

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE
CITY OF LUFKIN, TEXAS, HELD ON MAY 4, 1965, AT 7:30 P.M.

On the 4th day of May, 1965, 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:

Jim Waters	Mayor
William F. Prince	Commissioner, Ward No. 1
Dayle V. Smith	Commissioner, Ward No. 2
Byron McNeil	Commissioner, Ward No. 3
H. E. Rowin	Commissioner, Ward No. 4
Granville Wright	City Manager
Lynn Durham	City Secretary
David Walker	City Attorney

being present, constituting a quorum, when the following business was transacted.

1. Meeting opened with prayer by Mr. Paul Green, Minister of Education, First Baptist Church, Lufkin, Texas. Mayor thanked Mr. Green for his participation and invited him to remain for the entire meeting or feel free to leave when he desired.
2. Minutes of regular meeting of April 20, 1965, and special meeting of April 22, 1965, were read and approved.
3. Mayor inquired if those present had submitted their bids on \$800,000.00 Water & Sewer Revenue Bonds and \$1,705,000.00 General Obligation Bonds in line with the official notice of sale dated April 15, 1965. No further bids were received and Mayor proceeded to open the following bids which were read by Mr. Robert G. Day, Financial Advisor:

WATERWORKS AND SEWER SYSTEM REVENUE BONDS

Bidder

Merril, Lynch, Pierce	11-1-70 thru 11-1-77	4½%
Rotan Moseley	11-1-78 thru 11-1-84	3.50%
Russ & Co.	11-1-85 thru 11-1-90	3.60%
First Southwest Co.	11-1-91 thru 11-1-93	3.70%
	Gross Int. Cost	714,692.50
	Less Premium	539.00
	Net Int. Cost	714,153.50
	Effective Int. Rate	3.6783%
Almon, McKinney & Dudley Inc.	11-1-70 thru 11-1-76	4½%
Rauscher, Pierce & Co.	11-1-77 thru 11-1-85	3½%
	11-1-86 thru 11-1-89	3.55%
	11-1-90 thru 11-1-93	3.65%
	Gross Int. Cost	707,437.50
	Less Premium	80.00
	Net Int. Cost	707,357.50
	Effective Int. Rate	3.64335%
Rowles, Winston & Co., Inc.	11-1-70 thru 11-1-79	4½%
Dittmar & Company, Inc.	11-1-80 thru 11-1-86	3½%
McClung & Knickerbocker, Inc.	11-1-87 thru 11-1-89	3.60%
	11-1-90 thru 11-1-93	3.70%
	Gross Int. Cost	719,687.50
	Less Premium	-0-
	Net Int. Cost	719,687.50
	Effective Int. Rate	3.70686%
E. F. Hutton & Co., Inc.	11-1-70 thru 11-1-80	4½%
Glore-Forgan, Inc.	11-1-81 thru 11-1-85	3½%
Francis I. DuPont	11-1-86 thru 11-1-89	3.60%
	11-1-90 thru 11-1-93	3.3¼%

	Gross Int. Cost	729,321.25
	Less Premium	-0-
	Net Int. Cost	729,321.25
	Effective Int. Rate	3.75648%
Dallas Union Securities Co. Inc.	11-1-70 thru 11-1-81	4½%
Dallas Rupe & Son, Inc.	11-1-82 thru 11-1-89	3.625%
Moroney Biesiner	11-1-90 thru 11-1-91	3.65%
	11-1-92 thru 11-1-93	3.70%
	Gross Int. Cost	722,364.38
	Less Premium	-0-
	Net Int. Cost	722,364.38
	Effective Int. Rate	3.7206%
Underwood, Neuhaus & Co., Inc.	11-1-70 thru 11-1-78	4½%
Columbian Securities Corp. of Tex.	11-1-79 thru 11-1-89	3.60%
Eppler, Guerin & Turner	11-1-90 thru 11-1-93	3.65%
Webber, Hall, Cobb & Caudle	Gross Int. Cost	712,511.25
	Less Premium	-0-
	Net Int. Cost	712,511.25
	Effective Int. Rate	3.6699%
John Nuveen & Co.	11-1-70 thru 11-1-82	4%
Shearson, Hammill & Co. Inc.	11-1-83 thru 11-1-86	3½%
	11-1-87 thru 11-1-93	3 5/8%
	Gross Int. Cost	707,900.00
	Less Premium	-0-
	Net Int. Cost	707,900.00
	Effective Int. Rate	3.6461%
Eddleman, Pollok & Fosdick, Inc.	11-1-70 thru 11-1-83	4 1/8%
Fridley & Frederking	11-1-84 thru 11-1-85	4 1/2%
Funk, Hobbs & Hart, Inc.	11-1-86 thru 11-1-89	3.60%
	11-1-90 thru 11-1-93	3.65%
	Gross Int. Cost	714,766.88
	Less Premium	-0-
	Net Int. Cost	714,766.88
	Effective Int. Rate	3.681518%

