

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE
7th DAY OF AUGUST 2001 AT 5:00 P. M.

On the 7th day of August 2001 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 Bronaugh	Mayor
Dennis Robertson	Mayor pro tem
R. L. Kuykendall	Councilmember, Ward No. 1
Don Boyd	Councilmember, Ward No. 2
Lynn Torres	Councilmember, Ward No. 3
Bob Bowman	Councilmember, Ward No. 4
Jack Gorden, Jr.	Councilmember, Ward No. 5
C. G. Maclin	City Manager
James Hager	Asst. City Manager/Finance
Atha Stokes Martin	City Secretary
Bob Flournoy	City Attorney
Keith Wright	City Engineer
Kenneth Williams	Director of Public Works

Being present when the following business was transacted.

1. City Manager Maclin opened the meeting with prayer.
2. Mayor Bronaugh welcomed visitors present.

3. APPROVAL OF MINUTES

Motion was made by Councilmember Don Boyd and seconded by Councilmember Bob Bowman that the minutes of the Regular Meeting of July 17, 2001 be approved as presented. A unanimous affirmative vote was recorded.

4. VIDEO UPDATE OF VARIOUS CITY PROJECTS

Kenneth Williams, Director of Public Works, presented a video update of various City projects, which included the following:

Phase II of Daniel McCall Drive for a total budget of \$249,000. Includes grade stabilization, storm drains, curb and gutter with Allen Loggins & Sons doing the work for a total of \$198,363. City of Lufkin crews will do the asphalt work for a total of \$74,000. The completion date is August 27th.

Darlington Street Extension, which is an extension to Tulane and provides an outlet for Rosedale and Summerset to north and east routes. The Project Engineer is the City and the budgeted amount is \$56,000. The contractor cost for clearing and dirt work is \$12,196. The City of Lufkin crews will do asphalt work and curbing for a total amount of \$37,264.

Champions Drive overlay project that is currently in progress and will include Champions Drive to Temple. The projected cost is \$37,000 with the work being done by City crews.

Saddle Creek Subdivision, which is a private development, and the developer will install all water lines, storm sewer and streets.

Russell Street Overlay project was included in the 34 streets reconstruction budget for a total of \$600,000. Three hundred and forty-eight thousand dollars of this budget has been spent in five City wards with \$188,000 left for street reconstruction in Ward 6. New City equipment is being used for these projects and includes a Benford steel roller and a Ferguson roller.

Asbestos Water Projects, at a total cost of \$16 million and includes 15 projects. Eight projects are underway this year. Project #1 includes Southwood, S. John Redditt Drive, Pershing and Gaslight Blvd. The contractor is J & D Construction at a cost of \$1,420,000 with engineering services by EGA at \$149,000.

Project #7 includes Old Mill Road, Kurth Drive, Culverhouse and Wilson. The Engineer is Goodwin-Lasiter at a cost of \$94,000 and the contractor is D & J Plumbing for a cost of \$871,829. A Public Hearing was held at Keltys United Methodist Church and included members of the Neighborhood Associations. An I & I study was conducted to evaluate the sewer system with smoke testing and manhole inspections.

Trailwood project is 90% complete and was a drainage improvement project. The pipe was installed by the Street Department. Budgeted amount was \$33,081. Cost of materials and inlet box was \$16,417.

Lufkin Landscape Task Force project is a beautification project on Gaslight Blvd. for a projected cost of \$75,000. Stage one of the project included tree and stump removal and a brownout of existing vegetation. Plans include planting new trees, shrubs, perennials and annuals. A local citizen who is a licensed irrigation architect donated the irrigation design for this project.

Cain Street detention pond project tied in with the storm sewer project on North Street, Hoo Hoo and Sayers. The Engineer was EGA for a cost of \$5,330. City of Lufkin crews dug the pond, seeded and fertilized the area, and put the riprap in place. This project is 35% complete and will include playground equipment and parking.

Mr. Williams stated the detention ponds for Englewood and Tulane are coming for bid soon.

5. PUBLIC HEARING – 2001-2002 ANNUAL CITY BUDGET

Mayor Bronaugh opened Public Hearing to consider the 2001-2002 annual City Budget.

