

City of San Angelo, Texas  
Regular City Council Meeting  
Tuesday, June 18, 2019

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Present:

Mayor Brenda Gunter  
Mayor Pro tem Harry Thomas, SMD 3  
Council Member Tommy Hiebert, SMD 1  
Council Member Tom Thompson, SMD 2  
Council Member Lane Carter, SMD 5  
Council Member Billie F. DeWitt, SMD 6

**1. Call to Order**

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, June 18, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

**2. Chaplain Prayer**

An invocation was provided by San Angelo Police Department Chaplain Marcella Jenkins.

**3. Pledges**

Pledges were led by incoming 2<sup>nd</sup> grader Mia Martinez.

**4. Proclamations/Recognitions**

No proclamations/recognitions were given.

**5. Public Comment**

No public comment was given.

**6. Consent Agenda**

- a. Approval of the June 4, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the sale of the following Lake Nasworthy property to the current residential lot lease holder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the property (Cindy Preas)
  1. 1605 Turtle Dr.; Lot 67, Block 5, Section 1, Group Shady Point, Lake Nasworthy Addition (\$28,300)
  2. 2674 Sleepy Hollow Rd.; Lot 53, Block 1, Section 1, Group Fishermans Road, Lake Nasworthy Addition (\$91,389)
- c. Authorization of the City Manager to reject all bids received for RFB WU-09-19 Industrial Electrical Services (Allison Strube)
- d. Authorization of the City Manager to reject all bids received for RFP FIN-01-19 Audit Services & Comprehensive Annual Financial Report Preparation (Tina Dierschke)
- e. Authorization of the City Manager to execute an amendment to the existing Professional Services Agreement with Armstrong, Backus, & Co., LLC. for the comprehensive annual audit of the City's financials and other audit services (Tina Dierschke)
- f. Authorization of City staff to apply for a HUD grant to fund a Rapid Rehousing for Homeless program through the Texas Homeless Network in the amount of \$150,000 and authorizing the City Manager to execute all related documents (Bob Salas)
- g. Approval of revised bylaws approved by the Parks and Recreation Advisory Board (Carl White)

- h. Approval of revised bylaws adopted by the Tax Increment Reinvestment Zone Board (Jon James)
- i. Approval of revised bylaws adopted by the Zoning Board of Adjustment (Jon James)
- j. Second reading and adoption of an ordinance amending Appendix A "Fee Schedule", by amending Article A6.005(a) "Park Facility and Activity Fees" for youth leagues and tournaments (Tina Dierschke) (Pg. 278, 2019-082)

Motion: Council Member DeWitt made a motion, seconded by Council Member Hiebert, to approve the consent agenda, with the exception of items 6d, 6e, and 6f. The motion carried unanimously (6) ayes to (0) nays.

*Citizen Steve Hampton requested clarification on 6d.*

Motion: Council Member DeWitt made a motion, seconded by Council Member Thomas, to approve items 6d and 6e, as presented by Finance Director Tina Dierschke. The motion carried unanimously (6) ayes to (0) nays.

*Citizen Steve Hampton requested clarification on 6f.*

*Salvation Army representative Janet Sheen stated their reopening is dependent on potential grant funding.*

Motion: Council Member DeWitt made a motion, seconded by Council Member Hiebert, to approve item 6f, as presented by Neighborhood & Family Services Director Bob Salas. The motion carried unanimously (6) ayes to (0) nays.

## **7. Regular Agenda**

- a. First reading and public hearing of an ordinance to modify the Code of Ordinances to remove the policy for Lake Nasworthy lot leases, sale of leased lots, and the lease of city-owned property through recreational leases and to require such policy to be adopted by Resolution (Presentation made by City Attorney Theresa James)

*Citizen Steve Hampton requested clarification.*

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- b. Public hearing, discussion, and deliberation on requested projects to be considered for funding with grant year 2019 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) grant funds from the U.S. Department of Housing and Urban Development (Presentation made by Neighborhood & Family Services Director Bob Salas)

*Citizen Steve Hampton requested clarification.*

*Citizen Terri Jackson spoke in support of the program.*

Motion: Council Member Thompson made a motion, seconded by Council Member Carter, to direct staff to draft the annual action plan, as presented. The motion carried unanimously (6) ayes to (0) nays.

