

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN,
TEXAS, HELD ON THE 17TH DAY OF AUGUST, 1971, AT 7:30 P. M.

On the 17th day of August, 1971, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the regular meeting place of said City, with the following members thereof, to-wit:

Pitser H. Garrison	Mayor
Roy L. Leamon, M.D.	Commissioner, Ward No. 1
J. T. Hopson	Commissioner, Ward No. 2
Edgar C. Wareing	Commissioner, Ward No. 4
W. O. Ricks, Jr.	Commissioner at Large, Place A
B. E. Atkinson, Jr., M.D.	Commissioner at Large, Place B
Harvey Westerholm	City Manager
Robert L. Flournoy	City Attorney
Lynn Durham	City Secretary

being present, and

Kenneth R. Crain	Commissioner, Ward No. 3
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being absent, constituting a quorum, when the following business was transacted:

1. Meeting opened with prayer by Rev. J. A. Russell, Pastor of Calvary Baptist Church, Lufkin, Texas. Mayor Garrison thanked Rev. Russell for his participation.
2. Mayor Garrison welcomed a number of visitors who were present in connection with items on the agenda or as observers.
- 2a. Presentation of Resolution Plaques - Harold E. Kaemmerling & Carl Lively

Mayor Garrison presented official resolution plaques, properly executed on the part of the City, to Harold E. Kaemmerling and Carl D. Lively, for their participation as members of the City Planning and Zoning Commission, whose terms expired June 30, 1971. Mayor Garrison stated that Mr. Lively had served 11 years and 1 month and Mr. Kaemmerling, 10 years and 2 months as members of this Commission, and had greatly contributed to the progress of the City during these years; and, on behalf of the City Commission, expressed deep appreciation and gratitude for their service.

3. Approval of Minutes

Comm. B. E. Atkinson, Jr., M.D., made motion that minutes of regular meeting of August 10, 1971, be approved. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

4. Zone Change Application - Joe Frank Leediker from C Dist. to C Dist. and Special Use (Art. XV, Items 16 & 19, Private Clubs and Dance Halls in Zoning Ordinance), covering Property located North of St. Louis SW Railroad near its intersection with Timberland Drive.

City Attorney Flournoy read caption of Ordinance for second reading covering the above zone change. Mayor Garrison inquired if any persons present in connection with the above zone change. Mr. R. T. Ewell, Jr., of Ewell Equipment Co., and Mr. & Mrs. Elraye Rogers, who own adjoining property, were present and stated they would like to express opposition to the zone change. Mrs. Rogers also indicated that she was representing her sister, Mrs. Lola Wood Ward. Mr. John Hannah and Mr. Joe Frank Leediker, applicant, were present to speak in behalf of the zone change. Mayor Garrison called on those in opposition to the zone change for their reasons. Mr. R. T. Ewell, Jr., spoke briefly and stated the idea of a private club and dance hall at this location was undesirable and would diminish the value of his property. Mrs. Elraye Rogers stated she was speaking for her husband as well as her sister, Mr. Lola Wood Ward, and stated that passage of this zone change would no doubt lower the value of their property; also, there was not sufficient parking for patrons of the proposed private club and dance hall. Comm. W. O. Ricks, Jr., inquired as to the entrance to this area and Mr. Ewell stated there was a small entrance across the railroad track which was being used and discussion brought out that there was no dedicated street in the area. John Hannah, acting as spokesman for Mr. Leediker, stated that the premises would be greatly improved and that there would be sufficient parking and the area was larger than parking area for the private club across Timberland Dr. He stated that private clubs had to operate under strict state laws and would be observed closely at all times by state officials. Mr. Hannah also stated that Mr. Leediker would see that the club and dance hall was properly operated. Mr. Hannah further stated that the building on the property would be re-modeled and made

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into a very desirable place for such business. Mr. Leediker advised that he would not personally operate the place, but would lease it out. Mayor Garrison inquired if it was his intention to have both a private club and dance hall if zone change was approved and Mr. Leediker stated that was his intention. Hayne Stokes, Public Works Director, stated there was sufficient parking space in the area as called for by the Zoning Ordinance. Comm. E. C. Wareing made motion that action be postponed on second reading of this Ordinance until next meeting, so that the City Commission members could look the property over and Public Works Director and City Attorney were instructed to determine status of the street in the area as to dedication, etc. Comm. B. E. Atkinson, Jr., M.D., seconded the motion and a unanimous affirmative vote was recorded.

