

**MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE
CITY OF LUFKIN, TEXAS, HELD ON THE
15TH DAY OF FEBRUARY, 1994 AT 5:00 P.M.**

On the 15th day of February, 1994 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:

Louis A. Bronaugh	Mayor
Don Boyd	Mayor pro tem
Percy Simond	Councilman, Ward No. 1
Larry Kegler	Councilman, Ward No. 3
Bob Bowman	Councilman, Ward No. 4
Jack Gorden, Jr.	Councilman, Ward No. 5
Tucker Weems	Councilman, Ward No. 6
C. G. Maclin	City Manager
Ron Wesch	Asst. City Manager/Public Works
Darryl Mayfield	Asst. City Manager/Finance
Bob Flournoy	City Attorney
Atha Stokes	City Secretary

being present when the following business was transacted.

1. Meeting was opened with prayer by City Manager C. G. Maclin.
2. Mayor Bronaugh welcomed visitors present.

3. **APPROVAL OF MINUTES**

Minutes of Called Meeting on January 28, 1994 and Regular Meeting of February 1, 1994 were approved on a motion by Councilman Don Boyd and seconded by Councilman Larry Kegler. A unanimous affirmative vote was recorded.

4. **AMENDMENT - APPROVED - SECOND READING - SUBDIVISION ORDINANCE - PAVING REQUIREMENTS - RESIDENTIAL STREETS**

Mayor Bronaugh stated that the first item for consideration is Second Reading of an Amendment to the Subdivision Ordinance relating to paving requirements on certain residential streets.

Motion was made by Councilman Larry Kegler and seconded by Councilman Bob Bowman that Ordinance be approved on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

5. **ORDINANCE - APPROVED - FIRST READING - CITY ELECTION COUNCILMEMBER POSITIONS - CHARTER REVISIONS - POLLING PLACES - SETTING DATE OF ELECTION**

Mayor Bronaugh stated that the next item for consideration is First Reading of an Ordinance providing for the calling of a City election for Councilmember positions and Charter revisions, establishing polling places, and setting a date for the election.

Mayor Bronaugh announced the polling places for City wards.

Councilman Boyd stated that he noticed the Election Judges for Wards 1 and 2 have been changed. Councilman Boyd stated that the Judge in Ward 2 had always been Ella Austin and Alternate Judge was Wyomia Larue, and he would like to know why it was changed this year. City Manager Maclin stated that there were two reasons: (1) that Mrs. Austin also serves as a Precinct Judge for the County elections, and last year when we had the Bond Election she was not able to work, and (2) at the November 16, 1993 Council meeting when we were discussing the Charter revisions, Mr. Simond indicated that the City had been using the same Judges over and over and he felt like it would be appropriate to get more people involved in the election process. City Manager Maclin stated that predicated on Mrs. Austin's request and Mr. Simond's direction that he would like to see different people involved, we have different people involved as Judges in all six wards. City Manager Maclin stated that Mrs. Larue has done an excellent job as Alternate Judge, and staff felt like it was appropriate to move her up to Election Judge.

In response to question by Councilman Boyd, City Manager Maclin stated that Mrs. Austin was not called, and that the decision to replace her as Election Judge was based on her previous comments when she was called on to serve as Judge for the Bond Election.

In response to question by Mayor Bronaugh as to whether other Judges had been changed, City Manager Maclin stated that almost all the Judges were new, either serving for the first time this year or serving their second year.

In response to question by Councilman Kegler as to the criteria used for selecting the Judges for this Election, City Manager Maclin stated that willingness to serve was probably the greatest criteria, and living in the Ward was the other criteria. In response to question by Councilman Kegler as to how the names were selected for Judges, City Manager Maclin stated that they were recommendations from people in the neighborhood. City Manager Maclin stated that Wendy Jones had been selected for the position of Alternate Judge in Ward 1 because she had served on the Bond Election Committee, and had shown an interest in City government. Mayor Bronaugh stated that the people who serve as election workers are paid an hourly wage.