- c. First reading and public hearing of an ordinance approving PD19-04, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to Planned Development (PD) Zoning District to allow for existing uses and uses permitted in the General Commercial (CG) Zoning District, an overall use plan, and an off-site sign; comprising a total of 2.38 acres generally located at 1909 W. Beauregard Ave. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Carter made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- d. First reading and public hearing of an ordinance approving PD19-05, a rezoning from the Single-Family Residential (RS-1) District to the Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of water sports rental, retail sales, boat slips, and an office on the City of San Angelo special lease property located at 2138 Mary E. Lee Park Rd., comprising 1.23 acres (Presentation made by Planning & Development Services Director Jon James)

*Water Dawgs owners Josh and Gentry Slaton introduced themselves and offered to answer questions.*

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- e. First reading and public hearing of an ordinance approving case SU19-02, a Special Use to allow for a golf driving range; outdoor multi-use sports facilities and related recreational activities; outdoor miniature golf; and outdoor events, on 21.536 acres, located at 2838 S. College Hills Blvd. (Presentation made by Planning & Development Services Director Jon James)

[Real Estate Manager Cindy Preas explained the lease and City Engineer Lance Overstreet clarified the no rise study requirement.]

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- f. First reading and public hearing of an ordinance approving Z19-06, a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, on 0.2 acres located at 4014 Coliseum Dr. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thompson made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- g. First reading and public hearing of an ordinance approving Z19-07, a rezoning from the Neighborhood Commercial (CN) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, being 0.915 acres located at 5205 S. Bryant Blvd. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- h. First reading and public hearing of an ordinance approving Z19-08, a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the Heavy Commercial (CH) Zoning District, on 2.49 acres located at 5050 N. Chadbourne St. (Presentation made by Planning & Development Services Director Jon James)

*Citizen Erica Carter offered to answer questions.*

Motion: Council Member Thompson made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- i. First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- j. First reading and public hearing of an ordinance amending Chapter 12 "Planning and Development", Exhibit C "Land Development and Subdivision Ordinance", Chapter 5 "Procedural Requirements for Processing Subdivisions", Section III "Stages of Development Review", Subpart C "Administrative Subdivisions" by including the review process (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- k. Update and discussion of Hotel Occupancy Tax performance and eligible capital improvement projects (Presentation made by Finance Director Tina Dierschke)

*Convention and Visitors Bureau Vice President Diann Bayes spoke regarding HOT restrictions for historic preservation.*

Direction: Staff was directed to bid roof projects and bring funding proposals for re-roofing Fort Concho buildings, with the exception of the Hospital and possibly excluding Barracks 1 & 2 from full replacement.

Direction: Staff was directed to bring a prioritized list of improvements with cost estimates for the Bill Aylor Memorial RiverStage.

- l. Update on Sales Tax revenue performance (Presentation made by Finance Director Tina Dierschke)

[Finance Director Tina Dierschke agreed to provide an update on quarterly sales tax payers.]

No Action Taken.

## **8. Closed Session**

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Section 551.071(2) consult with attorney when the governmental body seeks the advice of its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding water rights and contracts for Lake Nasworthy
- b. Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, regarding the annual evaluation of the City Manager
- c. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, regarding Friedrich Heinemann S-327 & Windstone Park Addition

## **9. Follow Up and Administrative Issues**

- a. Consider items discussed in Closed Session, if needed

No Action Taken.

- b. Announcements and consideration of Future Agenda Items

Council Member Thomas announced a group of homeless individuals are living at the 5th and Chadbourne overpass and encouraged citizens to call dispatch when issues arise. Additionally he would like to proactively address and resolve the situation before a larger issue develops.

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Council Member Thompson requested a map presented by Planning & Development Services Director at a prior meeting where the ETJ was shown with proposed corridor routes north of 2105. Mayor Gunter clarified the future routes are not defined or approved and will not be determined without citizen, mayoral, council, and commissioner input.

**10. Adjournment**

Consensus: Council Member Hiebert made a motion, seconded by Council Member Carter, to adjourn the meeting. The motion carried by consensus.

There being no further business, the meeting was adjourned at 11:23 a.m.

**THE CITY OF SAN ANGELO, TEXAS:**

DocuSigned by:

*Brenda Gunter*

65CC121DADB840F

Brenda Gunter, Mayor

**ATTEST:**

DocuSigned by:

*Julia Antley*

Julia Antley, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)