

City of San Angelo, Texas
Special City Council Meeting
Tuesday, January 12, 2021

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3 (virtually via Zoom)
Council Member Tommy Hiebert, SMD 1 (virtually via Zoom)
Council Member Tom Thompson, SMD 2
Council Member Lucy Gonzalez, SMD 4
Council Member Lane Carter, SMD 5
Council Member Billie DeWitt, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:33 a.m. on Tuesday, January 12, 2021, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

San Angelo Police Department Chaplain Marcella Jenkins provided an invocation and Chaplain Gary Jenkins led the pledges.

3. Proclamations/Recognitions

There were no proclamations or recognitions.

4. Public Comment

Mayor Gunter announced that Council Members Harry Thomas and Tommy Hiebert were live via Zoom.

Citizen Jennifer Pape (SMD5) provided a handout from the International Dark Sky Association regarding LED guidance for cutting light trespass in municipalities.

Mayor Gunter reminded everyone that COVID-19 is still in our community and encouraged everyone to get tested. She encouraged those with family members with symptoms to seek medical support and reiterated that early treatment helps reduce the risk of developing a severe case.

5. Consent Agenda

- a. Approval of the December 15, 2020 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the City Attorney to terminate the Recreational and Agricultural Lease on 4 acres of land adjacent to 4052 S. Bryant Blvd., for non-payment of annual rent (more than 240 days delinquent) (Cindy Preas)
- c. Declaration of 28 acres of land out of Johann Kurtenacker S-335, and Mary McMillan S-535 1/2, surplus and disposing of said surplus property under RE-01-21 for the highest sealed bid, being \$232,000 submitted by Double J Lamb, Inc. and authorizing the City Manager to negotiate and execute all documents necessary to convey the surface estate only in the surplus property by Special Warranty Deed, reserving unto the City of San Angelo all mineral interests, surface and ground water rights (Cindy Preas)
- d. Authorization of the City Manager to terminate the Lease Agreement and Modification of Lease on 28 acres of land commonly known as 1146 City Farm Rd., upon the conveyance of the surface estate to Double J Lamb, Inc., being the Tenant under said Lease (Cindy Preas)
- e. Authorization of the City Manager to execute all documents necessary to convey a small, narrow strip of land, being a remnant of the realignment of 11th St. right-of-way and containing 1,323-

sq ft, and further described as being adjacent to Blocks 2 & 3, Merrick Subdivision, to the adjacent property owner (Cindy Preas and Shane Kelton)

- f. Authorization of the City Manager to enter into an agreement with Bar Five Land Group, LLC, providing for the capping of three existing water wells and drilling three new water wells on a 210.46 acre tract, which City retained all ground water and water rights to this property in Instrument 201516058, Official Public Records, Tom Green County, Texas (Cindy Preas and Allison Strube)
- g. Approval of a Lease Agreement between WIC and Cornerstone Community Action Agency in Coleman (Cristina Eureste)
- h. Adoption of a resolution to accept a non-competitive Texas Emergency Rental Assistance Program (TERAP) grant from the Texas Department of Housing & Community Affairs (TDHCA) in the amount of \$197,919.21 to extend rental assistance for households experiencing income loss due to COVID-19 related issues (Bob Salas) (Pg. 005, 2021-001)
- i. Adoption of resolutions authorizing the Investment Policies for the City of San Angelo, Lake Nasworthy Trust, and Development Corporation Funds (Ryan Gaddy) (Pg. 006, 2021-002), (Pg. 008, 2021-003), (Pg. 009, 2021-004)
- j. Recension of the "Naming Rights Policy" adopted on November 28, 2006, and later revised on June 1, 2010 (Carl White)
- k. Approval of an Agreement with Progressive Aquatics, Inc. in the amount of \$221,369 for improvements at Municipal Pool via BuyBoard Contract #613-20 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- l. Approval of a Change Order to AP-01-20 with American Road Maintenance in the amount of \$54,711.90 for the Rehabilitation of Runway 18-36 at the San Angelo Regional Airport (FAA AIP: 3-48-0191-039-2019) (Jeremy Valgardson)
- m. Award of WU-02-21 Water Treatment Coagulants to Chameleon Industries, Inc. based on pre-selection criteria for best treatment quality for different source waters for one-year with one additional one-year term extension, budgeted for purchase in fiscal years 2021 through 2022, and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)
- n. Second reading and adoption of an ordinance approving case PD20-03, rezoning property from the General Commercial and Single-Family Residential zoning districts to a Planned Development zoning district to allow for a sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 S. College Hills Blvd. (Jon James) (Pg. 011, 2021-005)
- o. Second reading and adoption of ordinances approving:
 1. CP20-07, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use, located at 607 and 609 Locust St. (Pg. 016, 2021-006)
 2. Z20-18, a rezoning from the Single Family Residence zoning district to the Two Family Residence zoning district, being 0.321 acres located at 607 and 609 Locust St. (Jon James) (Pg. 019, 2021-007)
- p. Second reading and adoption of an ordinance approving case Z20-19, a rezoning from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1602 Kenwood Dr. (Jon James) (Pg. 022, 2021-008)

