

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 9TH DAY OF JULY, 1985, AT 7:30 P.M.

On the 9th day of July, 1985, 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	Commissioner, Ward No. 1
Don Boyd	Commissioner, Ward No. 2
Lynn Malone	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
Robert Flournoy	City Attorney
Ann Griffin	City Secretary
Nicholas Finan	City Planner

being present when the following business was transacted.

1. Meeting was opened with prayer by Dr. Jack Shoultz, Minister of First United Methodist Church, Lufkin. After the prayer Dr. Shoultz stated that he would like to express his appreciation to Mayor Garrison who presented a proclamation to the summer youth workers at First United Methodist Church who had come to the City of Lufkin to do projects that would benefit the needy of the community.

2. Mayor Garrison welcomed visitors present and presented a Certificate from Michigan State University to City Secretary Ann Griffin in recognition of completion of the Supervisory Management for Municipal Clerks Correspondence Course.

3. APPROVAL OF MINUTES

Minutes of regular meeting of June 25, 1985, were approved on a motion by Commissioner Louis Bronaugh and seconded by Commissioner Pat Foley. A unanimous affirmative vote was recorded.

4. BID - APPROVED - CERTIFICATES OF OBLIGATION - 1985 - COWAN & CO ET AL - RESOLUTION - APPROVED - AWARDING SALE - RESOLUTION - APPROVED - PAYING AGENT/REGISTRAR AGREEMENT

Mayor Garrison stated that bids had been opened at 5:00 P.M. this evening in regard to the sale of \$3.4 million City of Lufkin Combination Tax and Waterworks and Sewer System Subordinate Lien Revenue Certificates of Obligation, 1985, and the City Commission now had for approval the best bid and Resolutions awarding the sale and approving execution of the Paying Agent/Registrar Agreement. Mayor Garrison further stated that Tom Wolf of First Southwest was present at 5 P.M. to receive the bids and he would like Mr. Wolf to give the City Commission a brief review of the bids received.

Mr. Wolf stated that the best bid received was for 9.090493% interest rate from Cowan & Co. Et Al, Houston. Mr. Wolf stated that he was very pleased with this bid and would highly recommend that the City accept it.

Mayor Garrison stated that a combination of firms had submitted three (3) separate bids and he was pleased at the interest rate submitted by Cowan & Co. in combination with Underwood Neuhaus & Co., Paine Webber

Inc., and Greer Moreland Fostick & Shepherd, Inc. with the interest rate of 9.090493%. Mayor Garrison stated that this was a favorable bid and he was pleased.

City Attorney Bob Flournoy stated that the City now had for consideration a Resolution awarding the sale of the Bonds, that he had inspected the supporting documents, and would recommend that the bid and Resolution be approved with Cowan & Co. Et Al being the best bid.

Motion was made by Commissioner Jack Gorden and seconded by Commissioner Pat Foley that Resolution be approved awarding the sale and accepting the bid from Cowan & Co. A unanimous affirmative vote was recorded.

Mr. Wolf stated that this issue was different from coupon bonds because a Paying Agent must be named to keep the registry of owners and that he would recommend that First City National of Houston be named as the Paying Agent. Mr. Wolf further stated that the City of Lufkin will pay approximately \$500 more for registered bonds issued. Mr. Wolf further stated that a registry will be maintained at First City National in Houston that lists the owners of each bond.

In response to question by Commissioner Pat Foley, Mr. Wolf stated that the selection of the Paying Agent was done at his discretion and that all banks have similar charges. Mr. Wolf further stated that the First City National of Houston has a branch bank in Lufkin but if the Commission so desired the Paying Agent could be changed. Mr. Wolf stated that any bank that is chosen must be large enough to have the equipment to handle the registry of the bonds and must have a 72-hour turn-around for the sale of the bonds.

Motion was made by Louis Bronaugh and seconded by Commissioner Pat Foley that First City National of Houston be approved as the Paying Agent/Registrar. A unanimous affirmative vote was recorded with the Mayor recusing from vote because of a small investment in the holding company for First City National.