Councilman Kegler stated that he had a problem with the fact that the Election Judges for Wards 1 and 2 were not notified that they would not be serving as Election Judges this year, and the fact that a letter of appreciation had not been sent to them thanking them for their work in the past. Mayor Bronaugh stated he hoped that when someone resigns, or is replaced, that a letter of appreciation is sent to each one, however, it would be a little premature to send the letter beforehand. Councilman Boyd stated that, in his opinion, the Judges should have been notified that they were no longer serving before the other Judges were named in the Ordinance. City Manager Maclin stated that each appointment is a one-year term. Councilman Kegler stated that he was talking about protocol.

Councilman Boyd stated that, in his opinion, he did not think it was fair the way the appointment of Election Judges was handled and he would recommend that Mrs. Austin be put back on the Ordinance as Judge and Mrs. Larue as Alternate Judge.

City Attorney Flournoy stated that the City has no obligation to anyone who serves, but as far as protocol, it might be good to advise the Judges that you are

thinking about changing. City Attorney Flournoy stated that this Ordinance is coming to the council as a recommendation, and the Council can change the appointments if they choose. Mayor Bronaugh stated that he agreed with whoever suggested moving the Judges around, but we may need to change the way we do it.

Councilman Simond asked if it would be wrong to ask the City Councilman of the Ward that would be effected their opinion beforehand, or at least let them know beforehand a change was being contemplated. Councilman Bowman stated that there is probably nothing illegal, but it appeared unethical somehow for a Councilman to recommend the Judge for the Ward he is running in. Councilman Boyd stated that, in his opinion, it was not unethical. Councilman Gorden stated that someone in his Ward who had worked for many years had been replaced, and he had not been notified. Councilman Gorden stated that he was in favor of the selection of new Judges periodically.

Councilman Kegler stated that, in his opinion, Mrs. Austin and Mrs. Cornish should have been called and informed that changes were being contemplated and that the City was looking for more people to become involved in City government, as opposed to getting a call from a Councilman saying that they were not the Election Judge any longer.

In response to question by Mayor Bronaugh, Mr. Flournoy stated that a City Councilman could not select his own Ward Judge, but he could make a recommendation to administration.

In response to question by Councilman Bowman, City Manager Maclin stated that each section on the Charter Revision will be presented separately on the ballot, "a through j".

Councilman Simond Stated that in reference to item "j", he thought that there would not be a value or a dollar amount shown. Mr. Flournoy stated that, in his opinion, there needs to be some cap. Mr. Flournoy stated that the law speaks about pecuniary gain, that when you reach a certain limit there is a presumption that that is "pecuniary gain".

Councilman Weems stated that his personal opinion is that item 2E should be deleted from the Ordinance and he would like to be recorded as voting "No" on this particular item. Councilman Weems stated that, in his opinion, this item should not be presented to the public and that the office of Councilman is a public service. Councilman Bowman stated that he would concur with Councilman Weems.

Motions was made by Councilman Tucker Weems and seconded by Councilman Bob Bowman that item 2E be deleted from the Ordinance.

Councilman Gorden stated that it was his understanding that Council had agreed to leave this section in based on an inflation figure or index number. City Attorney Flournoy stated that the Charter that was adopted in 1966, almost 30 years ago, provided that there would be remuneration to a Councilman at \$10 per meeting, and \$15 for the Mayor. Mr. Flournoy stated that obviously the City has grown since 1966, and the budget has grown many times over. Mr. Flournoy stated that the job that is required is an enormous one and it is not related to the amount of time that is spent in the Council meetings. Mr. Flournoy stated that to be able to get good people to run for office there needs to be some