City Manager Maclin stated that an overview of the budget was published in the newspaper over the weekend for citizen review. Mr. Maclin stated that as mentioned at the Budget Draft Presentation, the only tax rate increase included in this budget is that which was approved by the voters in the Bond Election in May. Mr. Maclin stated that the water and sewer rate increase is 2%, which is part of the five-year program of 2% per year for a total of 10% that is needed to amortize the debt for the \$16 asbestos cement water line replacement. Mr. Maclin stated that there is no proposed change in garbage rates.

There was no one present to speak for or against this item.

Mayor Bronaugh closed Public Hearing.

6. ORDINANCE – TABLED – FIRST READING – ZONE CHANGE – LARGE SINGLE FAMILY DWELLING TO APARTMENT – 2015 OLD MILL ROAD – ANGELINA COUNTY CITIZENS CHAMBER

Mayor Bronaugh stated that the first item for consideration was a request of the Angelina County Citizens Chamber to change the zoning from a "Large Single Family Dwelling" to an "Apartment" zoning classification on approximately 0.85 acres of land described as Tract 585 of the A. Barela Survey (Abstract No. 49) and more commonly known as 2015 Old Mill Road.

City Manager Maclin stated that this item went before the Planning & Zoning Commission last week and was tabled in order to allow time for the applicant to meet with the Neighborhood Association to try to help bring an understanding of the project and alleviate concerns from the neighborhood. Mr. Maclin stated that there is no recommendation at this time from the P&Z and it is staff's recommendation to table this item until such time as there is a recommendation from the Planning & Zoning Commission.

Motion was made by Councilmember Lynn Torres and seconded by Councilmember Dennis Robertson that the request of the Angelina County Citizens Chamber to change the zoning from a "Large Single Family Dwelling" to an "Apartment" zoning classification on approximately 0.85 acres of land described as Tract 585 of the A. Barela Survey (Abstract No. 49) and more commonly known as 2015 Old Mill Road be tabled until it is forwarded to Council with a recommendation from the Planning & Zoning Commission. A unanimous affirmative vote was recorded.

7. AGREEMENT – APPROVED – ANNEXATION AND CITY SERVICES – THE SETTLEMENT

Mayor Bronaugh stated that the next item for consideration was an Agreement for annexation and City services between the City of Lufkin and The Settlement.

City Manager Maclin stated that this is an item that staff has been working on with The Settlement Homeowners Association and Judge Paul White for several months. Mr. Maclin stated that included, in addition to the Agreement, is a list of the lot number and printed names and signatures of the property owners in The Settlement agreeing to this annexation. Mr. Maclin stated that there is also a budget and estimated cost for the extension of sewer service. Mr. Maclin stated that the cost apportioned for those residents is pro rated and financed where they will be paying an additional property tax to cover those costs. Mr. Maclin stated that also included in the packet information is a proposed annexation schedule, which has some 20 items within the schedule. Mr. Maclin stated that it is staff's recommendation that Council approve this annexation agreement today and begin the adoption of that schedule and move forward with that schedule.

Judge Paul White stated that he would like to tender to the Council an amended list of names of property owners in The Settlement. Judge White stated that the list contains 38 names of the 43 property owners. Judge White stated that they had a very excellent response from the homeowners in large part due to the superlative presentation by Mr. Hager and Mr. Wright in June. Judge White stated that the association is also grateful for the support of Mr. Maclin and Mr. Abraham.

In response to question by Councilmember Gorden, Judge White stated that among the members of the association there is no opposition. Judge White stated that they would like to move along as quickly as possible in line with the City's schedule. Judge White stated that there are some adjacent landowners that it may be assumed that they are a part of The Settlement but they are not part of this signatory group. Judge White stated that there is a private business at the entrance of The Settlement that is not part of The Settlement and the association has not consulted with them and will not because they have no authority over them.

In response to question by Councilmember Gorden, Judge White stated that there are two off-site users of their sewer service and the proposal for them is that they will continue to charge them the standard rate for sewer service until The Settlement is annexed at which time they will not have the authority to do that. Judge White stated that that will be the City's issue then to assess taxes, etc.

In response to question by Councilmember Bowman, Judge White stated that the business at the entrance to The Settlement has its own aeration septic system (this is the Naranjo property).

In response to question by Councilmember Robertson, Judge White stated that The Settlement was originally on the Burke Water System and now the City has taken over the Burke System and they are buying water from the City at a higher rate.