5. ORDINANCE - TABLED - ANNEXATION & PERMANENT ZONING - CAMELOT CIRCLE

Mayor Garrison stated that City Commission now had for consideration on Second Reading an Ordinance for annexation and permanent zoning requested by property owners of Camelot Circle covering property located south of Centralia Avenue and west of Largent Street to be zoned Residential Large.

In response to question by City Attorney Robert Flournoy, City Planner Nick Finan stated that the residents of Camelot Circle have not signed the petition for improvement at this time.

It was the consensus of opinion of the Commission that the consideration of Second Reading should be tabled until petitions could be signed.

6. ORDINANCE - APPROVED - SECOND READING - ZONE CHANGE - SIDNEY C. JOHNSON - RL TO RL, SU (HOME OCCUPATION)

Mayor Garrison stated that Zone Change Request by Sidney C. Johnson covering property located at 1604 Lila Street between Denman and Whippoorwill Streets from Residential Large to Residential Large, Special Use (Home Occupation) 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 Percy Simond that Ordinance be approved on Second and Final Reading

with a provision that the area used for chemical storage be marked accordingly. A unanimous affirmative vote was recorded.

7. ORDINANCE - APPROVED - SECOND READING - CURB & GUTTER PROJECTS - SCARBROUGH STREET - WASHINGTON AVENUE - GARNER AVENUE - PACKER AVENUE

Mayor Garrison stated that Ordinance approving Curb & Gutter projects on Scarbrough Street, Washington Avenue, Garner Avenue and Packer Avenue had been approved on First Reading at last meeting of this Commission.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Percy Simond that Ordinance be approved on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

8. FAMILY PRACTICE RESIDENCY CLINIC - SUPPORT GRANTED

Mayor Garrison stated that the City Commission had been contacted to consider financial support for the Family Practice Residency Clinic and that Dr. Royce Read and Dr. W. D. Thames were present at the meeting tonight in this regard.

Dr. Read stated that also present with him were Randy Blanks from DETCOG, Dr. W. D. Thames and Rev. Steve Bancroft all working on support for the Family Practice Residency Clinic. Dr. Read stated that Family Practice was designated as a specialty in 1970, and in 1978 if a physician wanted to specialize in Family Practice, he had to complete a three (3) year residency. Dr. Read stated that under the program there will be four (4) doctors graduating in 1986 studying for a Family Practice specialty with four (4) graduating two succeeding years making a total of 12 doctors in the residency program in three (3) years' time. Dr. Read stated that these twelve (12) residents would be serving the people of this area in both hospitals and at the Family Practice Clinic with 50% of their time being spent in continuing education. Dr. Read stated that the Family Practice Clinic will see people from all walks of life; patients who can afford to pay their bills, patients who can only afford to pay half of the bill and patients who cannot afford to pay at all. Dr. Read stated that no one would be turned away from the Clinic and that the funds being requested at this time were be needed for next year and must be obtained before the application can be filed. Dr. Read stated that Dr. W. D. Thames had submitted two (2) previous applications and the last application was rejected because the funding had not been secured. Dr. Read stated that the Residency Clinic would make Lufkin and Angelina County a major medical center which would attract needed specialties for this area. Dr. Read stated that doctors in this area now could do more advanced techniques but the facilities are not available in this area. Dr. Read stated that the program would improve the quality of medical care because the students would be "fresh" from medical school with up-to-date knowledge. Dr. Read stated that after the program has begun, he would expect to seek funds from the counties on the borders of Angelina County, many of which do not have doctors available. Dr. Read stated that other Family Practice Clinics in the state of Texas have been successful because of outstanding local support and once completed the Clinic would provide care for indigent patients that cannot be obtained at the present time. Dr. Read stated that 50 of the 70 physicians in the City of Lufkin have pledged support to the program as volunteer teachers which amounts to approximately \$250,000 committed on the part of the medical faculty.

