

MINUTES OF REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF LUFKIN, TEXAS, HELD ON THE 6TH DAY OF MARCH, 1984, AT 7:30 P.M.

On the 6th day of March, 1984, the City Commission of the City of Lufkin, Texas, convened in regular meeting in the Council Room at 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
	Commissioner, Ward No. 3
Pat Foley	Commissioner, Ward No. 4
Richard Thompson	Commissioner, Ward No. 5
E.C. Wareing	Commissioner, Ward No. 6
Harvey Westerholm	City Manager
Robert Flournoy	City Attorney
Ann Griffin	City Secretary
Brian Boudreaux	Assistant City Manager
Ron Wesch	Public Works Director

being present and,

Libby Sims	Assistant City Secretary
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being absent when the following business was transacted.

1. Meeting opened with prayer by Rev. Leonard Ward, Pastor of Oak Grove Assembly of God, Lufkin.
2. Mayor Garrison welcomed visitors present.
3. Approval of Minutes

Minutes of regular meeting of February 21, 1984, were approved on motion by Commissioner Richard Thompson and seconded by Commissioner Pat Foley. A unanimous affirmative vote was recorded.

4. Ordinance - Approved - Second Reading - "Reinvestment Zone" Number 9 - J.A. Holley

Mayor Garrison stated that ordinance designating 116 S. First Street as a "Reinvestment Zone" to qualify for Tax Abatement Program 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 E.C. Wareing that ordinance be approved on second and final reading. as presented. A unanimous affirmative vote was recorded.

5. Ordinance - Approved - Second Reading - Identifying Numbers On Buildings

Mayor Garrison stated that ordinance requiring numbers on all buildings within the City of Lufkin had been approved on first reading at last meeting of this Commission.

Motion was made by Commissioner Don Boyd and seconded by Commissioner E.C. Wareing that ordinance be approved as presented. A unanimous affirmative vote was recorded.

6. Purchase of Angelina Hotel - Renovation - New City Hall - Report Requested

Mayor Garrison stated that it had been suggested by Commissioner Percy Simond that Lufkin City Commission consider the possibility of acquiring the Angelina Hotel for renovation as the New City Hall. Mayor Garrison stated that at present the space required by City Employees is very limited with several of the City departments being housed in different buildings, and Commissioner Simond had suggested that all City Offices be consolidated in the Angelina Hotel.

Commissioner Simond stated that before the meeting tonight he had driven by the Angelina Hotel and First City Bank. Commissioner Simond stated that the difference between the two buildings was startling with the hotel being an eyesore and he was convinced that this building should be revitalized as the new Lufkin City Hall. Commissioner Simond stated that after looking over the minutes of

the last Commission meeting, Rev. Stephen Bancroft had stated that the hotel contained 43,000 square feet but the report from the architect stated that there was 52,000 square feet in the building. Commissioner Simond stated that Jerry Hill, Architect, had indicated that \$2,097,000.00 would be needed to renovate the hotel for one bedroom apartments but conversion of the Hotel to office space should reduce the price by approximately one-half. Commissioner Simond stated that the present City Hall is too small to serve the City of Lufkin in the future and that he would like to commend Assistant City Manager Brian Boudreaux for the information which indicates that a new City Hall is needed right away.

Mayor Garrison stated that when he first learned of Commissioner Simond's suggestion he thought it was one that deserved consideration, but his question was whether the cost of acquiring Hotel Angelina and renovating it would be justified considering the cost of constructing a new facility. Mayor Garrison stated that the two million dollar cost of renovation, cost of buying the building, and the cost of additional parking spaces, might negate the feasibility of acquiring this building. Mayor Garrison stated that he had received a figure of \$50.00 to \$60.00 per square foot for a new building and assuming that 22,000 square feet would be in the new building, the cost would be approximately the same that the City would spend for renovation of the Angelina Hotel. Mayor Garrison further stated that the Angelina Hotel should occupy a place of honor in the City of Lufkin because of the part it had played in the history of the City.

Commissioner Richard Thompson stated that remodeling costs are higher than original building costs and additional costs were often incurred for unforeseen repairs. Commissioner Thompson stated that if additional space is needed for City Employees, perhaps consideration should be given to construction of a City Hall addition on property adjoining City Hall. Commissioner Thompson further stated that there are some needs in the City of Lufkin that should be considered ahead of the City Staff such as street work, water survey. and west side interceptor line for Sewer Plant. Commissioner Thompson further stated that building of the City Hall could involve a bond issue.

In response to question by Commissioner Pat Foley, City Manager Westerholm stated that the report on Administrative office space was based on additional space acquired by the City of Lufkin since City Hall was built and a 10 year projection.