In response to question by Councilmember Robertson, City Manager Maclin stated that there would be some upgrading of the system as it relates to the asbestos cement water line replacement. Mr. Maclin stated that The Settlement would become part of the Capital Improvements Program for any other needs like any other part of the City once it is annexed.

In response to question by Councilmember Bowman, City Manager Maclin requested that Stephen Abraham come forward with a map showing the minimal area that the City will need to annex to be in compliance with State law. Mr. Maclin stated that this has been discussed on previous occasions about opportunities for annexation, not only the west side of US 59 that will be required. Mr. Maclin stated that when the City makes an annexation, we have to go a minimum of 1,000 ft. in width to be in compliance with State law. City Manager Maclin stated that Council would have to decide how much of the area they want to annex. Mr. Maclin stated that the minimum area the City would need to take would be from US 59 on the west side from the Holiday Inn down to The Settlement and over to Daniel McCall. Mr. Maclin stated that how far south we go and/or if we want to consider the east side of the freeway that will be something that Council will need to decide between now and August 21st when it will be back on the agenda relating to that area for a final decision.

Judge White stated that the association has its annual meeting on September 8th and if there is anything else they need to know, please let me know prior to that date. Judge White stated that The Settlement subdivision has learned that there is no better bargain than paying City taxes. Judge White stated that unless you want to live in the country, you couldn't beat the City of Lufkin in terms of benefits received from paying taxes.

Motion was made by Councilmember Lynn Torres and seconded by Councilmember Bob Bowman that the Agreement for annexation and City services between the City of Lufkin and The Settlement be approved as presented. A unanimous affirmative vote was recorded.

8. BID – APPROVED – TRAILER – TRANSPORT OF ASPHALT PAVING MACHINE – SUPERIOR TRAILER SALES

Mayor Bronaugh stated that the next item for consideration was bids on a trailer for the transport of an asphalt paving machine.

City Manager Maclin stated that included in the Council packet is a bid tabulation for this request. Mr. Maclin stated that this is the trailer that not only will transport the new asphalt machines, but also the other machine as it is hauled across town. Mr. Maclin stated that this is a pretty good sized, heavy-duty trailer that is designed to carry heavy equipment.

City Manager Maclin stated that the staff recommendation is the low bid of Superior Trailer Sales in the amount of \$50,539. In response to question by Councilmember Bowman, Mr. Maclin stated that this item is coming through the Capital Improvements Project and will be offset by funds that we were going to pay private contractors to build the streets and now we will be using City force accounts to build them.

Mayor Bronaugh asked if the Manager had looked into the possibility of buying a used trailer. City Manager Maclin stated that staff's past experience is that it is a timing issue and if your timing and the needs timing comes out at the same time occasionally you can find one either through TxDOT, which may be in Lubbock, Brownsville or El Paso or through the Government Surplus. Mr. Wright stated that this trailer is a new design, instead of having ramps and driving up on ramps, this trailer actually breaks over and is a lot safer in loading equipment. Mr. Wright stated that this trailer would be used by the Street Department and the Water & Sewer Departments.

David Cochran, Purchasing Director, stated that Lufkin Industries would do the maintenance on this trailer. Mr. Cochran stated that Angelina Hardwood would provide the flooring for the trailer. Mr. Cochran stated that this trailer has a five-year warranty.

Councilmember Gorden stated that he would appreciate staff considering slightly used equipment where there would be limited use of it.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Jack Gorden, Jr. that bid of Superior Trailer Sales in the amount of \$50,539 for a trailer to transport an asphalt paving machine be approved as submitted. A unanimous affirmative vote was recorded.

9. BID – APPROVED – INSTALLATION OF COPELAND STREET WATER LINE – J & D CONSTRUCTION

Mayor Bronaugh stated that the next item for consideration was bids for the installation of the Copeland Street water line.

City Manager Maclin stated that the staff recommendation is to award the bid of J & D Construction in the amount of \$383,552.50.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember Bob Bowman that the bid of J & D Construction in the amount of \$383,552.50 for the installation of Copeland Street water line be approved as submitted. A unanimous affirmative vote was recorded.

10. BID – APPROVED – CHAMBERS PARK BRIDGE REPLACEMENT – CONTINENTAL BRIDGE – RONSON CONSTRUCTION

Mayor Bronaugh stated that the next item for consideration was bids for the Chambers Bridge replacement.

