

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 18, 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 8:30 a.m. on Tuesday, February 18, 2020, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Legislative Prayer

San Angelo Police Department Chaplain Edward Lopez provided an invocation.

3. Pledges

Fourth, fifth, and sixth grade members of the Miles ISD Student Council led pledges.

4. Proclamations/Recognitions

No proclamations/recognitions.

5. Public Comment

No public comment.

6. Consent Agenda

- a. Approval of the February 4, 2020 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the City Manager to negotiate and execute such license agreements, easements, or other legal documents necessary to permit certain existing encroachments into the Chadbourne St. right-of-way to remain as approved by the City Engineer for the Chadbourne Street Improvement Project, in a form approved by the City Attorney (Cindy Preas and Lance Overstreet)
- c. Adoption of a resolution pledging to join with other leaders in the transportation industry to stop human trafficking (Jeremy Valgardson) (Pg. 123, 2020-022)
- d. Approval of an agreement under RFQ AP-02-15 for professional services with KSA Engineers, Inc., in the amount of \$85,919, for engineering services on the FAA approved Runway 18-36 Rehabilitation project, and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)
- e. Approval of a renewal agreement with Gilbert Consulting Services, LLC in the amount of \$60,000 and authorizing the City Manager to negotiate and execute all related documents (Daniel Valenzuela)
- f. Award of a Master Service Agreement for Lake Nasworthy Wastewater System Improvements to CDM Smith Inc. and executing Task Order 1 in the amount of \$770,100 for Preliminary

Engineering Phase, to be funded by Lake Nasworthy Trust Fund ballot approval funds and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)

- g. Ratification of a COSADC resolution authorizing the use of Sales and Use Tax funds in support of a Defense Economic Adjustment Assistance Grant award to Tom Green County for Goodfellow Air Force Base for construction of base improvements including network tower(s) and facilities bringing 5G wireless technology to GAFB, enhancing base resiliency, and constructing related improvements that will attract new military missions to the base, a project authorized under the Texas Development Corporation Act, Section 501.104 of The Local Government Code that totals \$10,462,730 (Guy Andrews)
- h. Approval of a janitorial services contract with ABM Building Services, LLC through 1GPA contract #16-08PV-01 in the amount of \$217,680 and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)
- i. Approval of a Memorandum of Understanding with AEP Texas North Division for energy consulting services (SCORE/City Smart Program) through Clearesult Consulting at no cost to the City and authorizing the City Manager to execute all related documents (Ron Lewis)
- j. Adoption of a resolution authorizing the Solid Waste Department to provide funding for future Keep San Angelo Beautiful (KSAB) cleanup events (Jeremy Miller) (Pg. 124, 2020-023)
- k. Adoption of a resolution allowing the adjacent property owners to remove trees from the S. Chadbourne St. and W. Ave. A public right-of-way consistent with Section 7.02.034 of the Code of Ordinances (Jon James) (Pg. 125, 2020-024)
- l. Approval of a Tax Increment Reinvestment Zone incentive funding for one private project in the North TIRZ area for the property located at 124 W. 4th St. totaling \$70,197 and seven private projects in the South TIRZ area for the properties located at 19 W. Beauregard, 40 W. Twohig, 109 N. Chadbourne, 136 E. Concho Ave., 226 S. Abe, 322 N. Chadbourne, and 909 W. Beauregard totaling \$172,582.94 (Jon James)
- m. Second reading of an ordinance approving 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. (Jon James) (Pg. 128, 2020-025)
- n. Second reading 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 (Jon James) (Pg. 131, 2020-026)

Motion: Council Member Carter made a motion, seconded by Council Member DeWitt, to approve the Consent Agenda, with the exception of items 6j and 6l. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve item 6j, as presented by Operations Assistant Director Patrick Frerich and Neighborhood Services Director Bob Salas. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve item 6l, as presented by Planning & Development Services Director Jon James. The motion carried unanimously (7) ayes to (0) nays.

7. Regular Agenda

- a. Public hearing on proposed developments and adoption of a resolution of general support for a Low Income Housing Tax Credit project known as Walnut Trails located at the northwest corner of Houston Harte Expy. and Northwest Dr., by Trinity Housing Development Texas, LLC to construct affordable housing apartments in San Angelo (Presentation made by Neighborhood Services Director Bob Salas and Trinity Development Representative Michael Fogel) (Pg. 141, 2020-027)

Realtor Steve Eustis spoke in support of the development

Citizen Diarmid Campbell requested information regarding Davis-Bacon wage rates.

Developer Justin McDonald spoke regarding the building height.

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

- b. Consider authorizing applicant, Spring Creek Marina, to hold a special event at Lake Nasworthy, "Live 80," permitting specified activities; imposing requirements on applicant; and granting variances relating to rules and regulations of ordinances (Presentation made by Parks and Recreation Director Carl White)

Event organizer Ray Broadway spoke regarding specifics of the planned event.

Citizen Steve Hampton (SMD6) spoke regarding prior events at Lake Nasworthy.

Direction: Council Member Hiebert gave direction, seconded by Council Member Thompson, to incorporate the following into a resolution: 10:00 p.m. hard stop; public safety concerns allow for a shutdown at the Police Department's discretion; Park's staff will provide direction ensuring restroom availability is adequate; at applicant's expense suitable security, noise/traffic/crowd control, and parking control must be provided as directed by the Police Department. The motion for direction carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of ordinances approving:
1. Case CP20-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Transitional and Neighborhood Future Land Uses to the Neighborhood Center Future Land Use, being 32.4 acres located between Lutheran Way, Sunset Dr., W. Loop 306 Frontage Rd. and near Foster Rd.
2. Case Z20-01, a rezoning from the Low-Rise Multi-Family zoning district to the Neighborhood Commercial zoning district, located at 3536 Lutheran Way (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, 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
1. ~~Ford Ranch~~
2. ~~West Texas Water Partnership~~
3. ~~Water Rights~~

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- b. 551.087 – Business Prospect/Economic Development regarding
 - 1. COSADC Project 2020-W001

9. Follow Up and Administrative Issues

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

No action taken on this item.

- b. Consideration of approving various Board nominations
Economic Development Corporation: Edward Carrasco (SMD1) to a third term and William Dendle (SMD2) to a third term, both ending February 2022
- c. Discussion of upcoming meetings, April and May (Good Friday & Memorial Day holidays)
- d. Announcements and consideration of Future Agenda Items

10. Adjournment

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

There being no further business, the meeting adjourned at 10:20 a.m.

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:

Mayor Gunter

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Brenda Gunter, Mayor

ATTEST:

DocuSigned by:

Julia Antilley

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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.)