In response to question by Commissioner E.C. Wareing, Assistant City Manager Brian Boudreaux stated that the first report presented to the Commission indicated that 19,428 square foot was the total of all space available to the City of Lufkin and the additional report included usable space without hallways, mechanical room, Council Room, etc. Commissioner E.C. Wareing stated that Commissioner Percy Simond was right because the City has grown to the point that additional space is needed. Commissioner Wareing further stated that the City of Nacogdoches is considering a new City Hall with facilities for recreation areas, and he did not think the City Hall as an administrative area and seat of City Government should include a recreation facility. Commissioner Wareing stated that if the City of Lufkin was considering spending 2 or 3 million dollars they might well consider construction of a new building that could be designed to fit the needs of the City Government with provisions for future expansion. Commissioner E.C. Wareing stated that the City of Lufkin should consider obtaining architectural assistance in determining what the needs of the City Government presently are and what the need will be in 10 years. Commissioner Wareing stated that he understood this information could be obtained for \$5,000 to \$7,000, the floor plan design would take approximately a year, a bond election would have to be held to see if the citizens of Lufkin were willing to support construction, and construction could begin around the end of the second year with one year for completion and a new City Hall being ready for occupancy in 3½ years. Commissioner Wareing stated that the City should not rush into construction of the new facility as it did with construction of the Sewer Plant. Commissioner E.C. Wareing further stated that if a non-profit organization would sponsor construction of an elderly housing project in the Angelina Hotel funds might be difficult to obtain, but this would eliminate the hotel as an eyesore.

Commissioner Don Boyd stated that the Angelina Hotel building has

been an eyesore sore for a long time, and renovation as a City Hall would be a great idea. Commissioner Boyd further stated that a detailed study should be made regarding the feasibility of renovating the hotel or construction of a new City Hall. Commissioner Boyd stated that when the present City Hall was constructed planning and provisions for expansion were omitted, therefore, consideration should be given to the most cost effective method of obtaining a new City Hall.

Mayor Garrison stated that construction of the present City Hall was a necessity to use money that was available and he agreed with Commissioner Richard Thompson that the City had many needs that should be considered at the same time. Mayor Garrison stated that because the City of Lufkin has a water problem, it should not negate provision for adequate City offices, and combining City departments into one building would increase efficiency. Mayor Garrison stated that he agreed that construction of the City Hall should be planned and that use of the Angelina Hotel for City offices would be very attractive.

Commissioner Pat Foley stated that there was not enough information available to make any type of informed decision at the present time. Commissioner Foley further stated that if we could hold a bond election, the City might consider funding all needs simultaneously.

Commissioner Simond stated that the City of Lufkin could not wait until all other needs were taken care of he agreed that all needs should be handled at one time. Commissioner Simond stated that he had not heard any complaints from the citizens of Lufkin regarding City taxes and the citizens deserve better than the City Commission was presently providing. Commissioner Simond stated that a citizen should find all City departments in one building and while he did not have a problem with taking care of the street and water needs of the City, they are not more important than having an appropriate City Hall.

Commissioner Richard Thompson stated that before the City of Lufkin engaged in a formal study he would like to have an inhouse study regarding what the department heads consider their future space needs.

Mayor Garrison stated that the police department had not been mentioned, and he was concerned about the cost of construction of a new jail facility. Mayor Garrison further stated that he would like to have all departments in one building, and a study by the department heads would be beneficial but an architectural plan was needed to suggest future needs.

Commissioner Richard Thompson stated that the architect will receive information regarding what the City of Lufkin wanted in the new City Hall and arrange it accordingly.

Commissioner Percy Simond stated he was proposing that after discussion the City administration should begin negotiations regarding acquisition of the hotel and that figures be brought back to the City Commission for consideration. Commissioner Percy Simond stated that at the present time City Manager Harvey Westerholm had not been given authority to proceed with anything other than get figures from Jerry Hill.

Motion was made by Commissioner Percy Simond and seconded by Commissioner E.C. Wareing that the City Manager and Staff begin an inhouse study to plan present space needs and projections of space needs for 5, 10, & 15 years in the future for consideration by the City Commission at a later date. A unanimous affirmative vote was recorded.

Mayor Garrison stated that Jerry Hill might be able to revise his study to convert the hotel into offices.

Commissioner Don Boyd stated that at last meeting of this Commission it was stated that it would be more feasible to leave the Police Department in the present City Hall with Fire Department Administration moving in and the entire building being used for Fire and Police which would provide room for training facilities. Commissioner Boyd further stated that he would like to receive the reports from the City Staff within 30 days.