compensation for the amount of time that is required. Mr. Flournoy stated that if a person is retired or wealthy, then they can probably afford to run for the office. Mr. Flournoy stated that it does not need to be changed so that a person would run just because of the amount of money they would get, but compensation needs to help to cover some of the cost that the Councilmembers have. Mr. Flournoy stated that this change is not just for the present Council, but for Councils in the future. Mr. Flournoy stated that he had taken the amount of \$20 per month with an inflation index, and raised it to \$350 per month. Mr. Flournoy stated that the number doubles about every seven years. Mr. Flournoy stated that in order to have a Charter that will be in effect for a long time, he has added a very nominal increase on an annual basis equal to what the average percentage raise is for all City employees (3 1/2 to 5% per year). Mr. Flournoy stated that the Councilmembers had made a decision that receiving the \$10 a meeting was more of a problem in receiving it than it was a benefit, and voted not to receive any amount at all. Councilman Gorden stated that he believes that serving on the Council for the long run of the City, there should be some compensation. Councilman Gorden stated that looking at the 12 to 13 people who served on the Charter Committee, who were leading citizens of the City for some reason felt that it should be a part of the Charter. Councilman Gorden stated that nobody ever runs for office, and this might be an incentive for more people to run.

Councilman Simond stated that he agrees if this amount would encourage someone to take more interest in the City, it is a good number. Councilman Simond stated that the figure of \$350 might need to be reduced depending upon the reaction of the citizenry. Mayor Bronaugh stated that he was a little shocked at the \$500 for Mayor. Mayor Bronaugh stated that he would have a hard time sitting in the Mayor's chair and voting himself an amount of \$500 per month, but he did not have a problem with having the citizens vote. Mayor Bronaugh stated that he hoped that the \$500 a month, or \$6,000 per year, for Mayor would not be considered an income.

Councilman Simond stated that he did not think that the citizens know the amount of time Mayor Bronaugh devotes to this job.

Mr. Flournoy stated that he had been working for the City longer than any of the Councilmembers had served on the Council and he would like to address this issue. Mr. Flournoy stated that he had seen the City grow, and the magnitude and complexity of the situations and the enormity of the financial commitments that have to be made by this Council. Mr. Flournoy stated that the citizens of this community deserve to have the best Councilmen they can have who are willing and able to commit the time to the job. Mr. Flournoy stated that he knew that the Mayor spends half of every day acting on behalf of the people of this Community, and he could probably afford to do it, but there may be a lot of people who could be a good Mayor but not afford to spend that amount of time. Mr. Flournoy stated that this amount is not to help the people who are presently serving on the Council but is to encourage people to run in the future. Mr. Flournoy stated that we are, in this Charter revision, trying to look to the future to try and have the best government possible.

Mayor Bronaugh stated that he was at City Hall half a day, not to manage City Hall because the City of Lufkin has an excellent City Manager to manage the City, but to work for the citizens of the City. Mayor Bronaugh stated that he would be more comfortable if the \$500 per month were put in place after his tenure as Mayor, but was willing to let the citizens of Lufkin decide.

Mr. Flournoy stated that based on an average inflation rate of 6.2% over the last 28 years, the amount would compute to \$350 per month.

The following vote was recorded:

Aye: Councilmen Weems and Bowman

Nay: Councilmen Kegler, Boyd, Gorden, Simond, and Mayor Bronaugh

Motion failed by a vote of 2 to 5.

Motion was made by Councilmen Larry Kegler and seconded by Councilman Don Boyd that Archie Cornish be designated as Election Judge, and Annie Jenkins be designated as Alternate Judge for Ward 1.

The following vote was recorded:

Aye: Councilmembers Kegler, Boyd, Simond, Gorden, Weems

Nay: Councilman Bowman and Mayor Bronaugh

Motion carried by a vote of 5 to 2.

Motion was made by Councilman Larry Kegler and seconded by Councilman Don Boyd that Ella Austin be designated as Election Judge and Wyomia LaRue be designated as Alternate Judge for Ward 2.

The following vote was recorded:

Aye: Councilmembers Kegler, Boyd, Simond, Gorden, Weems

Nay: Councilman Bowman and Mayor Bronaugh

Motion carried by a vote of 5 to 2.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry Kegler that First Reading of the Election Ordinance be approved as amended. A unanimous affirmative vote was recorded.

6. ORDINANCE - APPROVED - FIRST READING - HOTEL/MOTEL DELINQUENT TAX

Mayor Bronaugh stated that the next item for consideration is First Reading of an Ordinance revising Hotel/Motel delinquent tax collection in accordance with current State legislation.