5. Zone Change Application - Mrs. Hattie Norton from R-1 District to LB District on property located 300 feet South of U. S. Highway 69 (Denman Avenue) near its intersection with Loop 287.

City Attorney Flournoy read caption of Ordinance for second reading covering the above zone change. Mayor Garrison inquired if any persons present to object to zone change and there were none. Comm. J. T. Hopson made motion that Ordinance be passed on second reading. Motion seconded by Comm. B. E. Atkinson, Jr., M.D., and a unanimous affirmative vote was recorded.

6. Amendment to Zoning Ordinance - Amusements

City Attorney Flournoy read caption of Ordinance for second reading covering amendment to Article XV, Section 8 of Zoning Ordinance #1146, to allow temporary commercial amusement enterprises initiated and sponsored by and held under the direction of local non-profit clubs and organizations, be permitted on property owned by the City of Lufkin, at the discretion of and under rules promulgated by the City Planning and Zoning Commission without the necessity of a zone change; this covering enterprises such as circuses, carnivals, rodeos, pony rides, etc. Comm. B. E. Atkinson, Jr., M.D., made motion that Ordinance be passed on second reading. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

7. Vumore TV Cable Operations - Report by Merl Saxon

City Manager Westerholm stated had received letter from Mr. Merl Saxon that he would be unable to be in attendance at this meeting to discuss his report on Vumore Operations due to an assignment in Oklahoma. It was the decision of the City Commission that no action be taken on the report until Mr. Saxon was able to be in attendance at the meeting.

8. Permanent Zoning of Newly Annexed Area Between Atkinson Drive, (State Highway 103 East) and U. S. Highway 59 North.

Mayor Garrison instructed City Attorney Flournoy to read Ordinance covering permanent zoning of area listed above, which had been previously advertised for hearing at this meeting and had been recommended by the City Planning and Zoning Commission. Comm. E. C. Wareing called attention to his previous request for policy to be recommended by the City Planning and Zoning Commission on accesses to Loop 287, and stated in his opinion, had been constructed to move rather than generate additional traffic. City Manager Westerholm called attention to the fact that the State Highway Department and City had standards covering accesses. However, Comm. E. C. Wareing stated that better control should be had on such accesses. Mr. W. B. Yancy, who owns a number of acres of property in the area, desired consideration be given to zoning his property Commercial and he was questioned in some detail by the City Commission members. Comm. E. C. Wareing made motion that Ordinance be passed on first reading with the stipulation that Mr. Yancy could apply for zone change on his property, at no cost, up to 90 days after definite action has been taken either for or against accesses to the Loop by the City Planning and Zoning Commission. Motion seconded by Comm. B. E. Atkinson, Jr., M.D., and a unanimous affirmative vote was recorded.

9. Proposed Annexation - J. B. Grider & Others

City Manager Westerholm presented plat covering probable annexation of properties by the City which had been considered by the City Planning and Zoning Commission on several occasions. City Manager Westerholm suggested that City Commission consider these probable annexations in one group to expedite their handling. These proposed annexations, as shown on plat, were as follows:

- (1) Brookhollow #4 Addition by R. H. Duncan
- (2) Joyce Lane & Other Area off U. S. Highway 69 East
- (3) Trailwood Village Sub-Division West of Loop 287
- (4) Property of J. B. Grider on U. S. Highway 59 South
- (5) A. B. Youngblood Property - Scenic Acres Mobile Home Park