GENERAL OBLIGATION BONDS

Bidder

Merril, Lynch, Pierce	5-1-70 thru 5-1-76	4½%
Rotan Moseley	5-1-77 thru 5-1-80	3 3/4%
Russ & Co.	5-1-81 thru 5-1-84	3.40%
First Southwest & Co.	5-1-85 thru 5-1-90	3.50%
	Gross Int. Cost	1,116,392.50
	Less Premium	-0-
	Net Int. Cost	1,116,392.50
	Effective Int. Rate	3.5418%
Rowles, Winston & Co. Inc.	5-1-70 thru 5-1-76	4½%
& Assoc.	5-1-77 thru 5-1-84	3.40%
	5-1-85 thru 5-1-86	3½%
	5-1-87 thru 5-1-90	3.60%
	Gross Int. Cost	1,112,995.00
	Less Premium	-0-
	Net Int. Cost	1,112,995.00
	Effective Int. Rate	3.53107%
First National Bank Dallas	5-1-70 thru 5-1-77	4½%
Texas Bank & Trust Company	5-1-78 thru 5-1-82	3.40%
Francis I. Dupont & Co., Inc.	5-1-83 thru 5-1-85	3½%
	5-1-86 thru 5-1-90	3 5/8%
	Gross Int. Cost	1,132,376.25
	Less Premium	43.50
	Net Int. Cost	1,132,376.25
	Effective Int. Rate	3.592426%

Almon, McKinney & Dudley, Inc.	5-1-70 thru 5-1-76	4½%
Republic National Bank	5-1-77 thru -----	3 7/8%
Rauscher, Pierce & Co., Inc.	5-1-78 thru 5-1-86	3½%
	5-1-87 thru 5-1-90	3.60%
	Gross Int. Cost	1,128,540.00
	Less Premium	189.50
	Net Int. Cost	1,128,350.50
	Effective Int. Rate	3.57979%
Underwood Neuhaus & Co., Inc.	5-1-70 thru 5-1-76	4½%
First National Bank of Ft. Worth	5-1-77 thru -----	4 1/4%
Columbian Securities Corp. of Tex.	5-1-78 thru 5-1-86	3.40%
Eppler, Guerin & Turner	5-1-87 thru 5-1-90	3½%
Moroney, Beissner & Co.	Gross Int. Cost	1,101,530.00
Weber, Hall, Cobb & Caudle	Less Premium	-0-
	Net Int. Cost	1,101,530.00
	Effective Int. Rate	3.4947%
John Nuveen & Co.	5-1-70 thru 5-1-78	4%
Shearson, Hammill & Co. Inc	5-1-79 thru 5-1-82	3.40%
Fort Worth National Bank	5-1-83 thru 5-1-87	3½%
Ball, Burge, & Kraus	5-1-88 thru 5-1-90	3.60%
	Gross Int. Cost	1,118,465.00
	Less Premium	389.00
	Net Int. Cost	1,118,465.00
	Effective Int. Rate	3.5472%

Mr. Robert G. Day stated that Almon, McKinney & Dudley, Inc.'s bid on the Water & Sewer Revenue Bonds appeared to be low and that Underwood, Neuhaus & Co., Inc.'s bid on the General Obligation Bonds appeared to be the low bid but desired to check figures before making recommendations later in the meeting.

Commissioner Dayle V. Smith made motion that Mr. Robert G. Day, be allowed to check bids and make recommendation later in the meeting. Commissioner H. E. Rowin seconded motion and a unanimous affirmative vote was recorded.

4. Mayor opened and City Manager read the following bids on Tractor Loader with Backhoe.

W. F. Dubose & Sons
Lufkin, Texas

1 - Ford #4400 \$5,899.84

Angelina Truck & Tractor Co.
Lufkin, Texas

1 - International \$6,086.42

Box Tractor & Sales Co.
Nacogdoches, Texas

1 - Case \$5,987.90

City Manager requested and received authority to study bids before making recommendations on the purchase.