City Manager Maclin stated the draft Ordinance reflects an opportunity for the City of Lufkin to take advantage of recent changes in State law, which gives the City more authority, and improves the collection abilities from the standpoint of delinquent hotel/motel tax collections. City Manager Maclin stated that the hotel/motel taxes are collected on a local basis. City Manager Maclin stated that in the past there have been situations where a hotel/motel would be delinquent and the City did not have the authority to be emphatic about collection of the taxes, nor to impose any penalties for being late, nor to impose a fee for utilization of attorneys to collect those fees. City Manager Maclin stated that another problem the City has experienced with the former Holiday Inn at the corner of Loop 287 and U S 59, is that when it went in to bankruptcy there were

several hundred dollars owed to the City, and we were unable to collect. City Manager Maclin stated that under this Ordinance the City will be able to attach a lien much the way we attach a lien when the ad valorem property taxes failed to be paid. City Manager Maclin stated that in the future if this were to happen again (Holiday Inn) the City would not lose out on those thousands of dollars in past due hotel/motel taxes because they would have to be paid at the time of the transaction of the property to another owner.

Councilman Gorden stated that he would like clarification on Section 4. (f). Mr. Flournoy stated that perhaps we need to require that the request be in writing by certified mail so that there wouldn't be any question that the request was made. Mr. Flournoy stated that he concurs that there needs to be something that says how the request will be made.

Motion was made by Councilman Jack Gorden, Jr. and seconded by Councilman Don Boyd that Ordinance be approved on First Reading subject to the revision of Section 4-(f) before Second Reading. A unanimous affirmative vote was recorded.

7. BOND ELECTION - DISCUSSED - STREET IMPROVEMENTS - TULANE DRIVE - FEAGIN DRIVE - PAUL AVENUE - MLK, JR. DRIVE

Mayor Bronaugh stated that the next item for consideration is discussion of a Bond Election proposal for street repairs.

City Manager Maclin stated that in the post review of the bond election held last June, one of the consistent comments made by those who voted in the election, is that the City should make another try at the bond election. City Manager Maclin stated that out of the 3,862 votes cast for street improvements, the election only failed by 34 votes (less than 1% of the vote). City Manager Maclin stated that a number of people have recommended that the City come back with an election for the improvements of streets only, and not include the downtown improvements or the park improvements. City Manager Maclin stated that three weeks ago at the Chamber of Commerce Economic Development retreat, the subject was discussed about whether the City should include a bond election on the May 7th ballot. City Manager Maclin stated that by including this on the May 7th ballot there would not be any additional expense to the City.

In response to question, City Manager Maclin stated that the streets that came as a recommendation by the Bond Election Committee are: Tulane Drive, Feagin Drive, Paul Avenue, and Martin Luther King, Jr. Drive. City Manager Maclin stated that the total cost was approximately \$8.6 million, and in terms of the current tax rate to pay for the \$8.6 million it would take just under 5 cents per \$100 valuation. City Manager Maclin stated that the current tax rate of 43.5 would have to go to 48.5. City Manager Maclin stated that the proposal would be to widen these streets to a three lane, concrete, curb and gutter street, with the third lane being a turning lane.

In response to question by Councilman Simond, City Manager Maclin stated that the City of Nacogdoches' tax rate is 67 cents.

Councilman Gorden stated that he was in favor of going forward with a Bond election for street improvements. Councilman Kegler concurred.

Councilman Bowman suggested that the streets be presented as a single

proposition on the ballot.

Councilman Weems stated that this is a good item, but with the other items on the ballot this time, there is chance for defeat.

Councilman Gorden asked if it were possible to "sunset" a tax increase, and if so he would like for the City to consider this. City Manager Maclin stated that it would take 15 years to retire this debt.

Mike Byrd of First Southwest Company stated that he had set this up with 15 principal maturities - 16 year terms, and shifted a little of the principal around, for the years 1995-2001, which are the years the increases are based on. The City would pay an average payment of \$1.265 million in each of those years, and then would drop to a little less than \$1 million. There would be a reduction in I & S tax rate assuming the City issued no other indebtedness in that time.