City Manager Westerholm gave details in recommendations of the City Planning and Zoning Commission on the above properties for probable annexation. Comm. E. C. Wareing made motion that City Attorney Flournoy be instructed to prepare five separate Ordinances covering probable annexation of the above area, which could be considered separately and on their merits by the City Commission, after proper hearing, etc., had been conducted thereon. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

10. Stop Signs - Loop 287 and FM 58

City Manager Westerholm stated that State Highway Department would like to install a 4-way stop sign at the intersection of Loop 287 and FM 58 during the present construction period. Comm. W. O. Ricks, Jr., made motion that authority be given for the installation of this 4-way stop sign as requested. Comm. J. T. Hopson seconded the motion and a unanimous affirmative vote was recorded.

11. 1971-72 Proposed Budget

Mayor Garrison stated the scheduled study of proposed budget for 5:00 P.M. today was cancelled due to inability of sufficient City Commissioners to be in attendance. Discussion brought out that a dinner meeting will be scheduled for discussion of the Budget prior to next regular meeting, and by that time, the provisions of the President's message on salary increase, prices, etc., would probably be clarified. Mayor Garrison suggested that if any of the City Commission members had any questions in the meantime regarding the proposed Budget, to contact City Manager Westerholm.

12. Proposed Sewer Plant Site

Mayor Garrison stated that some conclusion should be reached by the City Commission on whether to utilize the option of securing the Basham property as the site for the City's proposed new sewer plant, this option expiring on September 6. Comm. B. E. Atkinson, Jr., M.D., made motion that the City proceed with the purchase of the Basham property as site for the proposed new sewer plant. Motion seconded by Comm. Roy L. Leamon, M.D., and a unanimous affirmative vote was recorded.

13. Type of Proposed New Sewer Plant

Mayor Garrison stated that definite decision should be made by the City Commission as to the exact type of sewer plant to be constructed. Discussion developed that a majority of City Commission members were in favor of the activated sludge type sewage treatment plant, which was of a highly technical and refined nature. Mayor Garrison, however, suggested that consideration might be given to a sewer plant similar to the type now in operation in the City of Nacogdoches, which was constructed at considerably less cost than an activated sludge type plant proposed by the City of Lufkin. Mayor Garrison stated that the time was approaching when the City would probably have to consider its future water supply from Sam Rayburn Reservoir, which would tax the City's

bonding capacity to the limit. Comm. W. O. Ricks, Jr., stated that consideration might be given at that time of using a portion of the City Sales Tax money to defray bonding expense for supplying water from Sam Rayburn Reservoir. Mayor Garrison stated that he had the utmost confidence in the decision made by the Nacogdoches City Commission in approving the installation of their present type sewer plant at a much less cost than an activated sludge type. City Attorney Flournoy recommended action be taken as soon as possible by the City Commission on the type of plant to be constructed in order that the Federal Government could take the necessary action on grants, etc. Comm. E. C. Wareing suggested that the City probably should get some additional data from Henningson, Durham & Richardson, Inc., our Consulting Engineers, on volume, solids, and BODs, and showing cost of activated sludge type of plant against other types, including plant now in operation in the City of Nacogdoches. Mayor Garrison stated that he was in the minority and probably action should be taken immediately on selection of type of plant regardless of his feeling in the matter. Comm. W. O. Ricks, Jr., made motion that the City of Lufkin proceed with plans for the installation of an activated sludge type sewer plant. Motion seconded by Comm. B. E. Atkinson, Jr., M.D., and the following vote was recorded:

Voting Aye: Comms. B. E. Atkinson, Jr., M.D., W. O. Ricks, Jr.,
E. C. Wareing, Roy L. Leamon, M.D., and J. T. Hopson

Voting Nay: Mayor Pitser H. Garrison

Mayor Garrison stated motion carried by majority vote of 5 to 1 and stated he voted negative since he was not convinced that the City was making the most economical move.