Commissioner Pat Foley stated that he would like to have information

from an architect regarding fees for professional help in the study of the space problem.

Commissioner E.C. Wareing stated that with the April election, there might be several new members of the City Commission and that any plans for a future City Hall should begin after they take office. Commissioner E.C. Wareing stated that he would like to suggest that the first meeting after the on April 7, 1984, election would be a suitable time to consider recommendations.

Mayor Garrison stated that the study should begin and same would be considered after 30 days.

7. Ordinance - Approved - First Reading - School Zone - Lufkin High School

Mayor Garrison stated that an ordinance establishing a school zone at Lufkin High School had been requested and same was now ready for consideration by the City Commission.

City Attorney Bob Flournoy stated that the School Zone Ordinance would establish a time frame for a 30 m.p.h. speed zone on Denman Avenue.

Motion was made by Commissioner Don Boyd and seconded by Commissioner E.C. Wareing that ordinance be approved on first reading as presented. A unanimous affirmative vote was recorded.

8. Zone Change - Approved - First Reading - Milvia Witt - Child Evangelism Fellowship - RL to RL, SU (Religious Institutions)

Mayor Garrison stated that zone change request by Milvia Witt and Child Evangelism Fellowship covering property located at 1415 Feagin Drive between Tom Temple Blvd. and Parrish Street from Residential Large to Residential Large, Special Use (Religious Institutions) had been recommended to City Commission for approval by the Planning and Zoning Commission. There was no opposition present.

In response to question by Commissioner Percy Simond, Gloria Russell, Mission Director for Child Evangelism Fellowship, stated that the organization was an international, non-denominational organization that has a statement of faith and was limited to Bible believing individuals. Mrs. Russell stated the facility would be used to train teachers who work with children in the Angelina and Nacogdoches area and that children from all faiths and religions would be welcomed at the Bible clubs and other activities held by the organization.

Motion was made by Commissioner Don Boyd and seconded by Commissioner Richard Thompson that zone change be approved on first reading as presented. A unanimous affirmative vote was recorded.

9. Hearing Date Established - Alley Closing - F.L. Bivin and Jimmy Thompson - Miller Hoskins Addition

Mayor Garrison stated that City Commission had for consideration the establishment of a hearing date for the alley closing request by F.L. Bivin and Jimmy Thompson covering property located in Block 4 of Miller Hoskins Addition.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Pat Foley that public hearing be held at March 20, 1984, meeting of this Commission. A unanimous affirmative vote was recorded.

10. Agreement - Approved - State Department of Highways and Public Transportation - Intersection Hwy. 59 and Hwy. 69 - Traffic Signal

Mayor Garrison stated that the State Department of Highways and Public Transportation decided that a signal light is necessary at the intersection of U.S. Hwy. 59 and U.S. Hwy. 69 on North Timberland Drive and they have proposed the installation of a type E-1A traffic signal.

In response to question by Commissioner Pat Foley, City Attorney Bob Flournoy stated that the agreement was the customary type that the

Highway Department requires and the City of Lufkin would not be liable for personal injury due to construction of the intersection. City Attorney Flournoy stated that the City of Lufkin would be responsible for the use and maintenance of the traffic signal.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Richard Thompson that agreement between the City of Lufkin and the State Department of Highways and Public Transportation be approved as presented. A unanimous affirmative vote was recorded.

11. Authorization To Receive Bids - Roll-Off Container - Water Pollution Control Plant

Mayor Garrison stated that City Staff had requested authorization to receive bids for the purchase of a roll-off container with a capacity of 20 cubic yards to more effectively move dewatered sludge from the Water Pollution Control Plant.

City Manager Westerholm stated that the approximate cost would be \$3,700.00 and he would recommend the budget be amended to allow for this expenditure from unencumbered funds of the Revenue Sharing Budget.

In response to question by Commissioner Pat Foley, City Manager Westerholm stated that if funds have been encumbered for a project there are no longer listed under unencumbered funds.

In response to question by Commissioner E.C. Wareing, Public Works Director Ron Wesch stated that fully loaded to half capacity the roll-off tank would weigh approximately 1,000 pounds.

Motion was made by Commissioner Pat Foley and seconded by Commissioner Don Boyd that City Staff be authorized to advertise for bids to purchase a roll-off container. A unanimous affirmative vote was recorded.