In response to question by Commissioner Jack Gorden, Dr. Read stated that the Family Practice Clinic would be inspected each year to make sure it is providing the best care possible to the patients and to insure that the doctors are receiving as much time in training as

they are in seeing patients. Dr. Read further stated that if a teaching program is available in a City it attracts other doctors because they know that a certain criteria has been met for the area.

In response to question by Mayor Garrison, Dr. Read stated that the Family Residency Clinic would make the City of Lufkin more attractive as a site for the proposed VA Hospital and that the \$100,000 from the City would be needed in a year. Mayor Garrison stated that he was in favor of the Family Residency Clinic, but in view of legislation recently passed regarding indigent health care, wondered if it would not be better for the County to fund the program by levying a tax. Dr. Read stated that the County's commitment under Senate Bill 1 is to provide care for patients that earn less than \$2,500 per year but because the County was concerned about the citizens they had committed \$100,000 to the program. Dr. Read further stated that citizens of the City would receive more benefit from the program than the County residents. Mayor Garrison stated that the money should be committed to the Program even if it were necessary to levy a tax in next year's budget to provide the funds because of the large demand on the City's budget.

Dr. Thames stated that the City and the County will not be the only source of funding because the hospitals and the State of Texas will also provide money to the program. Dr. Thames further stated that the \$61,000 of the budget is allocated to the salary of the Program Director, who at the present time, does not receive a salary.

Commissioner Pat Foley stated that he was under the impression that if Angelina County spent up to 10% of their ad valorem taxes, approximately \$300,000, for indigent care, 80% would be taken over by the State and requested information on what would happen if the \$300,000 was not spent by the County. Dr. Thames stated that the practice would provide 20% of the funding once patients are established but the program cannot generate more than 33% because the inspectors would think that the teaching part of the residency was being deleted in favor of seeing on the patients. Dr. Thames stated that the "start-up money" is necessary to get the application approved between September, 1985, and January, 1986, and the application should be submitted for consideration in the near future. Dr. Thames stated that the program will be administered in association with the UT Medical School in Houston and that they would supply visiting professors to lecture for benefit of all doctors in the area in an effort to help with the training of the doctors in the program.

In response to question by Commissioner Pat Foley, Dr. Read stated that all forms of primary care would be provided; care within the hospital, nursing care in the nursing homes, physicals and immunizations would be conducted but abortions would not be performed.

In response to question by Commissioner Jack Gorden, Dr. Read stated that the budget would be considered each year and once the Program has begun the Foundation would hope to have a central tax base.

In response to question by Commissioner Lynn Malone, Dr. Read stated that the Clinic would be owned by the Angelina County Medical Education and Research Foundation and that the Memorial Hospital would contribute the land for the building of the Clinic and serve as the parent hospital. Dr. Read further stated that a budget committee within the Foundation will administer the funds and that City Manager Harvey Westerholm is presently on the Public Relations Committee of the Foundation.

In response to question by Commissioner Lynn Malone, City Manager Westerholm stated that the City of Lufkin contributes approximately \$30,000 per year to the County/Cities Health Unit.

Dr. Read stated that Dr. W. D. Thames will serve as the Program Director and would close his private practice to devote all his time to the Clinic.

In response to question by Commissioner Lynn Malone, Dr. Thames stated that all staff members will be parttime except for the Program Director and the Assistant Program Director until the third year of operation. Dr. Thames further stated that the fringes indicated in the budget was provide insurance, pay FICA tax, provide vacations, sick leave, retirement and Social Security payments for the employees.

In response to question by Commissioner Pat Foley, Dr. Read stated that where the Family Practice Clinic has been successful, it was found to be the most economical and structured program available. Dr. Read further stated that the Clinic will be a model doctor's office and the people seeking help will be carefully screened to determine if they can afford to pay for care received. Dr. Read further stated that the Foundation's Board would be responsible for collection of the fees, and that the Clinic would be housed in Dr. Thames' office until the new facility could be constructed.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Pat Foley that the City of Lufkin contribute the \$100,000 as requested by the Foundation with a recommendation to them that they consider appointing a senior elected official of the City to the Board. A unanimous affirmative vote was recorded.