14. Widening of North Raguet Street

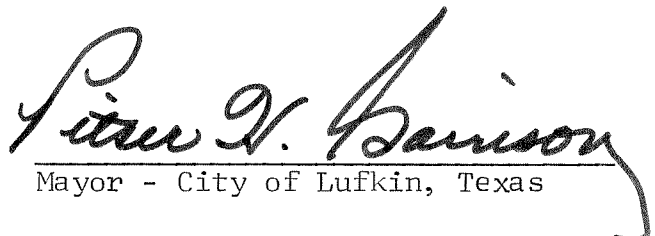
Comm. B. E. Atkinson, Jr., M.D., advised that during the recent absence of Mayor Garrison, had signed plat covering widening and paving of North Raguet Street by the State Highway Department from Abney to Frank, which had already been approved.

15. Police Patrol Cars

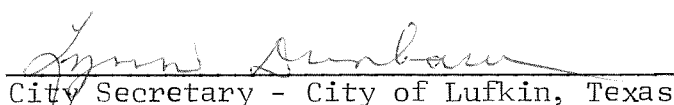
Comm. W. O. Ricks, Jr., requested City Manager Westerholm to check into the possibility of replacing our present five police patrol cars every six months at a cost of \$1,000.00 for each car with no upkeep expense by the City. He stated that he understood that Chrysler Corp. had a plan of this nature and thought that if such was the case, it would be worthwhile for the City to look into the adoption of such a plan. He stated the Budget had \$10, 650.00 for upkeep of patrol cars, and if proposed plan was feasible, it would seem to be more economical for the City to operate the patrol cars. City Manager Westerholm will check into and advise at later meeting.

16. Adjournment

There being no further business for consideration, meeting was adjourned at 9:00 P. M.


Mayor - City of Lufkin, Texas

ATTEST:


City Secretary - City of Lufkin, Texas

Premium Gasoline	Regular Gasoline	#2 Diesel Fuel	Series 3 Engine Oil	Automotive Engine Oil	Transmission and Differential Oil	Multi-Purpose Grease	
Gulf Oil	0.2017/gallon	0.1817/gallon	.1281/gallon	.73/gallon	.59/gallon in 55 gallon drums .88/gallon in quart cans	1.13/gallon in 120 pound drums 1.27/gallon in 5 gallon pail	.19/pound in 120 pound drums .21/pound in 3 pound pail
Polk Oil Co. (Skelly)	0.1925/gallon	0.1775/gallon	.1090/gallon	.75/gallon	.58/gallon in 55 gallon drum .68/gallon in quart cans	.17/pound in 120 pound drums .20/pound in 35 pound pail	.17/pound in 120 pound drums .21/pound in 3 pound pail
Winston Oil (Mobil) Co.	0.2315/gallon	0.2015/gallon	.1295/gallon	.80/gallon	1.01/gallon in 55 gallon drums 1.02/gallon in quart cans	.1850/pound in 120 pound drums .2050/pound in 35 pound pail	.2425/pound in 120 pound drums .2625/pound in 35 pound pail
Texaco, Inc.	0.211/gallon	0.191/gallon	.139/gallon	.954/gallon	.792/gallon in 55 gallon drums .936/gallon in quart cans	.1671/pound in 120 pound drums .182/pound in 35 pound pail	.231/pound in 120 pound drums .256/pound in 35 pound pail
Hughes Oil Co. (Phillips 66)	0.2052/gallon	0.1865/gallon	.12/gallon	1.16/gallon	1.03/gallon in 55 gallon drums 1.22/gallon in quart cans	.176/pound in 120 pound drums .209/pound in 35 pound pail	.247/pound in 120 pound drums .289/pound in 35 pound pail

Tests opened on Gasoline & Oil Requirements September 2, 1971, at 2:00 P. M.

L-72

Records opened on Gasoline & Oil Requirements September 2, 1971, at 2:00 P. M. L-72