In response to question by Councilman Weems, Mr. Byrd stated that this could be paid off in 7 to 10 years, which would call for a larger tax increase. Mr. Byrd stated that currently in this year the City levies for a payment of approximately \$852,000, which would go to an average of \$1.265 million at a five cent increase, which would go through the year 2001, at which time it would drop to \$990,000. Mr. Byrd stated that he is very comfortable with the projections, which have been calculated at 5 1/4%.

Motion was made by Councilman Don Boyd and seconded by Councilman Bob Bowman to include a Bond Election for street improvements to Feagin Drive, Paul Avenue, Tulane Drive, and MLK, Jr. Drive as a single proposition on the ballot for the Election set for May 7, 1994, and instruct the City Attorney and Bond Counsel to proceed with the appropriate paperwork. A unanimous affirmative vote was recorded.

8. ANNEXATION PROCEEDINGS - APPROVED - BRENTWOOD DRIVE - WHITE HOUSE DRIVE - PLANNING DEPARTMENT

Mayor Bronaugh stated that the next item for consideration is a request by the Planning Department to initiate annexation proceedings at the southeast corner of Brentwood Drive and White House Drive.

City Manager Maclin stated that this is a follow-up on what was discussed at the last Council meeting. (This annexation was prompted by a request from Matt Bradshaw for City services outside the City limits.)

Motion was made by Councilman Don Boyd and seconded by Councilman Tucker Weems that property in the vicinity of Brentwood Drive and White House Drive be approved for annexation as requested by the Planning Department. A unanimous affirmative vote was recorded.

9. ANGELINA COUNTY & CITIES HEALTH DISTRICT COOPERATIVE AGREEMENT - APPROVED

Mayor Bronaugh stated that the next item for consideration is the Angelina County & Cities Health District Cooperative Agreement.

Mayor Bronaugh stated that a copy of the Agreement is included in the

Councilmembers packets. Mayor Bronaugh stated that the City of Zavalla has asked to be a paying member of the AGGHD, and if the Agreement is approved they would become a voting member of that Board. Mayor Bronaugh stated that the Mayor of Zavalla (Opal Gant) would be the representative. Mayor Bronaugh stated that this request was passed unanimously at the ACCHD Board meeting on January 19. Mayor Bronaugh stated that he would recommend approval of this item to Council.

Motion was made by Councilman Bob Bowman and seconded by Councilman Jack Gorden, Jr. that the Angelina County & Cities Health District Cooperative Agreement be approved as presented. A unanimous affirmative vote was recorded.

10. TAX ABATEMENT POLICY - APPROVED - REVISIONS AND RENEWAL

Mayor Bronaugh stated that the next item for consideration is revisions and renewal of the City's Tax Abatement Policy.

Councilman Gorden stated that it appears that the weight of this policy is put on job creation.

Motion was made by Councilman Jack Gorden, Jr. and seconded by Councilman Bob Bowman that revisions to, and renewal of the City's Tax Abatement Policy be approved as presented. A unanimous affirmative vote was recorded.

City Manager Maclin stated that staff basically tried to make the policy a little more conservative to reflect current needs as opposed to the Policy the City had in the 1980's, which was somewhat liberal and minimal in its threshold requirements. City Manager Maclin stated that the grey shaded areas in the Policy are where the changes have been made.

City Manager Maclin stated that he had met with the County Commissioners Court and sought their input. City Manager Maclin stated that he had met with the County Attorney, County Judge, and the City Attorney to review the legal aspects of the Policy. City Manager Maclin stated that he had also met with the LISD and probably would be meeting with them again.

City Manger Maclin stated that now there are minimum job requirements in the policy, along with an additional one million ad valorem value to the current value. City Manager Maclin stated that one area he would like to point out is in the last paragraph on page three where it reads: "In the event of an application involving an intra-city relocation, tax abatement eligibility shall be determined with regard to the net effect of the project. Proper adjustments to the point total shall be made depending on the effect the move will have on the previous site."

City Manager Maclin stated that he always wants to take the opportunity to remind the public, through the media in attendance, that the tax abatement only applies to the new value added, tax abatement cannot be applied to the previous existing value of the property.

