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City of San Angelo, Texas
Regular City Council Meeting
Tuesday, May 6, 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, May 6, 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 Chaplain Marcella Jenkins.

3. Proclamations/Recognitions

April 13-19, 2025, was proclaimed as National Public Safety Telecommunicators Week.

May 12-17, 2025, was proclaimed as National Salvation Army Week.

May 2025 was proclaimed as Motorcycle Awareness Month.

May 2025 was proclaimed as Historic Preservation Month.

4. Public Comment

Citizen Mona Lisa Fischer (SMD 1) offered insight into safety concerns faced by citizens in our community.

Citizen Mike Burnett (SMD 1) spoke about Concho Valley Community Action Agency partnerships with other entities and gave thanks to all council members for their service.

COSA Communications Director Brian Groves (SMD 6) gave an update on the new COSA website.

5. Consent Agenda

a. Approval of the April 15, 2025, City Council and Planning Commission Joint Meeting minutes and April 15, 2025, City Council Regular Meeting minutes (Heather Stastny)

b. Approval of accepting the donation of a Channel Easement being 10.23 acres in the Town & County Business Park Addition, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)

c. Approval of granting a 15-ft. wide easement to AEP Texas Inc., lying within 90.673 acres out of A-0204, S-0172, JF Fuchs Survey, Tract 34, east of Lake Nasworthy Dam, finding a public purpose in granting such an easement, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

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d. Approval of a license agreement for three temporary monitoring wells in the City's right-of-way located at approximately 1733 Pulliam and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Kevin Pate)

e. Approval of Amendment #1 to Task Order #3 with CDM Smith, Inc. in the amount of $165,485 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

f. Approval of Change Order #4 for Howard St. Roadway Project with Reece Albert, Inc. for the total amount of $73,025.85 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

g. Approval of a 3-year renewal with GoTo Communications under TIPS Contract 221003 for voice over IP phone service in the annual amount of $59,575.69 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)

h. