

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 4, 2020

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 Lucy Gonzales, SMD 4
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, February 4, 2020, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Legislative Prayer

San Angelo Police Department Chaplain Gary Jenkins provided an invocation.

3. Pledges

Pledges were led by Police Department Chaplain Gary Jenkins.

4. Proclamations/Recognitions

The Finance Department was recognized for earning the Certificate of Achievement for Excellence in Financial Reporting for the sixth straight year for its comprehensive annual financial report.

5. Public Comment

Mayor Gunter announced Shannon Medical Center achieved five star status.

6. Consent Agenda

- a. Approval of the January 21, 2020 City Council regular meeting minutes (Julia Antilley)
- b. Award of Task Order #1 under RFQ IT-02-19 to West Central Wireless in the amount of \$86,400, budgeted for purchase in fiscal year 2020, and authorizing the City Manager to negotiate and execute all related documents (Dusty Hohensee)
- c. Award of SB-02-20 Street Construction Materials to Crushed Stone and Asphalt (CSA), Inc. (San Angelo, TX) in the amount of \$1,600,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- d. Award of the purchase of bunker gear to Casco Industries through Buyboard Contract #524-17 in the amount of \$107,644, budgeted for purchase in fiscal year 2020, and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)
- e. Authorization of the City Manager to execute an interlocal agreement with the Region 14 Education Service Center providing for the City's participation in cooperative purchases through the National Cooperative Purchasing Alliance (Nolan Sosa)
- f. Authorization of the City Manager to execute an interlocal agreement with Deer Park Independent School District providing for the City's participation in cooperative purchases through the 1 Government Procurement Alliance (Nolan Sosa)

- g. Adoption of a resolution accepting a WIC vehicle from the Texas Department of Health and Human Services WIC Program and authorizing the City Manager to execute all related documents (Cristina Eureste) (Pg. 90, 2020-012)
- h. Adoption of a resolution allowing the WIC Division to donate excess replaced furniture to local non-profits (Cristina Eureste) (Pg. 91, 2020-013)
- i. Ratification of COSADC's approval for funding of \$4,300 to be applied toward re-certification of Tom Green County as an ACT Work Ready Community (Guy Andrews)
- j. Ratification of COSADC's decision authorizing the board president to negotiate and execute a Real Estate Sales agreement with Coverlay Manufacturing for sale of 4.0 acres +/- out of Gateway Addition, City of San Angelo Business and Industrial Park, generally located at the southwest quadrant of the intersection of Gateway Dr. and Venture Dr. (Bob Schneeman)
- k. Ratification of a resolution by COSADC affirming the real estate sales contract for sale of 12 acres of land surveyed out of the San Angelo Business and Industrial Park to Allen's Transport USA, Inc. at a price of \$25,000 per acre; authorizing the Board President to negotiate and execute a right of first refusal and option agreement to Allen's Transport USA Inc. for 7.23 +/- additional acres of land adjacent to said surveyed 12 acre parcel (Bob Schneeman)
- l. Second reading and adoption of an ordinance approving Z19-17, a rezoning from the Light Manufacturing zoning district to the General Commercial zoning district, being 2.87 acres located at 801 Rust St. and an unaddressed lot directly north across E. Ave. D (Jon James) (Pg. 93, 2020-014)
- m. Second reading and adoption of an ordinance approving Z19-18, a rezoning from the General Commercial/Heavy Commercial zoning district to Neighborhood Commercial zoning district, being 1.307 acres located at 401, 405, 409 W. Ave. Y, 2815 Ben Ficklin Rd. and 410 W. Ave. Z (Jon James) (Pg. 96, 2020-015)
- n. Second readings and adoption of:
 - 1. An ordinance approving CP19-03, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Commercial" and "Neighborhood" Future Land Uses to the "Neighborhood Center" Future Land Use, being 30.267 acres located between S. Bryant Blvd., Kimrey Ln., and Ben Ficklin Rd. (Pg. 99, 2020-016)
 - 2. An ordinance amending PD06-05, a rezoning from the Ranch and Estate zoning district to the Planned Development zoning district to expand the existing PD06-05 boundary to allow for a new ropes challenge course and accessory structures associated with an existing day care and therapeutic horse riding facility, being a total of 10.954 acres located at 5185 and 5191 S. Bryant Blvd. (Jon James) (Pg. 102, 2020-017)
- o. Second reading and adoption of an ordinance approving PD19-09, a rezoning from the General Commercial/ Heavy Commercial zoning district to the Planned Development zoning district to allow for a multifamily housing development with associated management office and storage units; and an existing telecommunication tower facility; being 2.15 acres located between E. Ave. D, S. Oakes St., E. Washington Dr., and Orient St. (Jon James) (Pg. 107, 2020-018)
- p. Second reading and adoption of an ordinance approving an amendment to the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan in an area south of Pulliam St., east of Bell St., and west of Loop 306, and north of the Concho River (Jon James) (Pg. 112, 2020-019)

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the Consent Agenda, with the exception of item 6d. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Thomas made a motion, seconded by Council Member DeWitt, to approve item 6d, as presented by Assistant Fire Chief Patrick Brody. The motion carried unanimously (7) ayes to (0) nays.

7. **Regular Agenda**

- a. Report from the Convention & Visitors Bureau (Presentation made by CVB Vice President Diann Bayes)

No action taken on this item.

- b. Consider items related to Z19-19, a rezoning from the Single Family Residential zoning district to the High Rise Multifamily Residential zoning district on 12.097 acres generally located at the southeast corner of Blum St. and E. 40th St.:

1. Approval of an appeal of the Planning Commission's decision to deny the applicant's request for a rezoning

2. First reading and public hearing on an ordinance approving Z19-19 (Presentation made by Planning & Development Services Director Jon James)

Citizens and residents of SMD2 Clay Hubbard, James McWhorter, Peggy McWhorter, Sherri Richardson, Jennifer White, Tom Johns, Marco Espinoza, Nancy Saucedo, Dennis Chowning, Walter Patterson, Julia Sanchez, Alejandro Melendez, Beth Halfmann, Melvin Johnston, and Helen Campbell all spoke in opposition to the rezoning.

Engineer Erica Carter, applicant Granger McDonald, Neighborhood & Family Services Director Bob Salas, and Home Builders Association Executive Officer Kristen Oliver all spoke in support of the rezoning.

Motion: Council Member Thompson made a motion to support the appeal, thereby overturning the Planning Commission's denial of the rezoning and approving the first reading of the rezoning ordinance. Council Member Thomas seconded the motion, as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. Public hearing on a proposed annexation, by petition of the property owner, for annexation of an 8.401 acre tract generally described as an area of land out of Casper Berberich Survey 177, abstract no. 52 and also being out of a 25.361 acre tract described and recorded in instrument no. 20166044, official public records of Tom Green County, Texas (Presentation made by Planning & Development Services Director Jon James)

No public comment on this item.

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- d. First reading and public hearing of an ordinance annexing into the City of San Angelo, by petition of the property owner, an 8.401 acre tract generally described as an area of land out of Casper Berberich Survey 177, abstract no. 52 and also being out of a 25.361 acre tract described and recorded in instrument no. 20166044, official public records of Tom Green County, Texas and authorizing the City Manager to negotiate and execute all related documents (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 (7) ayes to (0) nays.

- e. Adoption of a resolution creating a new infill development incentive program and designating a funding source (Presentation made by Planning & Development Services Director Jon James and Neighborhood Services Director Bob Salas) (Pg. 114, 2020-020)

Citizen Steve Hampton (SMD6) and Home Builders Association Executive Officer Kristen Oliver spoke regarding the item.

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- f. Adoption of a resolution amending the Tom Green County polling locations for the May 2020 election (Presentation made by City Clerk Julia Antilley) (Pg. 117, 2020-021)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

8. Closed Session

The City Council of the City of San Angelo reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized under the following sections of the Texas Government Code:

- a. 551.071 - Consultation with Attorney regarding:
 ~~i- Ford Ranch~~
 ii- West Texas Water Partnership

New Quorum Present for item 8aiii only (item taken out of order):

Mayor Brenda Gunter
 Mayor Pro tem Harry Thomas, SMD 3
 Council Member Tommy Hiebert, SMD 1
 Council Member Lucy Gonzales, SMD 4
 Council Member Lane Carter, SMD 5
 Council Member Billie F. DeWitt, SMD 6

iii- water rights

Quorum for Remainder of Closed Session:

Mayor Brenda Gunter
 Mayor Pro tem Harry Thomas, SMD 3
 Council Member Tommy Hiebert, SMD 1
 Council Member Tom Thompson, SMD 2
 Council Member Lucy Gonzales, SMD 4
 Council Member Lane Carter, SMD 5
 Council Member Billie F. DeWitt, SMD 6

iv- a potential settlement related to the loss review committee

- b. 551.072 - Deliberations about Real Property regarding:
 - Part of Miles Acre Lots Addition, Blocks 21, 22, 23
 - Part of Wells Addition of Miles Addition, Block V

Quorum for Remainder of Meeting:

Mayor Brenda Gunter
 Mayor Pro tem Harry Thomas, SMD 3
 Council Member Tommy Hiebert, SMD 1
 Council Member Lucy Gonzales, SMD 4
 Council Member Lane Carter, SMD 5

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Council Member Billie F. DeWitt, SMD 6

9. Follow Up and Administrative Issues

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

No action taken on this item.

- b. Approval of various Board nominations:

Airport Advisory Board: John Bariou (SMD3) to a first term ending October 2021

Investment Oversight Committee: Zach Reyes (Investment Adviser/Analyst), Tina Dierschke (Finance Director), Michael Dane (City Manager's Designee), and Gayla Thorton (non-voting Independent Auditor)

Zoning Board of Adjustment and Appeals: David Nowlin (SMD5) to a first term ending January 2022

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

- c. Announcements and consideration of Future Agenda Items

No announcements or considerations.

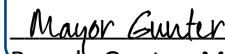
10. Adjournment

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

There being no further business, the meeting adjourned at 12:02 p.m.

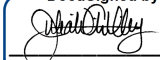
THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:


Brenda Gunter, Mayor

ATTEST:

DocuSigned by:


Julia Antilley, 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.)