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City of San Angelo, Texas
Regular City Council Meeting
Tuesday, March 15, 2022

Present:

Mayor Brenda Gunter
Mayor Pro tem Tom Thompson, SMD 2
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzalez, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, 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 8:32 a.m. on Tuesday, March 15, 2022, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led, by San Angelo Police Department Chaplain Ralph Dawkins.

3. Proclamations/Recognitions

March 2022 was proclaimed as Developmental Disabilities Awareness Month.

March 16, 2022 was proclaimed as Texas Small Business Development Center Day.

4. Public Comment

City Attorney Theresa James outlined the process for citizens to follow to initiate arbitration with Suddenlink. Due to contract language, arbitration must be filed on an individual basis.

Mayor Gunter spoke about Suddenlink outages downtown over the weekend and stated some businesses have been without service over nine days.

5. Consent Agenda

a. Approval of the March 1, 2022 City Council regular meeting minutes (Julia Antilley)

b. Authorization of the City Manager to execute all documents necessary to renew a 10-year lease with the Alcohol & Drug Abuse Council for the Concho Valley for the property at 134-136 W. College Ave., aka William's Halfway House (Manda Salladay)

c. Adoption of a resolution accepting approximately 8.552 acres out of The Bluffs Addition, Section 21, Tract BB-1, from Duncan Group Bluffs, LLC for use by the Public Works Department, Stormwater Division and authorizing payment of closing costs associated with the conveyance not to exceed $4,000 (Shane Kelton, Manda Salladay) **(Pg. 76, 2022-018)**

d. Adoption of a resolution amending the lease between COSA and the Historic Orient Santa Fe Depot, Inc. authorizing COSA to purchase fencing from the Texas Correctional Industries and committing the Depot to reimburse COSA for expenses (Ron Lewis) **(Pg. 77, 2022-019)**

e. Authorization of the City Manager to reject the bid received for WU-09-22 Pump Station Covers (Allison Strube)

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f. Award of SB-01-22 Tack Coat to Allstates Coating Company in the amount of $200,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

g. Approval of Change Order #1 for ES-04-21 N. Monroe Rehabilitation to Darnell Construction, LLC increasing the total contract amount by $102,505, bringing the new contract total to $1,361,147 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

h. Authorization of a cooperative purchase of High-Density Mineral Bond Surface Treatment (HA5) from Andale Construction, Inc. in the amount of $496,776.76 through an Interlocal Agreement with the City of Hurst, Texas and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

i. Approval of a purchase from VGI Technology, Inc. under BuyBoard Contract #654-21 to replace airport security cameras and access control in the amount of $441,473, budgeted for purchase in fiscal year 2022, and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

j. Authorization of the City Manager to execute a contract extension in the amount of $25,392.23 to Smarsh, Inc. for cell phone data retention services with the option to renew annually (Bucky Hasty)

k. Approval of the postponement of fee review until Spring 2023 for implementation in the fiscal year 2024 budget (Kimberly Holle)

l. Acceptance of the letter from the Initiating Committee demanding the City Council place the ordinance "Making San Angelo a Sanctuary City for the Unborn" on the November 2022 ballot and accepting the certificate as the formal presentation and acceptance of said letter (Julia Antilley)

m. Approval of Tax Increment Reinvestment Zone (TIRZ) incentive funding for the following projects and authorizing the City Manager to negotiate all necessary documents:
1) Two projects in the TIRZ North area for properties located at 1212 and 1218 N. Chadbourne totaling $150,000 to be paid from TIRZ North funds
2) Four projects in the TIRZ South area for properties located at 13 E. Twohig, 61 N. Chadbourne, 109 S. Chadbourne, and 416 S. Oakes totaling $110,365 to be paid from TIRZ South funds (Jon James)

n. Second reading and adoption of an ordinance amending Chapter 12 "Planning and Development," Exhibit C "Land Development and Subdivision Ordinance," Chapter 9 "Land Development and Subdivision Design Policies" replacing in its entirety Section V "Sidewalks" and amending Chapter 3 "Definitions" (Jon James) **(Pg. 78, 2022-020)**

o. Second reading and adoption of an ordinance amending Chapter 12 "Planning and Development," Exhibit C "Land Development and Subdivision Ordinance," Chapter 10 "Construction Standards and Specifications," Section III "Widths and Graphic Specifications" replacing in its entirety Subsection A "Widths" and amending Chapter 3 "Definitions" (Jon James) **(Pg. 84, 2022-021)**

p. Amendment of FS-01-21 Fuel Purchases for the increase of fuel delivery charges (Ryan Kramer)

Citizen Brea Burke (SMD3) requested clarification on why the TIRZ item was pulled.

