

City of San Angelo, Texas
Special City Council Meeting
Thursday, July 7, 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 Gonzales, 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 special session of the San Angelo City Council to order at 8:30 a.m. on Thursday, July 7, 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 City Manager Daniel Valenzuela.

3. Proclamations/Recognitions

No proclamations or recognitions.

4. Public Comment

Citizen Nathan Tervazas (SMD 3) encouraged the city to adopt a climate action plan.

Citizen Steve Hampton (SMD 6) spoke on several items, including: the pay of low-level employees, rechecking our values, trash on Loop 306 (TxDOT property), the city pool, the possibility of a splash pad versus a pool to save on lifeguard salaries, and Tom Green County Appraisal District property values.

Public Works Executive Director Shane Kelton stated the number of watermain breaks are due to the soil expanding and contracting as a result of high temperatures. He also spoke regarding flushing fire hydrants to keep chlorine at safe levels throughout the water distribution system.

Citizen Vera Kirkpatrick (SMD 6) expressed concern regarding the cost associated with a possible renaming of Irving Street.

Citizen Anna Bartosh (SMD 1) spoke on several items, including: fossil fuel, the reason behind the effort to rename Irving Street, and Tom Green County Appraisal District property values.

Neighborhood & Family Services Director Bob Salas recognized City staff members Jay Daniel, Holly Voth, Shelly Paschal, and Daniel Fisher for presenting at the West Texas Code Enforcement Training Seminar.

5. Consent Agenda

- a. Approval of the June 21, 2022 City Council regular meeting minutes (Julia Antilley)
- b. Ratification of the following actions taken by the Development Corporation Board of Directors during their June 22, 2022 Regular Meeting with respect to the agreements by and between the Corporation and Wisener Holdings, LLC.:
 1. Authorization of the Board President or their designee to negotiate and execute an amendment to the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC., to include a guarantee of rail access and rates to any future rail port expansion

- 2. Authorization of the Board President or their designee to execute a release of lien with respect to the deed of trust dated effective October 15, 2020
- 3. Affirming survival of the real estate lien deferred payment note dated effective October 15, 2020 and authorizing the Board President or their designee to negotiate and execute any necessary amendments thereto (Guy Andrews)
- c. Ratification of the Development Corporation's approval of a lease extension with the Angelo State University Small Business Development Center for September 1, 2022 through August 30, 2023, and authorizing the Board President to execute all related documents (Guy Andrews)
- d. Ratification of an agreement by and between the City of San Angelo Development Corporation and Padilla Painting in the amount of \$2,000 for drywall repair and touch up at the Business Resource Center and authorizing the Board President or their designee to execute all related documents (Guy Andrews)
- e. Ratification of a heating, ventilation, and air conditioning service and maintenance agreement by and between the City of San Angelo Development Corporation and Bowles Heating & Cooling and authorizing the Board President or their designee to execute all related documents (Guy Andrews)
- f. Ratification of an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all related documents (Guy Andrews)
- g. Approval of a lease agreement between the City of San Angelo WIC Department and Ballinger First United Methodist Church and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)
- h. Approval of an amendment to the 1999 Urban Redevelopment Program Interlocal Agreement between the City, SAISD, Tom Green County, and TGC Appraisal District to authorize the City Manager to consider providing extensions to the three-year home construction requirement placed on developers and authorizing the City Manager to negotiate and execute all related documents (Bob Salas)
- i. Approval of an interlocal agreement between the City of San Angelo and Tom Green County for the joint operation of the San Angelo/Tom Green County Office of Emergency Management (Patrick Brody)
- j. Second reading and adoption of an ordinance for Z22-11 to rezone a property from the Ranch and Estate to the Heavy Manufacturing zoning district, being 20.0 acres, located southwest of Old Ballinger Hwy. and N. U.S. Hwy. 277 (Jon James) (Pg. 270, 2022-054)
- k. Second reading and adoption of an ordinance to amend the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor, located north of FM 2105 and connecting from U.S. Hwy. 87 on the west to U.S. Hwy. 277 and U.S. Hwy. 67 on the east (Jon James) (Pg. 273, 2022-055)
- l. Second reading and adoption of ordinances amending the following:
 - 1. Z22-02, an ordinance to approve a new historic district in downtown San Angelo, located between Concho River, N. Irving St., E. 4th St., and S. Oakes St., and) (Pg. 276, 2022-056)
 - 2. An ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions and establishing an administrative approval process (Jon James) (Pg. 279, 2022-057)
- m. Second reading and adoption of amending the Budget Ordinance for the fiscal year beginning October 1, 2021 and ending September 30, 2022 to delete a fire fighter position and add a civilian position (Patrick Brody) (Pg. 285, 2022-058)

- n. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for fuel and materials due to inflation (Tina Dierschke) (Pg. 286, 2022-059)

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

6. Regular Agenda

- a. Authorization of the City Manager to waive subdivision plat fees associated with preliminary and final plats for Wall Volunteer Fire Department (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy)

Wall Volunteer Fire Department Assistant Chief David McIntyre stated the two departments offer mutual aid by providing fire and water support to each other.

Citizen Steve Hampton (SMD 6) expressed concern over waiving fees.

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.

- b. Approval of a proposal to allocate the 2022 CDBG and HOME grant funds for programs and projects and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$669,743 of CDBG and \$447,050 of HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

Citizen Sylvia Martinez (SMD 3) spoke regarding code compliance in her area of town and expressed concern that some of the elderly are unable to care for their property and pay the resulting fines.

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.

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 an easement for AEP in C. Berberich survey

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:

Council Member Thompson asked for an update on board and commission vacancies across the whole City Council.

9. Adjournment

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

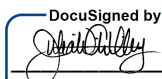
There being no further business, the meeting adjourned at 9:41 a.m.

Official Minute Record
July 7, 2022

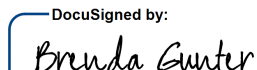
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THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

DocuSigned by:


Julia Antley, City Clerk

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.)