City of San Angelo, Texas
Regular City Council Meeting
Tuesday, March 18, 2025

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

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, March 18, 2025 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 E. Tallas.

3. Proclamations/Recognitions

March 29, 2025, was proclaimed as Vietnam War Veterans Memorial Day. Mayor Gunter was recognized for her contribution to the Vietnam Veterans program.

4. Public Comment

Citizen Justin Walcott (SMD 5) requested a townhall meeting with District 11 U.S. Representative August Pfluger.

Citizen Jamal Schumpert (SMD 4) spoke about public comments for executive session items and requested Council consider different options for spending of funds received from the sale of property.

Planning and Development Director Aaron Vannoy announced a Townhall Meeting to discuss the Cultural District will be held on April 1, 2025 at 6:00 p.m. at the San Angelo Fine Arts Museum.

5. Consent Agenda

a. Approval of the March 4, 2025, City Council regular meeting minutes (Heather Stastny)

b. Accepted a 2.777 acre Utility Easement out of C. Damman Survey No. 180, Abstract No. 141 and authorizing the City Manager to negotiate and execute all related documents (Kevin Pate, Sarah Torres)

c. Authorization of the City Attorney to begin termination of the Lake Nasworthy residential lot lease for non-payment of annual rent for property located at 3129 Red Bluff Rd. (Sarah Torres)

d. Award of Task Order #2 under IDIQ agreement PW-02-24 Engineering Services for modifications to the Bill Aylor Sr. Riverstage to Entropec/Hibbs & Todd in an amount of $490,000 for Civil, Mechanical, Plumbing, Electrical Engineering, and Architectural design documents, and authorizing the City Manager to negotiate and execute all related documents (Alfonso Torres)

e. Approval of Change Order #1 to ES-01-25 Glenna St./Edmund Blvd./W. 29th St. Roadway Improvements Project with Reece Albert in the amount of $61,045 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

f. Approval of BuyBoard Contract #703-23 for the purchase of a temporary traffic signal pop-up trailer to OMJC Signal in the amount of $55,410 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

g. Award of contracts for construction materials to CSA Materials, Zack Burkett Company, and Dorado Construction Company as respectively submitted in response to SB-02-25 Street Construction Materials in the amount of $800,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

h. Award of RFB SB-01-25 LRA DS Material to Vulcan Construction Materials, LLC in the amount of $75,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

i. Authorization of an emergency contract to repair a traffic signal at Beauregard Ave. and Abe St. to Willis Electric Co. LP in the amount of $185,625 due to unforeseen damage pursuant to Sec. 252.022 of the Texas Local Government Code, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

j. Approval of a reimbursement request from The Bank and Trust for a looped 8-inch waterline extension measuring 1,600-ft. in the amount of $30,400 and finding a public purpose for such reimbursement (Shane Kelton)

k. Approval of Buyboard contract #679-22 for the purchase and installation of a Mariner Hexagon shade structure at the Texas Bank Sports Complex to USA Shade in the amount of $79,781.32 utilizing budgeted Texas Bank Sports Complex fund balance and authorizing the City Manager to negotiate and execute all related documents (Mario De La O)

l. Approval of items and authorizing the City Manager to negotiate and execute the following:
1. An interlocal agreement with the Equalis Group providing for the City's participation in cooperative purchases through the Equalis Group (Jeff Tomlinson)
2. Equalis Group Contract #R10-1125B with HUB International in the amount of $49,500, budgeted annually, for benefit consulting services (Kimberly Holle)

m. Adoption of a resolution adopting the March 2025 Purchasing Policy (Jeff Tomlinson) **(Pg. 79, 2025-023)**

n. Authorization of the Airport Director to negotiate and execute temporary nonexclusive license agreements with permitted food truck vendors to provide food vending services on City Airport property (Justin Fletcher)

o. Authorization of the Office of Emergency Management to apply for a FEMA Community Safe Room Grant-DR478 and authorizing the City Manager to execute the application (Patrick Brody)

p. Adoption of a resolution amending Resolution 2025-022 to reschedule a joint public hearing of the City Council and the Planning Commission regarding amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, Section 304 "Commercial District Intent Statements", Article 12.04 "Signs" of the Planning and Development Ordinance and Section 420 "Offsite Signs" of the Zoning Ordinance and establishing alternative notice procedures (Aaron Vannoy) **(Pg. 104, 2025-024)**