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with the exception of item 5m. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

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Citizen Brea Burke (SMD3) requested a discussion of TIRZ North and South funding and was told the item is posted for discussion on the Regular Agenda.

Motion: Council Member Hiebert made a motion, seconded by Council Member Miller, to approve item 5m in the dollar amounts specified in the caption and background information as presented by Planning & Development Services Director Jon James. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

a. Keep San Angelo Beautiful 2021 Annual Report (Presentation made by KSAB Executive Director Charlotte Anderson)

No Action Taken on this Item.

b. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for reimbursed and capital expenditures (Presentation made by Finance Director Tina Dierschke and Operations Director Patrick Frerich)

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, with no public comment.

c. Adoption of a resolution authorizing an application for financial assistance from the Texas Water Development Board for water system improvements; expressing official intent to reimburse costs of said projects; and making certain findings in connection therewith (Presentation made by Water Utilities Director Allison Strube) **(Pg. 87, 2022-022)**

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, with no public comment.

d. Award of the following agreements based upon scoring criteria as set forth in the Competitive Sealed Proposal procurement method, negotiated scope and contract pricing; using $12,966,537 from the Water Capital fund balance and authorizing the City Manager to negotiate and execute all related documents:
1) WU-05-22 Hickory New Production Wells to Hydro Resources - Mid Continent, Inc.in the amount of $8,500,881
2) WU-06-22 Hickory Treatment Plant and Well Field Improvements to PLW Waterworks, LLC in the amount of $53,010,915 (Presentation made by Water Utilities Director Allison Strube)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

e. Award of Task Order #3 under WU-04-19 Engineering Services for Water System Improvements to the Hickory Groundwater Supply Development to Enprotec / Hibbs & Todd, Inc. in the amount of $2,885,250, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Water Utilities Director Allison Strube)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

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f. Discussion and direction to staff on possible changes to the distribution of North and South Tax Increment Reinvestment Zone (TIRZ) funds (Presentation made by Planning & Development Services Director Jon James)

Citizen and TIRZ Board Member Stephen Brown (SMD6) spoke in support of one TIRZ to enhance the tax base and stop blight regardless of location.

Citizen Brea Burke (SMD3) requested clarification on how the TIRZ borders were determined and how businesses in the north will be contacted.

Citizen Tom Maurer (SMD6) spoke in support of one TIRZ due to Shannon Hospital properties being taken off the tax roll.

Citizen Yolanda Franco (SMD4) spoke in support of keeping North and South funding separated and volunteered to hold the townhall at her business, Western Sky Steakhouse.

Citizen and non-voting TIRZ Board Member Del Velasquez (SMD5) stated a percentage of funds must be spent on infrastructure and inherently cities have non-taxable properties downtown.

Citizen Adrian Soto (SMD5) expressed concern that the politics will not stop if the two areas are combined and advocated for keeping the North funding separate.

Citizen Suzi Smith (SMD6) stated the City Council Members should each advocate for the areas they represent.

Direction: Staff was directed to host a townhall to educate citizens and business owners within the next 10-14 days and bring the item back to City Council for action.

Quorum for Remainder of Meeting:

Mayor Brenda Gunter
Mayor Pro tem Tom Thompson, SMD 2
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6

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:

a. Section 551.072 - Deliberations about real property regarding:
1) 2.3762 acres Fisher & Miller, Survey 0173, Abstract 0205
2) 17.583 acres, Lot 9D, Blk. 2, Sec. 9A Red Arroyo Hills Addition

b. Section 551.071 - Consultation with Attorney regarding contract for judicial services at Municipal Court

8. Follow Up and Administrative Issues

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

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the contract for judicial services at Municipal Court. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

b. Announcements and consideration of Future Agenda Items

City Manager Daniel Valenzuela announced our Strategic Priority Setting Workshop will be held in May.

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9. Adjournment

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

There being no further business, the meeting adjourned at 11:49 a.m.

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:
Brenda Gunter
Brenda Gunter, Mayor

ATTEST:

DocuSigned by:
Julia Antilley
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.)