City Manager Maclin stated that this revised policy is more acceptable to the School and the Commissioner's Court in terms of creating jobs.

11. EMS DELINQUENT ACCOUNTS - APPROVED

Mayor Bronaugh stated that the next item for consideration is EMS delinquent accounts.

City Manager Maclin stated that this is a routine procedure. Backup for the \$50,069.66 in delinquent accounts was included in the Councilmember's packets.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry Kegler that EMS delinquent accounts in the amount of \$50,069.66 be approved as presented. A unanimous affirmative vote was recorded.

12a. BID - APPROVED - REFUSE CONTAINERS WITH RADIO FREQUENCY ID SYSTEM - ROTO INDUSTRIES

Mayor Bronaugh stated that the next item for consideration is bids for refuse containers with radio frequency ID system.

City Manager Maclin stated that staff has spent a lot of time in the past several months exploring, researching and seeking proposals and specifications to arrive at the point we are at this evening. City Manager Maclin stated that we are embarking on the implementation of automated collection for residential solid waste for the City of Lufkin. City Manager Maclin stated that Council has already awarded a contract for the purchase of the trucks and now we need to purchase the containers and some of the technology that goes with those containers. City Manager Maclin requested that Corlis Dobson, Solid Waste Superintendent, come forward to introduce some of the manufacturers who represent the low bidder.

Mr. Dobson introduced Kerry Holmes a representative of Roto Industries, Gunner Kling representing Genpro Inc. who will be the RFID integrator, and George Loro representing the RFID tag and antenna manufacturer of Indolo Corporation, a division of the Motorola Corp.

Mr. Dobson stated that in this past year and a half, he has visited four separate manufacturers in North Carolina and California. Mr. Dobson stated that through this learning process he has learned about the different manufacturing processes, the different types and grades of plastic, and that service and personnel is probably as important as the actual product they make. Mr. Dobson stated that tonight he is recommending a total package for containers and RFI that will launch the City into the future. Mr. Dobson stated that not only is this the low bid in price, but they offer the City an unsurpassed container in quality.

Mr. Holmes of Roto Industries stated that his firm is a certified minority business enterprise, and is the largest manufacturer of fully automated containers on the west coast. Mr. Holmes presented a slide program of the operating procedures of his firm to members of the Council.

Mr. Holmes stated that his firm offers a resin buy-back program - the containers that the City purchases will never go to the landfill, but will be recycled.

Mr. Holmes introduced Gunnar Kling from Sweden who gave a presentation of the RFID program.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry Kegler to accept the bid of Roto Industries in the amount of \$927,727. A unanimous affirmative vote was recorded.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry Kegler authorizing staff to proceed with the contract negotiations with GCF to provide a Resolution and an amount approved by the City Attorney at the next Council meeting. A unanimous affirmative vote was recorded.

Handout materials for the automatic curbside weighing system and the Roto Industries containers is filed in the City Secretary's office. For further discussion of this item, please refer to the taped Council meeting also on file in the City Secretary's office.

12b. BID - APPROVED - SEWER CAMERA - NAYLOR SUPPLY - WATER UTILITIES DEPARTMENT

Mayor Bronaugh stated that the next item for consideration is bids for a small sewer camera to be used in the Water Utilities Dept.

City Manager Maclin stated that staff recommendation is awarded to the bid of Naylor Supply in the amount of \$15,000. City Manager Maclin stated that two bids were received, but one bid did not meet specifications. City Manager Maclin stated that the bid exceeds the budgeted amount by \$1,000, and the Department Head will be able to make up the difference within the Department's budget.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry kegler to approve the bid of Naylor Supply in the amount of \$15,000. A unanimous affirmative vote was recorded.

12c. BID - APPROVED - REMOUNT OF STREET SWEEPER - INDUSTRIAL DISPOSAL SUPPLY - STREET DEPARTMENT

Mayor Bronaugh stated that the next item for consideration is bids for a remount of a street sweeper to be used in the Street Department.