Commissioner Pat Foley stated that he supported indigent health care programs but he was concerned about the program being funded through the County and City and the amount of trainees that would be involved in the program. Dr. Read stated that for the first year the residents can only see from 8 to 10 patients in a half-day period, and the County must contribute the maximum amount to qualify for State funds. Commissioner Pat Foley stated that he would prefer to see a member of the City Commission on the Board and he would like to have a signed contract. Commissioner Foley further stated that he had worked with the representatives of the VA Hospital and did not believe that the location would be contingent on the facilities available but how much "clout" the Congressman from the area has.

9. ZONE CHANGE - APPROVED - DONNA BASHAM - FIRST READING - RL TO RL, SU (PROFESSIONAL OFFICES)

Mayor Garrison stated that Zone Change Request by Donna Basham covering property located at 102 W. Kerr Avenue between South First and South Raguet from Residential Large to Residential Large, Special Use (Professional Offices) had been recommended to City Commission for approval. There was no opposition present.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that Ordinance be approved on First Reading with the recommendation by the Planning & Zoning Commission that the hedges or fence be maintained to block the view of residential property. A unanimous affirmative vote was recorded.

10. PUBLIC HEARING DATE ESTABLISHED - ANNEXATION & PERMANENT ZONING REQUEST - SABINE INVESTMENTS - PUD

Mayor Garrison stated that the Annexation and Permanent Zoning Request by Sabine Investments covering property located east of the City Limits at Champions Drive west of FM 58 and south of Brentwood Dr. had been recommended to City Commission for consideration and that City Commission now should set the date for the Public Hearing.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Jack Gorden that the Public Hearing Date be established for August 6,

1985, meeting of this Commission. A unanimous affirmative vote was recorded.

11. REDUCTION OF INSURANCE LIMITS - TAXICABS - TABLED - S. M. LANGFORD D/B/A LUFKIN CAB COMPANY

Mayor Garrison stated that a request had been received from Smitty Langford d/b/a Lufkin Cab Company to reduce the limits of the liability insurance required by the City of Lufkin.

Mr. Langford stated that he would like to have the limits reduced to the State requirements of \$15/\$30/\$15 but the City requires \$50/\$100/\$300. Mr. Langford stated that the cost is prohibitive to the Taxi Cab Company and if the limits were reduced the premium would be reduced to \$5,000. Mr. Langford stated that presently his insurance costs \$7,792 for insuring four (4) taxicabs.

City Attorney Bob Flournoy stated that the City had authorized the Lufkin Cab Company to transport citizens around the City as a franchise and the amount of insurance required by the City is not excessive in this day and time. City Attorney Flournoy further stated that he would be concerned about lowering the amount of coverage to the State minimum, however, the property damage insurance required by the City is only \$25,000, but the personal injury insurance should remain high.

In response to question by the Commission, Mr. Langford stated that the Company had experienced only minor accidents. Mayor Garrison stated that it might be well for the City Commission to consider the request further to determine what the limits of the insurance should be.

In response to question by Commissioner Louis Bronaugh, Mayor Garrison stated that he did not believe the City would have any liability if a major accident did occur. Commissioner Pat Foley stated that he would suggest that other cities be contacted in regard to insurance required on Taxis and that the item be tabled until the next meeting of this Commission.

It was a consensus of opinion of the City Commission that the request for reduction in required insurance rates be tabled until next meeting of this Commission.

12. BIDS - APPROVED - CONSTRUCTION OF MODIFICATIONS - SEWER TREATMENT PLANT

Mayor Garrison stated that bids had been received on June 20, 1985, for construction of modifications to the sewer plant, and that the low bid of Basic Construction in the amount of \$5,198,000 exceeds the estimated amount and requested City Manager Westerholm provide staff recommendations.