- q. Second reading of an ordinance providing for the abandonment of approximately 7,200-sq ft (0.165 acres) of alley right-of-way, located north of E. Washington Dr. between S. Chadbourne St. and Orient St. (Jon James) (Pg. 025, 2021-009)

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with the exception of items 5h and 5q. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve item 5h, as presented by Neighborhood & Family Services Director Bob Salas. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Thompson made a motion, seconded by Council Member Carter, to approve item 5q. The motion carried (6) ayes to (0) nays, with Mayor Gunter abstaining from the vote.

6. Regular Agenda

- a. Adoption of a resolution creating the Catalyst Project Infill Program and designating a funding source (Presentation made by Planning & Development Services Director Jon James) (Pg. 028, 2021-010)

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

- b. Approval of a Catalyst Project Infill Program request for infrastructure funding in an amount not to exceed \$77,050 for the Lakeview Addition, Block 11 (Presentation made by Chad Decker, introduction by Planning & Development Services Director Jon James)

Project Engineer Erica Carter stated the estimate is based off local contractor pricing.

Motion: Council Member Carter made a motion, seconded by Council Member Thompson, to approve the item in an amount not to exceed \$77,050. The motion carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of an ordinance providing for the abandonment of approximately 218-sq ft of street right-of-way out of the southwest corner of S. College Hills Blvd. and Valleyview Blvd. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member DeWitt made a motion, seconded by Council Member Carter, to table item 6c to the next meeting. The motion carried unanimously (7) ayes to (0) nays.

- d. Consider items related to the Chadbourne Street Project:
1. Consider approving Change Order #1 to the Agreement with Ti-Zack Concrete, Inc., reducing the total contract amount by \$1,202,455.88, and authorizing the City Manager to negotiate and execute all related documents; and
2. Consider allocating contingency funding in the amount of \$768,995 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Interim City Engineer Kevin Pate)

Motion: Council Member Thompson made a motion, seconded by Council Member Carter, to approve the item, with a contingency of \$768,990. The motion carried unanimously (7) ayes to (0) nays.

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- e. First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items, grants, and projects (Presentation made by Finance Director Tina Dierschke)

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

7. 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:

No items discussed in Closed Session.

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed

No Action Taken on this Item.

- b. Announcements and consideration of Future Agenda Items

Mayor Gunter requested a review of the Empowerment Zone Infill Incentive to possibly create a funding cap.

Council Member Thompson requested another household hazardous waste event. The possibility of fundraisers and sponsorships was discussed to fund future events. Council Member Thomas announced another event is scheduled through Keep San Angelo Beautiful for the spring, with an emphasis on tires, electronics, and paper.

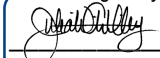
9. Adjournment

Motion: Council Member Thompson 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 was adjourned at 9:09 a.m.

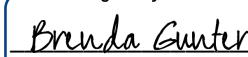
ATTEST:

DocuSigned by:


Julie Antley, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:


Brenda Gunter, Mayor

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.)