectively. Sgt. Cottle stated that to replace these sights by Glock would cost \$72 per pistol. Sgt. Cottle stated that the Department could upgrade to new equipment for less than what it would cost to replace the sight. Sgt. Cottle stated that the next item they budgeted was \$10,000 for covert surveillance equipment. The last item is for protective equipment for the tactical team, which is related to the concerns stemming from the September 11 terrorist activities.

Mayor pro tem Torres closed Public Hearing.

6. ORDINANCE – APPROVED – SECOND READING – ZONE CHANGE – HEAVY MANUFACTURING TO COMMERCIAL ZONING DISTRICT – DONEL AND VELMA AYERS – SPENCE STREET

Mayor pro tem Torres stated that the next item for consideration was Second Reading of an Ordinance to change the zoning on approximately 5.88 acres of land located on the west side of Spence Street and described as Tracts 22, 23, 24 and 25 out of the A. Varilla Survey (Abstract No. 49) from "Heavy Manufacturing" to a "Commercial" zoning district as requested by Donel and Velma Ayers. .

Motion was made by Councilmember Jack Gorden, Jr. and seconded by Councilmember R. L. Kuykendall that request of Donel and Velma Ayers to change the zoning on approximately 5.88 acres of land located on the west side of Spence Street and described as Tracts 22, 23, 24 and 25 out of the A. Varilla Survey (Abstract No. 3109) from "Heavy Manufacturing" to a "Commercial" zoning district be approved on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

7. RESOLUTION – APPROVED – AMENDMENT OF DEFERRED COMPENSATION PLAN TO PERMIT LOANS

Mayor pro tem Torres stated that the next item for consideration was a Resolution amending a deferred compensation plan to permit loans.

City Manager Maclin stated that last year Congress made some changes in the legislation that impacts the 457, which is the retirement opportunity for government employees to supplement their retirement income. Mr. Maclin stated that the City's 457 programs are administered through the International City Management Retirement Cooperation, and even though it uses the ICMA terminology, it applies to all public service municipal employees who want to participate. Mr. Maclin stated that there is also another public employees retirement supplement called Pepsco. Mr. Maclin stated that this does not have anything to do with the City's Texas Municipal Retirement Service program, which is the primary retirement program for the City's municipal employees. Mr. Maclin stated that it provides an opportunity for employees at their own expense – and he would repeat that 100% of the contributions that go into the 457 are voluntary on the part of the employee and 100% funded by the employee. Mr. Maclin stated that once an employee makes contributions into the fund, they can direct how those funds are invested – through mutual funds, constant value funds, government securities – and they can be as aggressive or as conservative as they choose to be.

Mr. Maclin stated that staff is seeking for Council to approve this Resolution so that the City's employees who do participate – approximately 10% - can take advantage of the new law to make any early withdrawal without penalty for purposes of education or a medical emergency. Mr. Maclin stated that in the past an early withdrawal would mean a severe penalty.

Mr. Maclin stated that the City has no responsibilities related to operations of the 457, since that is done by ICMA or Pepsco. Mr. Maclin stated that the City's only involvement was payroll deduction and accountability of that person's account to make sure that if someone were to question a social security number of who the person is, the City would provide verification of that. Mr. Maclin stated that all of the details relating to the taxation, relating to a loan or an early withdrawal for the purposes granted by the Congress through this legislation, would be the responsibility of the 457 agent.

Motion was made by Councilmember Rose Faine Boyd and seconded by Councilmember Jack Gorden, Jr. that Resolution amending a deferred compensation plan to permit loans be approved as presented. A unanimous affirmative vote was recorded.

8. REQUEST – APPROVED – CHURCH OF CHRIST – STREET CLOSING

Mayor pro tem Torres stated that the next item for consideration was a request by the Central Church of Christ for street closing and purchase of property.

City Manager Maclin stated that included in the Council packet is a letter from the law office of John Sloan representing the Central Church of Christ, along with a map showing the area in question and a letter from David Cochran with the property value appraised. Mr. Maclin stated that there is a letter from the Engineering Department indicating that there are no utilities or right-of-way issues related to this site. Mr. Maclin stated that it is his understanding that the Church of Christ intends to build a new facility on the Loop near the First Church of the Nazarene. Mr. Maclin stated that they are seeking two things from Council and they are for the City to officially close the street and then to exercise the City's right under State law to sell them this property at appraised value because they are the contiguous property owners.

In response to question by Councilmember Robertson, Mr. Maclin stated that this was a residual from a plat and has never been used as a street, and never developed or improved as a street.

In response to question by Councilmember Robertson, Mr. Maclin stated that staff normally has Jake Lyons appraise property when it is of significant value but when the value would be exceeded by the cost of the appraisal it is done in-house by Mr. Cochran.

Mark Lewis, representing Lufkin Timber Partners, who is the current owner of the property stated that this is a 20 foot strip of land that was found on a 1923 plat that was never opened and goes no where. Mr. Lewis stated that when the title commitments

were made this showed up under the title search. Mr. Lewis stated that the road starts at the Loop and goes through the parcel effectively splitting a small portion (03. of an acres) away from the main body of the tract. Mr. Lewis stated that he is requesting that the City close this road and sell it directly to the Church.

