

**MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF  
THE CITY OF LUFKIN, TEXAS, HELD ON THE  
7TH DAY OF MAY, 1996 AT 5:00 P. M.**

On the 7th day of May, 1996 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	Councilmember, Ward No. 1
Betty Jones	Councilmember, Ward No. 3
Jack Gorden, Jr.	Councilmember, Ward No. 5
Tucker Weems	Councilmember, Ward No. 6
C. G. Maclin	City Manager
Darryl Mayfield	Asst. City Manager/Finance
Stephen Abraham	Director of Planning
Bob Flournoy	City Attorney
Atha Stokes	City Secretary

being present, and

Bob Bowman	Councilmember, Ward No. 4
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being absent when the following business was transacted.

1. Meeting was opened with prayer by Dr. Dewey Bowen, Minister, First Presbyterian Church.
2. Mayor Bronaugh welcomed visitors present.

3. **APPROVAL OF MINUTES**

Motion was made by Councilmember Don Boyd and seconded by Councilmember Betty Jones that the minutes of the Regular Meeting of April 16, 1996 be approved as presented. A unanimous affirmative vote was recorded.

4. **CANVASS OF ELECTION VOTES**

Mayor Bronaugh stated that the first item for consideration was the canvass of the May 4 election.

The following votes were recorded:

<b><u>Ward 5</u></b>	<b><u>Early Votes</u></b>	<b><u>Election Day</u></b>	<b><u>Total Votes</u></b>
Jack Gorden	154	285	439
<b><u>Ward 6</u></b>			
Tucker Weems	96	159	255
Al Cudlipp, Jr.	69	69	138
<b><u>Collective Bargaining</u></b>	<b><u>For</u></b>	<b><u>Against</u></b>	<b><u>Total Votes</u></b>
Early Voting	299	346	645
Ward No. 1	98	35	133
Ward No. 2	105	37	142
Ward No. 3	84	59	143
Ward No. 4	113	160	273
Ward No. 5	115	294	409
Ward No. 6	99	136	235

Mayor Bronaugh stated that Collective Bargaining had been defeated by 154 votes.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Betty Jones to accept the Election results as presented. A unanimous affirmative vote was recorded.

5. **OATH OF OFFICE - ADMINISTERED - JACK GORDEN, JR. - TUCKER WEEMS**

Mayor Bronaugh administered the Oath of Office to Jack Gorden, Jr., Councilmember for Ward 5, and to Tucker Weems, Councilmember for Ward 6.

6. **ORDINANCE - APPROVED - SECOND READING - SPECIAL USE PERMIT - PRIVATE CLUB - COMMERCIAL ZONING DISTRICT - RED LOBSTER RESTAURANT - MEDFORD DRIVE (LOOP 287) - SOUTH FIRST STREET**

Mayor Bronaugh stated that the next item for consideration was Second Reading of an Ordinance to grant a Special Use Permit for a Restaurant with a Private Club in a "C" Commercial Zoning District, on approximately a 0.24 acre tract of land located at the northeast corner of the intersection of Medford Drive (Loop 287) and South First Street as requested by Red Lobster.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Tucker Weems that Ordinance to grant a Special Use Permit for a restaurant with a Private Club in a "C" Commercial Zoning District on approximately 0.24 acre tract of land located at the northwest corner of the intersection of Medford Drive (Loop 287) and South First Street by Red Lobster be approved on Second and Final Reading as presented. A unanimous affirmative vote was recorded.

7. **ORDINANCE - TABLED - FIRST READING - ZONE CHANGE - RESIDENTIAL LARGE SINGLE FAMILY TO PLANNED UNIT DEVELOPMENT - BARTMESS DRIVE - CHESTNUT STREET (HIGHWAY 58) - BANSIR DEVELOPMENT, INC.**

Mayor Bronaugh stated that the next item for consideration was request of John Kondroik, Jr. and Jim Smith of Bansir Development, Inc., to change the zoning from "RL" Residential large Single Family to "PUD" Planned Unit Development, on approximately a 7.91 acre tract of land located near the intersection of Bartmess Drive and Chestnut Street (Highway 58).