Citizen Jamal Schumpert (SMD 4) requested additional information for item 5j.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the Consent Agenda, with the exception of items 5d., 5m., and 5n. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Miller made a motion, seconded by Council Member Hesse Smith, to approve Item 5d., as presented by Construction Manager Al Torres. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Thomas made a motion, seconded by Council Member Miller, to approve Item 5m., as presented by Purchasing Manager Jeff Tomlinson. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve Item 5n., as presented by Airport Director Justin Fletcher. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

a. Acceptation of the City's fiscal year 2024 Annual Comprehensive Financial Report and Single Audit (Presentation made by Pattillo, Brown & Hill, LLP Audit Manager Clayton Rogers)

Citizens Jamal Schumpert (SMD 4) and Mary Coffey (SMD 6) requested the audit report be available for citizen review prior to Council approval.

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.

b. Approval of a 3-year Tax Abatement Agreement within Reinvestment Zone No. 24-2 with Zeppelin Energy Storage, LLC. pursuant to Chapter 312 of the Texas Tax Code, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Interim Economic Development Director Michael Dane)

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

c. Approval of TIRZ incentive requests for four South TIRZ private projects totaling $184,356.12 that were approved by the TIRZ Board on 2/25/25 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Applicant Michelle Babiash thanked Council for their consideration and approval.

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

d. Approval of TIRZ incentive requests for five North TIRZ private projects totaling $345,135.99 that were approved by the TIRZ Board on 2/25/25 (Presentation made by Planning & Development Services Director Aaron Vannoy)

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.

e. First reading and public hearing for PD24-07, a request for a zone change to a Planned Development from a Heavy Commercial zoning district to an underlying Mobile Home Subdivision zoning district, allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve the item, contingent upon the property owner widening the entry gate to 20 or 25-ft., subject to approval by the Fire Chief and Fire Marshal, no later than October 31, 2025. The motion carried (5) ayes to (2) nays, with Council Members Gonzales and Hesse Smith casting the dissenting votes. No public comment.

f. First reading and public hearing for Z25-05, a request for a zone change from the Single-Family Residential zoning district to Neighborhood Commercial zoning district, for two properties located at 502 and 504 W. Ave V (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Thomas made a motion, seconded by Council Member Hesse Smtih, 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 the Requirement that Meetings be Open under the following sections:

a. Section 551.071 - Consultation with an attorney regarding property tax assessment on City-owned leased land

b. Section 551.072 - Deliberations about real property regarding City-owned leased land at 6859 Golden Ln.

c. Section 551.072 - Deliberations regarding 2.524 acres out of lots 18 & 19, Fort Concho River Lots

d. Section 551.072 - Deliberations about real property regarding:
1. Approximately 200.11 acres out of Survey 20, W.C. Ry. Co., Abstract 8138; Approximately 143.78 acres out of Survey 19, W.C. Ry. Co., Abstract 4018; and Approximately 8.39 acres out of Survey 4 ½, J.W. Johnson, Abstract 8647
2. Approximately 316 acres out of Sarah R. Robertson Survey No. 178, Abstract 8474

8. Follow Up and Administrative Issues

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

b. Approval of various Board nominations:
Animal Shelter Advisory Committee: Rodger Horton (SMD 4) to a first full term ending January 2027
Civic Events Advisory Board: Ken Roberts (SMD 5) to a first term ending December 2026
Construction Board of Adjustments and Appeals: Rodrick Mayberry (SMD 6) to a first full term

ending January 2027
Development Corporation: Travis Stribling (SMD 6) to a first term ending February 2027

Motion: Council Member Miller 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.

c. Announcements and consideration of Future Agenda Items

Council Member Gonzales requested a future agenda item to address carports in the PaulAnn subdivision.

Council Member Thompson requested training for new and existing board & commission members.

Council Member Hiebert requested an evaluation of repairs needed to Golf Course Rd.

9. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, 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 at 12:41 p.m.

THE CITY OF SAN ANGELO, TEXAS:

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

ATTEST:

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Hstastny
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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.)