Mr. Lewis passed around a plat and stated that the portion that is in discussion is in blue and the portion that is in green is the part of the tract that is actually being purchased.

Motion was made by Councilmember Bob Bowman and seconded by Councilmember Jack Gorden, Jr. that the request of the Central Church of Christ for street closing and the purchase of property be approved as presented. A unanimous affirmative vote was recorded.

9. LOCAL LAW ENFORCEMENT BLOCK GRANT – APPROVED – FISCAL YEAR 2002 – LUFKIN POLICE DEPARTMENT

Mayor pro tem Torres stated that the next item for consideration was a Local Law Enforcement Block Grant for fiscal year 2002 to the Lufkin Police Department.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember R. L. Kuykendall that Local Law Enforcement Block Grant for fiscal year 2002 to the Lufkin Police Department be approved as presented. A unanimous affirmative vote was recorded.

10. SALE OF ALLEYWAY – APPROVED – 421 AND 423 MONTROSE

Mayor pro tem Torres stated that the next item for consideration was the sale of an alleyway behind 421 and 423 Montrose.

City manager Maclin stated that included in the Council packet is a plat providing siting of a location and a memorandum from the City Engineer stated that there are no utilities in this right-of-way. Mr. Maclin stated that there is a request from Ms. Gann and Janette Singleton to purchase the property and an appraisal from Jake Lyons. Mr. Maclin stated that staff is seeking Council's authorization to sell this property to the contiguous property owner.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember Rose Faine Boyd that the sale of an alleyway behind 421 and 423 Montrose be approved as presented. A unanimous affirmative vote was recorded.

11. BID – APPROVED – GARBAGE BAGS – BEMUS COMPANY

Mayor pro tem Torres stated that the next item for consideration was bids for garbage bags.

City Manager Maclin stated that included in the Council packet is the bid tabulation for this item. Mr. Maclin stated that staff is recommending the low bid of Bemus Company in the amount of \$2.88 for a roll of black bags and \$3.77 for a roll of blue bags.

In response to question by Councilmember Gorden, Mr. Maclin stated that last year the City paid \$3.61 for the black bags and \$3.72 for the blue bags, so it is a considerable drop in the cost for the black bags and a nickel increase in the blue bags.

In response to question by Councilmember Robertson, Mr. Maclin stated that the blue bag is what is typically used in the industry, and the clear bags are more expensive.

Motion was made by Councilmember Jack Gorden, Jr. and seconded by Councilmember Bob Bowman that the bid of Bemus Company in the amount of \$2.88 for a roll of black bags and \$3.77 for a roll of blue bags be approved as submitted. A unanimous affirmative vote was recorded.

12. BID - APPROVED - COVERED BASKETBALL PAVILION AND TENNIS COURT REHABILITATION - JONES PARK

Mayor pro tem Torres stated that the next item for consideration was the award of a bid for covered basketball pavilion and tennis court rehabilitation at Jones Park.

City Manager Maclin stated that this was initiated through a public meeting three years ago which was held at Dunbar School, and it was an opportunity for the neighborhood to give to the Parks Board and the City its desires and priorities for park improvement in North Lufkin. Mr. Maclin stated that the number one item that they prioritized was a covered basketball pad. Mr. Maclin stated that Council approved the funds over two fiscal years for this project, and staff is recommending the low bid of Timberline Constructors in the amount of \$285,700. Mr. Maclin stated that their total bid was \$313,600 and staff used most of the deductive alternates to help lower that to \$285,700. Mr. Maclin stated that it is still about \$60,000 out of the total funds budgeted over the two fiscal years for the project that was in the Parks Department budget, and staff is suggesting that Council consider using the Capital Improvement Program funds to make up the shortfall for the project.

In response to question by Councilmember Robertson, Mr. Maclin stated that this includes redoing the tennis court slab, the fencing and the lighting.

In response to question by Councilmember Gorden, Don Hannabas, Director of Parks and Leisure Services, stated that there would be a galvanized fence around the basketball court.

Motion was made by Councilmember Rose Faine Boyd and seconded by Councilmember R. L. Kuykendall that bid of Timberline Constructors in the amount of \$285,700 be approved as submitted and that the \$60,000 shortfall be taken from the CIP Program funds. A unanimous affirmative vote was recorded.

13. BID - APPROVED - PINEYWOODS HOME TEAM MYRNA ADDITION - MOORE BUILDING ASSOCIATES

Mayor pro tem Torres stated that the next item for consideration was bids for the Pineywoods HOME Team

City Manager Maclin stated that included in the Council packet is a cover letter from the Project Engineer from EGA along with a bid tabulation. Mr. Maclin stated that staff is recommending, even though only one bid was received, the bid from Moore Building Associates in the amount of \$193,785.01 for the streets and fencing and the utilities in the amount of \$311,512.15.

Mr. Maclin stated that on the Council table is a letter from Wayne Stoltz from EGA noting that they have been working with the bidder to reduce the project cost to be within the original budget and feel comfortable and confident that they can do this with a change order after the bid has been awarded.