In response to question by Mayor Bronaugh, Councilmember Simond stated that, in his opinion, there should be a full Council present to vote on this request since it is of such importance.

Motion was made by Councilmember Percy Simond and seconded by Councilmember Tucker Weems that request of John Kondroik, Jr. and Jim Smith of Bansir Development, Inc., to change the zoning on approximately a 7.91 acre tract of land located near the intersection of Bartmess Drive and Chestnut Street (Highway 58) be tabled until next Council meeting. A unanimous affirmative vote was recorded.

8. **PARKING LOT LEASE - APPROVED - SOUTHERN PACIFIC RAILROAD - ADDITIONAL DOWNTOWN PARKING**

Mayor Bronaugh stated that the next item for consideration was expansion of parking lot lease with Southern Pacific Railroad to provide additional downtown parking.

City Manager Maclin stated that included in the Council packet are a couple of memos, one that the Main Street Director had sent to each of the Councilmembers stating the need for these lots and requesting that Council consider the lots on a year to year basis, and another memo addressed to himself. City Manager Maclin stated that at last meeting Councilmember Weems had requested that the staff check

with Southern Pacific to determine the price for the property, and it is listed in the memo as \$88,788 for the Groesbeck lot and three parcels near Angelina.

City Manager Maclin stated that the request of staff for Council consideration this evening is that the lease be renewed one more time so that the City will be able to maintain parking for employees and customers in the downtown area, and allow staff to seek other alternatives to be presented to Council next year at the budget process that could include other tracts to be purchased in lieu of leasing. City Manager Maclin stated that by that time the issue of the merger between Union Pacific and Southern Pacific may be resolved, thereby, possibly having an impact on the price of the property.

Motion was made by Councilmember Percy Simond and seconded by Councilmember Don Boyd to grant authorization to staff to extend the lease for another year. A unanimous affirmative vote was recorded.

In response to question by Councilmember Simond, Dawn Glover stated that the lease this year will increase by \$1,000 on one of the lots and by \$2,000 on the other lots.

**9. RESOLUTION - APPROVED - CONSTRUCTION COMPLETION DOCUMENT FOR CDPC CONTRACT #704021 - F. D. SHAY CONTRACTORS, INC.**

Mayor Bronaugh stated that the next item for consideration was a Resolution accepting Construction Completion Document for CDPC Contract #704021 authorizing final payment to the contractors.

City Manager Maclin stated that this relates to the final completion of the replacement of the well field water lines (the asbestos cement lines that were replaced with PVC). City Manager Maclin stated that the City was successful in applying for and receiving a Community Development Block Grant (Urgent Needs Grant) in the amount of \$250,000 to assist in the cost for this project. City Manager Maclin stated that a requirement of the Texas Department of Community Affairs is a Resolution verifying the completion of the project. City Manager Maclin stated that Mike Parker was present representing Goodwin-Lasiter, and they have gone through a punch list with the contractor, and the contractor has completed all items as itemized in the contract.

Motion was made by Councilmember Tucker Weems and seconded by Councilmember Jack Gorden, Jr. that Resolution accepting Construction Completion Document for CDPC Contract #704021 authorizing final payment to F. D. Shay Contractors, Inc. be approved as presented. A unanimous affirmative vote was recorded.

**10. ANNEXATION/ZONING - APPROVED - CROWN COLONY SECTIONS VII-C AND VIII-A - CROWN COLONY COUNTRY CLUB ( GOLF COURSE) CHAMPIONS DRIVE**

Mayor Bronaugh stated that the next item for consideration was the annexation of and appropriate zoning classifications for approximately 117.677 acres of land known as Crown Colony Sections VII-C & VIII-A and a portion of Crown Colony Country Club (Golf Course) located south of and between the two termination points of Champions Drive.

