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City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 21, 2023

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 regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, February 21, 2023 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 led by San Angelo Police Department Chaplain Art Mavrode.

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

No public comment.

5. Consent Agenda

a. Approval of the February 7, 2023 City Council regular meeting minutes (Heather Stastny)

b. Approval of a contract with Gilbert Consulting Services, LLC. in the amount of $36,000 and authorizing the City Manager to negotiate and execute all related documents (Sylvia Guadarrama)

c. Approval of an agreement with ABM Custodial Services through BuyBoard contract #639-21 in the amount of $247,423.74 (first contract year) and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)

d. Approval of Tax Increment Reinvestment Zone (TIRZ) incentive funding for seven private projects in the North TIRZ area for the properties located at 2600 MLK Drive; 901, 903, 905, 909, 1000, and 2626 North Chadbourne, totaling $477,846, and three private projects in the South TIRZ area for the properties located at 402 West Beauregard; 213 and 215 South Chadbourne; and 109 S. Chadbourne, totaling $199,141, and authorizing the City Manager to negotiate and execute all necessary documents (Jon James)

e. Second reading an adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for an additional full-time parks position for the purpose of maintenance activities within the Tax Increment Investment Zones and capital expenses (Tina Dierschke) **(Pg. 121, 2023-022)**

f. Approval of an agreement with Leibowitz & Horton in the amount of $78,460 and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

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Motion: Council Member Hesse Smith made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with the exception of items 5d and 5e. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Thompson made a motion, seconded by Council Member Thomas, to approve 5e, as presented by Finance Director Tina Dierschke. The motion carried (6) ayes to (1) nay, with Council Member Gonzales casting the dissenting vote.

Motion: Council Member Gonzales made motion, seconded by Council Member Hesse Smith, to approve item 5d, as presented by Planning and Development Director Jon James. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

a. Presentation of the Destination Marketing Organization quarterly report (Presentation made by Chamber of Commerce President/CEO Walt Koenig)

No Action Taken on this item.

b. Adoption of a resolution of general support for construction of affordable housing projects as part of the 2023 annual Low Income Housing Tax Credit (LIHTC) program for the project Roosevelt Lofts by OPG Roosevelt Lofts Partners, LLC. (Presentation made by Neighborhood and Family Services Director Bob Salas & Overland Property Group Director of Development April Engstrom) **(Pg. 124, 2023-23)**

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays, with not public comment.

c. Approval of Amendment #4 South Hangar Taxilane with Jviation, a Woolpert Company, Master Airport Agreement in the amount of $498,024.37 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Jeremy Valgardson)

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, with no public comment.

d. Presentation from Specialized Public Finance, Inc. regarding proposed plan of finance for City of San Angelo, Texas Tax Notes, Series 2023, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Tina Dierschke)

[Neighborhood and Family Serves Assistant Director Morgan Chegwidden gave overview of proposed improvements to the Animal Shelter.]

Direction: Consensus of Council was to proceed with the proposed plan of finance as presented.

e. First reading and public hearing of a reconsideration of an ordinance approving the abandonment of approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320-ft north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)

Dorado Construction Group Project Manager Hillary Bueker presented conception options for the proposed development to address traffic and drainage concerns.

SMD 1 residents Brandie Beall and Melissa Rauterkus spoke in opposition of the proposed abandonment.

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Motion: Council Member Thompson made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried (6) ayes to (1) nay, with Council Member Hesse Smith casting the dissenting vote.

f. First reading and public hearing of an ordinance for Z22-25 to rezone properties from the High Rise Multifamily Residential zoning district to the Single-Family Residential zoning district, being 12.097 acres, generally located at the southeast corner of Blum St. and E. 40th St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thompson 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.

g. First reading and public hearing of ordinances on the following cases for property being 0.743 acres, located at 3, 5, and 9 W. Ave. J:
1. CP22-07, a request for approval of an amendment to the Comprehensive Plan changing certain lands from the Commercial to the Neighborhood Future Land Use designation;
2. Z22-26, a request for approval of a rezoning from the General Commercial/Heavy Commercial zoning district to the Single Family Residential zoning district (Presentation made by Planning & Development Services Director Jon James)

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

h. First reading and public hearing of ordinances on the following cases for property being approximately 15.325 acres and located northeast of the intersection of Montague Ave. and Veck St.:
1. CP22-08, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial and Transitional to Neighborhood;
2. Z22-27, a request for approval of a rezoning from General Commercial zoning district to the Planned Development zoning district (Presentation made by Planning & Development Services Director Jon James)

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

i. First reading and public hearing of an ordinance for Z22-29, to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1201 Koberlin St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Miller, 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 122.36 acres out of Survey 644, Abstract 1181 W. Spornhawn and out of Survey 645, Abstract 4212 C. Zech

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b. Section 551.087 - Business prospect negotiations regarding Project Cienna

c. Section 551.087 - Business prospect negotiations regarding Skyline Aviation

d. Section 551.074 - Personnel matters to deliberate the appointment of the City Clerk

8. Follow Up and Administrative Issues

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

[City Manager Daniel Valenzuela announced his appointment of Heather Stastny as City Clerk.]

b. Consider approving various Board nominations
Civil Service Commission: Brian Dunn (City Manager) to a first term ending January 2026
Construction Board of Adjustments and Appeals: Scott Allison (Mayor) to a second term ending February 2025

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

c. Announcements and consideration of Future Agenda Items

9. Adjournment

Consensus: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to adjourn the meeting.

There being no further business, the meeting adjourned by consensus at 12:31 p.m. with no public comment.

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:
Brenda Gunter
65CC121DADBB40F...
Brenda Gunter, Mayor

ATTEST:

DocuSigned by:
Chstastny
3F086DDE78834F2...
Heather Stastny, 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.)