5. Mr. S. R. Parker, Jr., Chairman of the Charter Study Commission appeared before the City Commission to report on the progress made by the Charter Study Commission on possible revisions to the present City Charter. Mr. Parker stated the expense to date in connection with work done, was \$513.24 and recommended this be paid by the City. He further recommended that the Charter Study Commission be authorized to proceed with the balance of work to be done, which should be completed within the next sixty days for submission to the City Commission.

Mr. Parker stated the Mayor and City Commission should be commended for the type of persons appointed to the Charter Study Commission since they had all contributed greatly to the proposed revised Charter.

Mayor thanked Mr. Parker for his work and recommended that the Charter Study Commission be authorized to proceed with the work of completing the project in the most economical and convenient manner. Commissioner H. E. Rowin made motion that Mayor's recommendation be followed. Motion was seconded by Commissioner William F. Prince and a unanimous affirmative vote was recorded.

6. Mr. R. H. Duncan, Developer, appeared before the Commission and requested that consideration be given to amending that portion of present ordinance having to do with fee for sewer connections outside city limits. Mr. Duncan stated he did not feel this charge was fair and thought the ordinance relating thereto should be amended to delete such charge.

Mayor instructed City Secretary to furnish copy of ordinance to City Commission members for study before any action is taken on Mr. Duncan's request.

7. City Attorney read ordinance amending/^{Zoning} Ordinance to allow for an additional use provision under Article 15 of Special Uses to allow for construction of Lodges of a Religious nature under R-1 District on sites of one acre or more. City Attorney advised that if the amendment was approved that it would still be necessary for applicants who desire to construct such Lodges to submit requests to the City Planning and Zoning Commission for hearing and final approval.

City Secretary stated this amendment was unanimously recommended by the City Planning and Zoning Commission. Commissioner H. E. Rowin made motion that ordinance amending the zoning ordinance covering the above be passed on first reading. Commissioner Dayle V. Smith seconded motion and a unanimous affirmative vote was recorded.

8. City Attorney read ordinance changing zone from R-3 District to A District and Special Use by Dr. C. A. Allen, on property located at Lake Street and Davis Street, described in application by field notes. City Secretary stated that this zone change request was given a public hearing by the City Planning and Zoning Commission in meeting of April 8, 1963, and it was their unanimous recommendation that the City Commission approve the change as requested.

Curtis W. Fenley, Jr., Attorney for the applicant, was present to answer any inquiries by the City Commission or anyone who might be present objecting to the change. Mayor inquired if there were any objections to the change and there were none.

Commissioner H. E. Rowin made motion that ordinance be passed on first reading, motion seconded by Commissioner William F. Prince and a unanimous affirmative vote was recorded.

9. Commissioner Dayle V. Smith made motion that invoice in the amount of \$513.24 from William D. Perkins, covering work done by the Charter Study Commission be approved for payment. Commissioner William F. Prince seconded the motion and a unanimous affirmative vote was recorded.
10. City Engineer was present and advised that the First Baptist Church desired to construct an awning over alley between Bremond and Groesbeck Streets and recommended its approval so long as it did not conflict with Texas Power and Light Company.

Commissioner H. E. Rowin made motion that request be granted. Commissioner Byron McNeil seconded motion and a unanimous affirmative vote was recorded.

11. City Manager read letter from Clark Anderson, Attorney, with regard to recent settlement of law suit between the City of Lufkin and Sullivan Packing Company on property line disagreement, the suit having been ruled in favor of the City of Lufkin. Mr. Anderson requested City, if it advertised the property for sale, to be sure to give Mr. Sullivan an opportunity to bid since the property would be worth more to him than any other proposed buyer.

Commissioner Byron McNeil made motion that City Manager be authorized to advertise for bids on the property. Commissioner H. E. Rowin seconded motion and a unanimous affirmative vote was recorded.

12. Mr. Robert G. Day, Financial Advisor to the City, read ordinance prepared by Bond Attorneys covering sale of Water & Sewer Revenue Bonds to Almon, McKinney & Dudley, Company, Inc., Dallas, Texas, the best bid, which should be approved by the City Commission on first and final reading due to emergency clause.

Commissioner H. E. Rowin made motion that ordinance be approved on first reading by use of the emergency clause. Commissioner William F. Prince seconded motion and a unanimous affirmative vote was recorded.