City Manager Maclin stated that staff recommendation is to award the bid of Industrial Disposal Supply in the amount of \$43,750. City Manager Maclin stated that funding for this item is appropriated in the 1993-'94 fiscal year.

Motion was made by Councilman Larry Kegler and seconded by Councilman Don Boyd to approve the bid of Industrial Disposal Supply in the amount of \$43,750. A unanimous affirmative vote was recorded.

12d. BID - APPROVED - FLOOR CARE SERVICE - QUALITY CLEANING

Mayor Bronaugh stated that the next item for consideration is bids for floor care service.

City Manager Maclin stated that staff had tried some changes in the janitorial services for City Hall using temporary labor supply for some of the cleaning. City Manager Maclin stated that in previous budget years members of the Council have expressed the need for improved floor care to include more frequent cleaning, steamcleaning and vacuuming, as a more aggressive cleaning

of the floors in City Hall as they continue to age. City Manager Maclin stated that staff had devised a method of providing bids for floor care services, and the day-to-day routine cleaning of the restrooms and emptying trash, etc., is now handled through the Manpower temporary services.

Asst. City Manager Mayfield stated that one of the items that was consistently kept in the bids are the things that were in the bid from previous years in case the vendor does not come to standard. Mr. Mayfield stated that there are employees in the building who are still looking at the quality of the cleaning. Mr. Mayfield stated that within the Contract are notices and if the vendor does not respond to the notices the City can then withhold a percentage of the payment to the vendor. Mr. Mayfield stated that the janitorial services for City Hall have been divided out and are now requiring a minimal of 16 hours for floor care. Mr. Mayfield stated that staff is recommending the bid of Quality Cleaning for \$35,000. Quality Cleaning also submitted a bid for cleaning of the building to include the restrooms, however, the cost that is being paid to Manpower Temporary Services is just about the same. Mr. Mayfield stated that the difference in this particular bid and the amount the City is paying Manpower is \$9,000. Mr. Mayfield stated that staff is requesting that Council give the authority to make up the difference in the contingency fund. City Manager Maclin stated that the \$9,000 is above what was budgeted totally in the municipal building budget for maintenance and janitorial services. City Manager Maclin stated that staff is significantly upgrading the quality of floor care to the greatest extent City Hall has had in the history of the building. Mr. Mayfield stated that staff is trying to get very specific in cleaning and detailing the carpet work and taking care of the tile floors on the first floor. Mr. Mayfield stated that last year Council made some references to wanting to see some type of expanded services to the carpet to include steamcleaning. These services were separated out from the daily cleaning, including dusting and emptying wastebaskets, that we are getting on a daily basis now from Manpower.

In response to question from Mayor Bronaugh, City Manager Maclin stated that new carpet will be included in a Decision Package in next years budget.

In response to question by Councilman Gorden, Mr. Mayfield stated that an attempt had been made to dye the carpet in places where it was especially soiled and it just did not work out.

Motion was made by Councilman Don Boyd and seconded by Councilman Larry Kegler that the bid of Quality Cleaning in the amount of \$35,000 be approved as submitted, to include \$9,000 to be taken from the Contingency Fund. A unanimous affirmative vote was recorded.

13. COMMENTS

Councilman Simond stated that he had received a number of telephone calls when the cable TV was off the air recently. Councilman Kegler stated that the NLC meeting in Washington, D. C. will have a program regarding cable TV regulations and he is volunteering to ask questions and try to get some answers for the other members of the Council if they will submit their questions to him.

Councilman Simond stated that he would like to see a Police Officer present at all Council meetings.


Councilman Weems asked that he receive a copy of any information that was sent by request to any other member of the Council.

City Manager Maclin stated that tomorrow morning, February 16, the City will be hosting the Department of Commerce in the Council Chambers from 10:30 a.m. to 1:00 p.m.

City Manager Maclin stated that the monthly DETCOG meeting will be held on February 24 in Crockett.

Mayor Bronaugh recognized Harold Hilton, a new City employee with the Main Street Program.

14. There being no further business for consideration, meeting adjourned at 8:25 p.m.


Louis A. Bronaugh - Mayor

ATTEST:


Atha Stokes - City Secretary