City Manager Westerholm stated that adjusting of the plans for the sewer treatment plant would be necessary to bring the bid within the amount of money available. City Manager Westerholm stated that Everett Griffith & Associates anticipated that they could come within the amount of money available by changes in the required modifications.

Mayor Garrison stated that the low bid is \$1,000,000 over the amount anticipated and 20% over what was recently estimated that the construction would cost. Mayor Garrison stated that he could not imagine the difference in the estimate made by the engineers in that length of time. Mayor Garrison stated that the amount of the Bond issue had been established on engineer's judgment of the cost and he

did not understand how that much money could be removed from the modifications and the project remain unchanged.

City Manager Westerholm stated that an account of \$500,000 had been established to provide for contingencies in the construction. Jimmy Griffith stated that the contingency amount should be reduced at this time because it is no longer needed and was established because of variations in bids. Jimmy Griffith further stated that the bids were much higher than expected and he was distressed because the low bid was \$640,000 over the original budget. Jimmy Griffith further stated that the contractors were afraid of the dirt work at the site, and there has been a tremendous amount of work bid over the last month and many contractors had trouble submitting a bid for this date.

City Manager Westerholm stated that an asphalt street could be constructed to the plant instead of concrete and the chlorine contact basin could be eliminated.

Mayor Garrison stated that if \$800,000 could be eliminated from the bid, apparently that much more had been included in the original bid. Jimmy Griffith stated that the maintenance building could be modified at the site and some items that were bid on the project could be reduced if the bidders could have talked with the City about slight modifications that would reduce the cost but provide the same quality. Jimmy Griffith further stated that concrete prices have doubled in this area recently which added to the bid price.

Commissioner Jack Gorden stated that the State had indicated they would allow the proposed changes, but he would not be willing to sign the Contract until the contractor had agreed to the reductions. Mayor Garrison stated that he would like to have detailed information on the changes that were being recommended.

Jimmy Griffith stated that the Grant amount would be reduced if the basin were deleted beforehand.

In response to question by Mayor Garrison, Jimmy Griffith stated that if all bids were rejected and new bids taken, the amounts would be higher because time would be lost and the bidder approved at this time would have a chance to get the dirt work completed before winter begins. Mayor Garrison stated that he was concerned about rushing into plan changes and possibly overlooking important items.

In response to question by Commissioner Louis Bronaugh, Jimmy Griffith stated that the EPA has been working closely with the State on the chlorine contact basin and he believed they would be willing to remove same from the Contract. Also, an increase of \$97,000 in Federal Funds would be requested.

Mayor Garrison stated that the consultant hired to offer a second opinion on the sewer plant modifications had suggested that \$800,000 be removed from the project and, now, another \$800,000 is suggested for removal.

City Manager Westerholm stated that the Project must begin by October 1, 1985, and be finished by December, 1986, according to the enforcement order from the State.

Jimmy Griffith stated that he could get the information on proposed changes to the City Commission by next meeting, and while the State has no problems with the proposed changes, an official statement could not be made until the contract for construction is awarded.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that low bidder be approved contingent on charges being approved by the State of Texas and the EPA, and agreement by the Con-

tractor to reduce the price within the amount allowed for the project. A unanimous affirmative vote was recorded.

In response to question by Commissioner Percy Simond, Mayor Garrison stated that a man had been hired to oversee the construction of the previous plant to look after the City's interest on the site. Commissioner Simond stated that he felt it would be a good idea to hire an overseer for this project also. Mayor Garrison stated that this item should be considered when the Contract is approved with a statement added that the City of Lufkin reserves the right to have an inspector on the job.

13a. BID - APPROVED - CONSTRUCTION OF MAINTENANCE SHOP - CHANCE & ASSOCIATES

Mayor Garrison stated that bids had been received for construction of a maintenance shop to be located at Windsor Drive and Hill St. and requested that City Manager Westerholm provide staff recommendations.

