

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, May 7, 2024

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6 via Zoom

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 8:33 a.m. on Tuesday, May 7, 2024 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided by San Angelo Police Chaplain Gary Jenkins, and pledges were led by San Angelo Police Department Chaplain Marcella Jenkins.

3. Proclamations/Recognitions

May 15, 2024 was proclaimed as National Trauma Survivors Day.

May 2024 was proclaimed as Motorcycle Safety Awareness Month.

May 2024 was proclaimed as Historic Preservation Month.

4. Public Comment

County resident Jackie Chesnutt spoke about personal struggles and read her husband's obituary.

Council Member Gonzales commended City staff for clean-up work done at the homeless encampment.

City Manager Daniel Valenzuela gave an update on the progress of the homeless encampment.

Citizen Michael McDonald (SMD 1) spoke about the appraisal and subsequent lease for his lake lot.

Citizen Kassie Harper (SMD 1) commented on the rate at which property appraisals are rising.

Citizen Jatón Giese (SMD 5) requested consideration of funding to Cassie's Place and Critter Shack to assist with a spay/neuter program.

Citizen Jamal Schumpert (SMD 4) commended on the stray dog population in the city, and the current living wages in San Angelo.

5. Consent Agenda

- a. Consider approving the April 16, 2024, Joint Meeting with the Planning Commission and April 16, 2024, City Council regular meeting minutes (Heather Stastny)
- b. Consider the sale of +/- 0.33 acres of land of Lot 9D, Block 2, Section 9A, Red Arroyo Hills Addition to DNL Properties for the appraised value of \$19,146 and authorizing the City Manager to negotiate and execute all related documents (Sarah Tackett-Torres)

- c. Consider accepting a .048 acre utility easement for a sewer wastewater pipeline out of William Etzel Survey No. 167, Abstract No. 157 and authorizing the City Manager to negotiate and execute all related documents (Sarah Tackett-Torres, Zeferino Mendoza)
- d. Consider approving the release of reversionary interest in property located at the San Angelo Regional Airport being 4.720 acres of land out of a certain 122.360 tract out of the W. Spornhaun Survey No. 644, Abstract 1881 and authorizing the City Manager to negotiate and execute all documents (Sarah Tackett-Torres, Jeremy Valgardson)
- e. Consider approving RFB FC-01-24 Rebid to Accurate Air Solutions LLC in the amount of \$118,430 for HVAC unit replacement at the Chase State Office Building and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- f. Consider approving the purchase of water meters from Core and Main, Inc. in the amount of \$1,616,600 budgeted for purchase in fiscal year 2024 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- g. Item was pulled and considered on the Regular Agenda.
- h. Second reading on an ordinance amending Chapter 12 "Planning & Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 313 "Use Table," regarding item (i) below revisions requiring that Short-Term Rental establishments obtain a conditional use only in specified zoning districts (Aaron Vannoy) (Pg. 105, 2024-029)
- i. Second reading on an ordinance amending Chapter 12 "Planning & Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," Section 406 "Bed and Breakfast Establishments and Short-Term Rentals," regarding approval, renewal and revocation of conditional uses authorizing Bed and Breakfast and Short-Term Rental establishments, as well as revising distance limitations with respect to Short-Term Rentals (Aaron Vannoy) (Pg. 107, 2024-030)
- j. Second reading of an ordinance for PD97-07, a request to amend the Planned Development zoning district to allow underlying General Commercial, Heavy Commercial, and Light Manufacturing zoning districts to conform to the Airport 2020 Master Plan (Aaron Vannoy) (Pg. 112, 2024-031)
- k. Second reading of an ordinance for PD20-02, a request to amend the Planned Development zoning district to allow High Rise Multifamily zoning for a 3-story affordable senior living facility located at 3824 Green Meadow Dr. (Aaron Vannoy) (Pg. 116, 2024-032)

Motion: Council Member Thomas made a motion, seconded by Council Member Hesse Smith, to approve the Consent Agenda, with the exception of items 5g. and 5i. The motion carried unanimously (7) ayes to (0) nays, and (6) ayes to (0) nays with (1) abstention by Council Member Miller for item 5e, with no public comment.

Motion: Council Member Thompson made a motion, seconded by Council Member Gonzales, to approve item 5i., as presented by Planning and Development Director Aaron Vannoy. The motion carried unanimously (7) ayes to (0) nays.

Citizen Jamal Schumpert (SMD 4) commented on the proposed boundary for STRs around schools.

6. **Regular Agenda**

5g. Adoption of a resolution of the City of San Angelo City Council amending the schedule of fees and charges related to parks and recreation fees for the addition of Bosque fees and removal of Nature Center fees (Tina Dierschke) (Pg. 100, 2024-028)

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.

- a. Consider accepting the City's fiscal year 2023 Annual Comprehensive Financial Report and Single Audit (Presentation made by Armstrong, Backus & Company, LLC Partner Gayla Thornton)

Motion: Council Member Thomas 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.

- b. Consider a request for an appeal of the Planning Commission's approval of Conditional Use CU24-03 for a Short-Term Rental located at 2246 Joy Road (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Jerry Lancaster (SMD 1), spoke in opposition of the Conditional Use for a Short-Term Rental.

Attorney Wes Giesecke answered questions from the Council on behalf of the property owner.

Citizen Steve Hampton (SMD 6) suggested the item be tabled pending further information on the status of the property as a working STR.

Citizen Ken Taylor (SMD 1) requested consistency and compliance with the STR Ordinance.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item as presented. The motion carried (5) ayes to (2) nays with Council Member Thomas and Council Member Hesse Smith casting the dissenting votes.

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:~~

8. Follow Up and Administrative Issues

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

No action taken on this item.

- b. Approval of various Board nominations:
Planning Commission: Brittany Davis (Mayor) to a second term ending January 2026
Public Housing Authority: Becky Fraser and Monette Molinar to a fourth term, and Troyce Wilcox to a sixth term, all ending April 2026

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 no public comment.

- c. Announcements and consideration of Future Agenda Items

Consensus: Public Meeting was scheduled for Wednesday, May 15, 2024 at 8:30 a.m. to canvass votes for the May 4, 2024 General Election.

9. Adjournment

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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, with no public comment.

There being no further business, the meeting adjourned by consensus at 10:28 a.m.

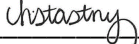
THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:


Brenda Guiter, Mayor

ATTEST:

DocuSigned by:


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 of 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.)