12. City Participation - Keep America Beautiful - Approved

Mayor Garrison stated that a request had been received from Nancy Chancellor requesting financial assistance and support from the City of Lufkin and Angelina County to participate in the Keep American Beautiful Clean Community System. Mayor Garrison stated that this is a very ambitious and practical program that would require approximately \$20,000.00 to fund and that Mrs. Chancellor expected to raise the money from the City of Lufkin, Angelina County, and private contributors.

Mrs. Chancellor stated that Keep America Beautiful is a national non-profit program which would cost the City approximately \$5,000.00 a year. Mrs. Chancellor further stated that it is a continuing planned approach to litter reduction in the City of Lufkin and educate the people to prevent litter. Mrs. Chancellor stated that a picture survey is taken every six (6) months of designated areas throughout the City and County and the pictures can be reviewed at intervals to determine if the program is working effectively. Mrs. Chancellor stated that a full-time coordinator would be hired to implement the program. Mrs. Chancellor stated that the citizens would be trained not to litter which would be less expensive than picking up the litter.

Mayor Garrison stated that he had recently read a letter in Lufkin Daily News from a lady who indicated that Lufkin had more litter than any City that she had visited. Mayor Garrison further stated he felt more could be done by encouraging citizens not to litter than picking up the litter and that he was very much in favor of implementing the program.

In response to question by Commissioner E.C. Wareing, Mrs. Chancellor stated that the coordinator would be under the supervision of the Chamber of Commerce who will oversee the project and provide office space and secretarial help. Mrs. Chancellor stated that a team would be trained in implementing the program and working with the citizens in developing the program. Mrs. Chancellor stated that the City's share for the first year of the program would be \$2,500.00 until October and the new budget year.

Motion was made by Commissioner Percy Simond and seconded by Commissioner Don Boyd that the City join in the Keep America Beautiful Clean Community System. A unanimous affirmative vote was recorded.

Motion was made by Commissioner Richard Thompson and seconded by Commissioner E.C. Wareing that the City provide up to \$2,500.00 for implementation of the program this year with \$5,000.00 being budgeted next year. A unanimous affirmative vote was recorded.

13. Enforcement Order Answered - Sewer Plant - Police Commendations - Resolution Honoring Mike Myers for Rescue - Industrial Spill, Discussed - Revenue Available

In response to question by Commissioner Don Boyd, City Manager Westerholm stated that the City of Lufkin had answered the 30 day enforcement order received in regard to the Sewer Plant.

Commissioner E.C. Wareing stated that he had received copies of the three (3) letters of commendation to Officers Bill Tynes, Weldon Conner, and Keith Lewing and that he was pleased to see that Lufkin Police Officers were doing outstanding work and would like to offer a resolution of approval.

Motion was made by Commissioner E.C. Wareing and seconded by Commissioner Don Boyd that a resolution be prepared for commendations to the three (3) officers. A unanimous affirmative vote was recorded.

Commissioner E.C. Wareing stated that a vehicle on North Raguethad been rearended and burst into flames when Mike Myers rescued the occupant of the car.

Motion was made by Commissioner E.C. Wareing and seconded by Commissioner Pat Foley that the City take official note of the heroic act by Mike Myers and commend him for his actions.

Mayor Garrison stated that the City Staff should write a letter of commendation and state that Mr. Myers' action had been mentioned in the minutes of the City Commission meeting.

Commissioner Percy Simond stated that a nice resolution should be prepared and presented at City Commission meetings for acts such as those previously discussed. Commissioner Simond further stated that this would provide a keepsake of recognition give by the City Commission.

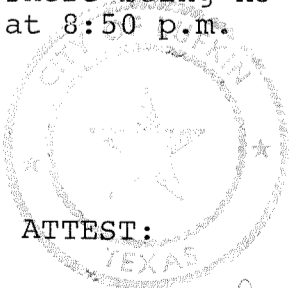
Mayor Garrison stated that giving them a certificate would be in order and that the City Commission should express more appreciation to citizens.

Commissioner Pat Foley stated that he was concerned about the recent chemical spill at the Chromium Corporation and would like to have a report from City Manager Westerholm explaining what action would be taken to prevent a similar situation in the future. Commissioner Pat Foley requested a report on the paving program for this year with an indication of the linear feet of street repairs involved.

Commissioner Richard Thompson stated that the \$3,500.00 for the purchase of the roll-off unit might be obtained from the amount remaining in the budget after painting of the tennis courts.

City Manager Westerholm stated that sales tax for the past month is more than estimated and the gross receipts tax for Entex was more than budgeted.

14. There being no further business for consideration, meeting adjourned at 8:50 p.m.



ATTEST:

*Pitser H. Garrison*  
Pitser H. Garrison, Mayor

*Ann Griffin*  
Ann Griffin, City Secretary