City Manager Westerholm stated the low bidder was Chance Associates, Inc. of Lufkin, in the amount of \$78,970 without the overhead doors.

Public Works Director Ron Wesch stated that he would like to re-bid the doors separate because those included in the bid by Chance & Associates were cheaper in construction than anticipated.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Jack Gorden that Chance & Associates bid in the amount of \$78,970 be approved as the lowest and best bid. A unanimous affirmative vote was recorded.

13b. BID - APPROVED - REPLACEMENT TABLE TOPS - CIVIC CENTER - SAM'S CABINET SHOP

Mayor Garrison stated that bids had been received for construction of new table tops for the Lufkin Civic Center and requested that City Manager Westerholm provide staff recommendations.

City Manager Westerholm stated that a bid of \$5,805 was the low bid from Sam's Cabinet Shop to replace 50 table tops for the Lufkin Civic Center.

In response to question by Commissioner Lynn Malone, Public Works Director Ron Wesch stated that the same type of table top would be installed on the existing tables. Commissioner Louis Bronaugh stated that he had checked with the Civic Center Director and found that even though the new table tops would be hollow construction the support would be installed where the holes have been previously caused by stacking on projections of the table below to prevent holes in the new table tops.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Pat Foley that bid of Sam's Cabinet Shop in the amount \$5,805 be accepted as the lowest and best bid. A unanimous affirmative vote was recorded.

14. INVOICE - AUTHORIZED FOR PAYMENT - EVERETT GRIFFITH & ASSOCIATES ENGINEERING SERVICES

Mayor Garrison stated that an invoice had been received from Everett Griffith & Associates covering expenses related to Step 3 of the Sewer Plant Project in the amount of \$19,024.18.

Motion was made by Commissioner Pat Foley and seconded by Commissioner

Don Boyd that invoice in the amount of \$19,024.18 be approved as payment for engineering work. A unanimous affirmative vote was recorded.

15. EASEMENT - REMOVED - MILTON MOTEL PROPERTY

Mayor Garrison stated a request had been received from the owners of the Milton Motel to have 1926 sewer easement removed from their property.

City Manager Harvey Westerholm stated that the 1926 sewer easement had no description other than it could cross the property and the City now has a designated easement for a sewer line. City Manager Westerholm stated that he recommended the former easement be abandoned, so the owners can sell a portion of their property. City Attorney Bob Flournoy stated that his office would execute the release of the 1926 easement upon approval by City Commission.

Motion was made by Commissioner Louis Bronaugh and seconded by Commissioner Don Boyd that 1926 sewer easement on the Milton Motel Property be released. A unanimous affirmative vote was recorded.

16. CONTRACT - TABLED - BUCHER, WILLIS & RATCLIFF - COMPREHENSIVE PLAN

Mayor Garrison stated that a contract had been negotiated with Bucher, Willis & Ratcliff to conduct the Comprehensive Master Plan and was now submitted for approval by the City Commission.

Commissioner Percy Simond stated that in his review of the Contract it appeared that the fee of \$64,270 could be increased to \$100,000 because attendance at meetings not specified in the Contract would be billed to the City on an hourly basis.

Mayor Garrison stated that the additional services from the company would have to be requested by the City Commission in writing and the Contract would be for a specific price unless the firm were requested to do something extra. Mayor Garrison requested that City Attorney Bob Flournoy make a decision on whether this would be a firm Contract. City Attorney Flournoy stated that if the City Commission requests that the firm do anything other than what is spelled out in the Contract it would be billed on an hourly rate and if the City Commission wanted a firm Contract in greater detail, another Contract could be prepared. Mayor Garrison stated that the Contract may be approved with a provision that it be made absolutely specific. Commissioner Pat Foley stated that he was concerned that the Contract did not go into enough detail on the industrial use and he would suggest that additional items be added to this section of the Contract.

In response to question by Commissioner Lynn Malone, City Planner Vick Finan stated that different types of attention would be devoted to each area of the City in regard to flooding and one area might require construction of culverts, etc. while another area would be considered for a decrease in the run-off.