Mr. Robert G. Day read ordinance prepared by Bond Attorneys for sale of General Obligation Bonds to Underwood, Neuhaus and Company, Inc., the best bid, which should be approved by the City Commission on first and final reading due to emergency clause.

Commissioner Dayle V. Smith made motion that ordinance be passed on first reading by use of the emergency clause. Motion was seconded by Commissioner H. E. Rowin and a unanimous affirmative vote was recorded.

13. City Manager presented estimate No. 1, in the amount of \$13,489.61, from Bella Company covering material purchased under contract and that same had been checked over by Bernard Johnson Engineers, Inc., and found to be correct. City Manager recommended payment.

Commissioner H. E. Rowin made motion that this estimate be authorized for payment, seconded by Commissioner Dayle V. Smith and a unanimous affirmative vote was recorded.

14. Mr. Curtis W. Fenley, Jr., appeared before the City Commission to advise that it would be necessary under the present paving ordinance for the City Commission to authorize the Mayor to sign paving contract covering paving of streets in Englewood Terrace Subdivision. The total amount of City's portion of this paving contract including Harbuck Street is estimated to be \$52,000.00.

City Attorney stated that approval of the contract should be made subject to the City Planning and Zoning Commission's final approval.

City Engineer stated that the preliminary plat and paving and drainage plans for this subdivision had not been finally approved by the City Planning and Zoning Commission but assumed that they probably would approve them, later on, City Engineer stated that they were not adequate plans but were the best we were going to get.

Commissioner Dayle V. Smith made motion that Mayor be authorized to sign contract with paving contractor, on paving with the provision that money for the paving is deposited with the City and subject to approval by the City Planning and Zoning Commission. Commissioner H. E. Rowin seconded motion and a unanimous affirmative vote was recorded.

15. Robert G. Day, Financial Advisor, made a few remarks regarding present financial conditions of the City and steps that should be taken to improve its position such as:

- (1) Delinquent Taxes
- (2) Survey of Water and Sewer Rates
- (3) Study of Charter with regard to the \$1.75 Tax Limit per \$100 valuation

16. Open items were gone over and status developed.

17. Mayor read letter signed by W. E. Woods, President and Mrs. W. A. Mitchell, Secretary and Treasurer, Lufkin Youth Baseball Association, thanking the City for its participation in the program that will start next month.

18. Mayor stated that it would be necessary to appoint Mayor Pro Tem in the place of Commissioner S. Harry Kerr who was recently defeated for the position of Commissioner Ward No. 3, and recommended Commissioner H. E. Rowin be appointed as Mayor Pro Tem due to his seniority and previous service as a Commissioner.

Commissioner Byron McNeil made motion that Commissioner H. E. Rowin be appointed Mayor Pro Tem, motion seconded by Commissioner William F. Prince and a unanimous affirmative vote was recorded.

19. Mayor called attention to an informal meeting he had called at Petty's at noon, May 7, 1965, with officials of the State Highway Department and representatives of Bernard Johnson Engineers, Inc., on proposed work to be done as covered by the recent Bond Issue.

20. Commissioner Byron McNeil made motion that City Manager Granville Wright be reappointed as City Manager and that his letter quoted in regular meeting of November 3, 1964, asking for transfer to the Tax Department be rescinded.

Commissioner H. E. Rowin seconded motion and the following votes were recorded.

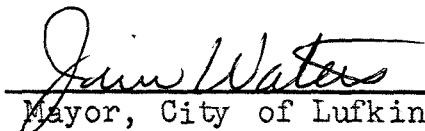
Voting Aye: Mayor Jim Waters
Commissioner Byron McNeil
Commissioner H. E. Rowin

Voting Nay: Commissioner Dayle V. Smith
Commissioner William F. Prince

Mayor declared motion carried by a majority of votes.

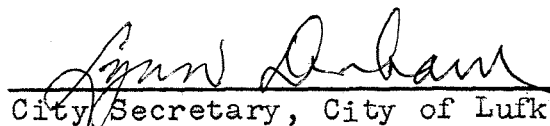
City Manager stated that he appreciated the confidence shown in him by the majority of the Commissioners and assured Commissioners Dayle V. Smith and William F. Prince that he would do everything possible to make the best City Manager possible.

21. There being no further business for consideration meeting was adjourned at 10:00 P.M.



Mayor, City of Lufkin, Texas

ATTEST:



City Secretary, City of Lufkin, Texas