City Manager Maclin stated that this zoning classification comes to Council as a recommendation from the Planning & Zoning Commission by unanimous vote that the annexation be approved, and that Section VII-C and VIII-A be zoned Residential Large and the existing golf course be zoned Apartment, Special Use (Golf Course), which is the format that was initiated in the previous golf course annexation.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Tucker Weems that annexation of and appropriate zoning classifications for approximately 117.677 acres of land known as Crown Colony Sections VII-C & VIII-A and a portion of Crown Colony Country Club (Golf Course) located south of and between the two termination points of Champions Drive be approved as presented. A unanimous affirmative vote was recorded.

**11. APPOINTMENTS: APPROVED - DETCOG - MAYOR LOUIS BRONAUGH - TUCKER WEEMS - DON BOYD - JACK GORDEN, JR.**

Mayor Bronaugh stated that the next item for consideration was an Amendment to the Agenda and was to consider appointments to the DETCOG Board of Directors.

Motion was made by Councilmember Percy Simond and seconded by Councilmember Don Boyd that Mayor Louis Bronaugh, Don Boyd, Tucker Weems and Jack Gordon, Jr. be appointed to serve as the City's representatives on the DETCOG Board of Directors. A unanimous affirmative vote was recorded.

**12. COMMENTS**

Councilmember Weems stated that, in his opinion, the City needs to work on communication, and that the vote in the recent Collective Bargaining election mandated that the City Administration take a look at the situation and improve communication skills with employees.

In response to question by Councilmember Simond in regard to the Municipal Court Report, Deputy Chief Kirkland stated that the difference in the report was probably from the special attention paid to the enforcement of seat belts at various times throughout the year.

Councilmember Gordon stated that he concurs with Mr. Weems statement regarding improving communications. Mr. Gordon stated that he was happy with the way the election turned out, however, there have been three Collective Bargaining elections now and he hoped that there would not be another. Mr. Gordon stated that he would like to see staff find ways to address the communications problem.

Councilmember Jones stated that she also concurred with Mr. Weems and Mr. Gordon.

City Manager Maclin stated that he has already spent a large portion of his time in developing presentations and has been in meetings with employees by department. City Manager Maclin stated that in review of meeting with the larger departments, such as Police and Fire, it is his opinion, that everyone would be better served if he met with these employees in shifts as opposed to trying to get the Departments together at one time. City Manager Maclin stated that, in his opinion, the smaller the group, the better the feedback and participation. City Manager Maclin stated that he has been reviewing all of the information that was presented through the campaign, newspaper articles, advertisements, mailers, etc., and has itemized a list of things that will be a part of his first opportunity to meet with these departments. City Manager Maclin stated that he will attempt to address every single item that he has seen in print, and/or have heard from the men and women in these departments.

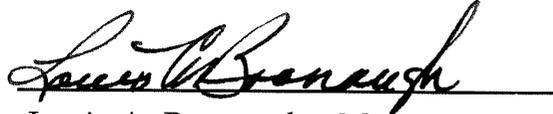
City Manager Maclin reminded Councilmembers of the annual planning retreat at Pine Island tomorrow.

City Manager Maclin confirmed that Ron Wesch's funeral will be held on Friday at 11:00 a.m. at the First Baptist Church. City Manager Maclin requested that Council give approval for those employees who wished to attend the funeral be allowed to leave at 10:30 a.m. to attend the funeral. There was a common consensus that

employees would be able to leave at 10:30 a.m. to attend the funeral.

In response to question by Councilmember Simond, City Manager Maclin stated that he has already held six departmental meetings with employees, and that it is his goal to met with all employees on a quarterly basis.

13. There being no further business for consideration, meeting adjourned at 5:35 p.m.

  
Louis A. Bronaugh - Mayor

ATTEST:  
  
Atha Stokes - City Secretary