City Manager Maclin stated that this is an item that was budgeted in the Parks & Recreation Department budget. Mr. Maclin stated that staff recommendation is the low bid of Continental Bridge in the amount of \$17,922 for the structure and the low bid of Ronson Construction to install it in the amount of \$10,500. The total being \$28,422.

City Manager Maclin stated that this bridge is very similar to the one that is on the Azalea Trail. Mr. Maclin stated that this is an arched bridge with a concrete deck.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember Don Boyd that the bid of Continental Bridge in the amount of \$17,922 for the structure (Chambers Park bridge) and the low bid of Ronson Construction for the installation of the bridge in the amount of \$10,5000 be approved as submitted. A unanimous affirmative vote was recorded.

11. BID – APPROVED – LARGENT STREET WATER LINE RELOCATION – HUGHES SUPPLY, INC.

Mayor Bronaugh stated that the next item for consideration was bids for the Largent Street water line relocation.

City Manager Maclin stated that the staff recommendation is to award the bid of Hughes Supply, Inc. in the amount of \$12,163.67 for materials and the installation would be provided by City crews.

Keith Wright, City Engineer, stated that this is for work being done by TxDOT at the corner of Largent and Old Union Road, and the City has to move the utilities out of their way.

Motion was made by Councilmember Don Boyd and seconded by Councilmember Bob Bowman that the bid of Hughes Supply, Inc. in the amount of \$12,163.67 for the Largent Street water line relocation be approved as submitted. A unanimous affirmative vote was recorded.

12. BID – APPROVED – WAL-MART SITE WATER LINE RELOCATION – HUGHES SUPPLY

Mayor Bronaugh stated that the next item for consideration was the award of bid for the water line relocation at the new Wal-Mart site.

City Manager Maclin stated that this is a supply bid and the staff recommendation is Hughes Supply in the amount of \$20,559.48 and we would be reimbursed by Wal-Mart.

Motion was made by Councilmember Dennis Robertson and seconded by Councilmember Jack Gorden, Jr. that the bid of Hughes Supply, Inc. in the amount of \$20,559,48 for pipe for the Wal-Mart site water line relocation be approved as submitted. A unanimous affirmative vote was recorded.

13. **EXECUTIVE SESSION**

Mayor Bronaugh recessed Regular Session at 5:51 p. m. and entered into Executive Session. Regular Session reconvened at 6:50 p. m. and Mayor Bronaugh stated that Council had discussed attorney/client matters and appointments to Boards.

14. **APPOINTMENTS – TABLED – KURTH MEMORIAL LIBRARY BOARD**

Motion was made by Councilmember Don Boyd and seconded by Councilmember R. L. Kuykendall that appointments to the Kurth Memorial Library Board be tabled. A unanimous affirmative vote was recorded.

15. **CALENDAR NOTATIONS FROM MAYOR, COUNCILMEMBERS – CITY MANAGER**

City Manager Maclin stated that the TML Region 16 meeting would be held in Woodville on Thursday, August 16th.

City Manager Maclin stated that the Parks Department would have a playground dedication at Kiwanis Park on Friday, August 17th at 10:00 a.m.

City Manager Maclin stated that the groundbreaking ceremony for the Blue Bell Distribution Center at the Industrial Park would be on August 21 at 10:00 a.m.

City Manager Maclin stated that he is proposing the following dates for workshops:

Monday, September 10 at 11:00 a.m. at the Chamber of Commerce a meeting of the Economic Development Partnership and the City Council to discuss long-term future financially of the Partnership

A joint meeting with the Parks Board on October 1st at 5:00 p.m. for the purpose of long range direction from the City Council to the Parks Board as it relates to the Master Plan of the Parks, and as it relates to the fact that we probably have more acreage and facilities than we have manpower and personnel and equipment to maintain at the level that has been discussed. Mr. Maclin stated that he had spoken to the Parks Board yesterday and they will be developing some topics of discussion, which will be given to the Council in advance of the joint meeting.

City Manager Maclin stated that at the next Council meeting he would be suggesting some dates for a joint workshop meeting with the Board of Development.

16. There being no further business for consideration, meeting adjourned at 6:55 p.m.


Louis Bronaugh
Mayor

ATTEST:


Atha Stokes Martin - City Secretary