City Manager Harvey Westerholm stated that the work on the flooding and drainage problems of the City would be limited by the amount of money available and the Comprehensive Plan will not answer all the flooding problems of the City.

Commissioner Pat Foley stated that Plans for a capital improvement program should be developed for a 5, 10 and 15 year plan. Commissioner Jack Gorden stated that before the 15 years lapsed a new study would be conducted.

Mayor Garrison stated that from the discussion it appeared that

several Commissioners had some specific questions in regard to the Contract and requested that concerns be listed for consideration.

Commissioner Jack Gorden stated that under Task 1.2A: Economics, the "C" section, he would like to see how the cost would be increased if a recommendation were made on a specific piece of property regarding what the City should elect for development of the property, if suggestions should be made as to enhancements that the City could make to commercial property to make it more attractive or useable to industries, where the roads should be constructed, etc. Commissioner Gorden stated that he would also like to have information on what the cost would be to include the list of suggestions submitted by Commissioner Foley.

Commissioner Pat Foley stated that the capital improvement programs should be listed in 5, 10 and 15 year increments.

Commissioner Percy Simond stated that he had a problem with the hourly rates included in the Contract.

Mayor Garrison suggested that if a question presented itself to the Commissioners after the meeting, they could call City Manager Westerholm tomorrow and discuss same before next meeting of the City Commission.

Commissioner Louis Bronaugh stated that he would like to have an estimate of the cost for addition of the suggestions before a decision was made.

It was a concensus of opinion by the City Commission that the item should be tabled until next meeting of this Commission.

17. AMENDMENT TO BUDGET - TABLED - INSURANCE COST INCREASE

Mayor Garrison stated that insurance costs during the last year have "skyrocketed" and the amount budgeted for the renewal coverage was under estimated. Mayor Garrison asked that City Manager Westerholm provide staff recommendations.

City Manager Westerholm stated that the liability insurance has increased the greatest amount and that the City does not carry collision and comprehensive insurance on vehicles other than Police Department, Fire Department and new staff cars. City Manager Westerholm stated that some reasons for the increase in the insurance cost are; high losses, increased claims, interest rates being lowered. City Manager Westerholm stated that the insurance was due in April and that funds were available in unallocated funds to pay the premiums because of increased revenue during this budget.

Commissioner Louis Bronaugh stated that he would like to have information on the amount of premiums for comprehensive and collision coverage. Mayor Garrison stated that he would like to know how much had been collected from insurance companies for auto/physical damage.

After much discussion, it was the concensus of opinion of the Commission that this item should be tabled until next meeting to allow more information to be obtained.

18. JULY 4TH FIREWORKS - METHODIST YOUTH - RAMADA INN - PURCHASE OF PROPERTY - RON ERWIN, INTERN, INTRODUCED

Commissioner Louis Bronaugh stated that the fireworks at the 4th of July celebration at Ellen Trout Park were very impressive this year and he hoped that many Commissioners were able to view them.

Commissioner Lynn Malone stated that the young people that received the Proclamation from Mayor Garrison had done work in his neighborhood for elderly people and had provided a great service to the neighborhood.

Commissioner Jack Gorden requested information on the changing of the Ramada Inn's name and requested information on whether their account with the City was current.

City Manager Westerholm stated that the plans for the new City Hall should be ready by August 20 with bids being ready for submitting on September 1st and a construction contract could be awarded by October 1st.

City Manager Westerholm stated that the property next to City Hall had been purchased and the City would take possession of the property Friday, July 12th, at which time advertisement would be made for bids to remove the house and clear the property.

City Manager Westerholm introduced Ron Erwin, summer intern from SFA in the Public Works Department.

13. There being no further business for consideration, meeting adjourned at 10:20 P.M.



ATTEST:

Ann Griffin
Ann Griffin - City Secretary

Pitser H. Garrison
Pitser H. Garrison - Mayor