Mr. Maclin stated that these infrastructure improvements would lower the price per unit of the housing that will be built in that neighborhood which is directly behind the Brookshire's Fresh Market on Chestnut.

In response to question by Councilmember Gorden, Keith Wright, City Engineer, stated that he has reviewed all the plans and the streets and utilities meet the City's subdivision ordinance.

Motion was made by Councilmember Rose Faine Boyd and seconded by Councilmember Dennis Robertson that the bid of Moore Building Associates in the amount of \$193,785.01 for the streets and fencing in the Myrna Addition, and bid in the amount of \$311,512.15 for utilities be approved as submitted. A unanimous affirmative vote was recorded.

14. BID – APPROVED – 8" PIPE – SEWER REHABILITATION DEPARTMENT – GOLDEN TRIANGLE PIPE

Mayor pro tem Torres stated that the next item for consideration was bids for 8" pipe for the Sewer Rehabilitation Department.

City Manager Maclin stated that this is the pipe that the City utilizes for the pipe-bursting machine. Mr. Maclin stated that two bids were received and staff is recommending the low bid of Golden Triangle in the amount of \$20,100 for 8" pipe for the Sewer Rehabilitation Department.

Motion was made by Councilmember R. L. Kuykendall and seconded by Councilmember Dennis Robertson that the bid of Golden Triangle Pipe in the amount of \$20,100 for 8" pipe for the Sewer Rehabilitation Department be approved as submitted. A unanimous affirmative vote was recorded.

15. EXECUTIVE SESSION

Mayor pro tem Torres recessed Regular Session at 5:55 p. m. and Councilmembers entered into Executive Session. Regular Session reconvened at 6:35 p.m. and Mayor pro tem Torres stated that the Council had discussed attorney/client matters and real estate matters.

16. APPOINTMENTS – APPROVED – SIGN ORDINANCE

Motion was made by Councilmember Rose Faine Boyd and seconded by Councilmember Bob Bowman that Johnny Futch, Mark Strong, David Grimm, Ruth Shaw, Ronnie Robinson, Carl Ray Polk, Jr., Dennis Robertson, Charles Hunt and Stephen Abraham be appointed to the Sign Committee. A unanimous affirmative vote was recorded.

17. EXCHANGE OF PROPERTY – APPROVED – BOYS AND GIRLS CLUB

Mayor pro tem Torres stated that the next item for consideration was the exchange of property with the Boys and Girls Club.

City Attorney Bob Flournoy stated that the City staff has been negotiating with the Lufkin Independent School District for an exchange of approximately 11 acres of land at the Morris Frank Park at certain baseball fields that they will continue to own and operate. Mr. Flournoy stated that they would swap the City approximately 7.35 acres of land, which is the remaining property that joins the Library and DP Solutions property. Mr. Flournoy stated that this is property that contains a gymnasium, a cafeteria, a shop building and the Scout hut. Mr. Flournoy stated that the plan is that as soon as the exchange is made with the School and all of the notices have been run in the paper to give an opportunity for any others to make a bid on the property this exchange of property with the School should be finalized within a matter of days, and immediately after that, staff has reached an agreement, subject to Council approval, with the Boys and Girls Club whereby we would exchange to them 4.849 acres of land, which is basically the football field at Jr. High West along with the shop building and access out to Raguet Street. Mr. Flournoy stated that the City would be maintaining approximately 2.5 acres, which includes the gym and the cafeteria and the Scout hut. Mr. Flournoy stated that in exchange for that the Boys and Girls Club would swap to the City approximately nine acres of land on Hwy 69 north, which has an appraised value of \$180,000. Mr. Flournoy stated that the appraised value of the property that we are going to be conveying to them is approximately \$155,000, which means that there would be some credit due to the Boys and Girls Club of about \$24,000 and for that the City would be agreeing to provide some permits and some area in our detention pond next to the Library and probably some other things that will use up that credit. Mr. Flournoy stated that it is a like-kind swap of equal value and would be a good thing for the City that the Boys and Girls Club would build their facility at that location. Mr. Flournoy stated that the City would still maintain some improvements at that location

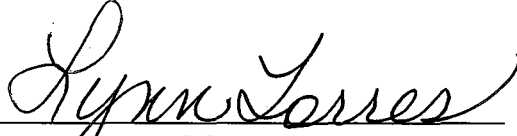
plus have the land on Hwy. 69 north that we can sell or swap. Mr. Flournoy stated that he is recommending to the Council that both the agreement with the School be approved for that swap and exchange and for the exchange of property with the Boys and Girls Club.

Motion was made by Councilmember R. L. Kuykendall and seconded by Councilmember Bob Bowman that the Agreement with LISD for an exchange of property and the exchange of property with the Boys and Girls Club be approved as presented. A unanimous affirmative vote was recorded.

18. CALENDAR NOTATIONS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER

City Manager Maclin stated that the Undoing Racism Committee would hold a Town Meeting on Thursday, August 22 at the Civic Center at 7:00 p.m.

19. There being no further business for consideration, meeting adjourned at 6:42 p. m.



Lynn Torres – Mayor pro tem

ATTEST:



Atha Martin – City Secretary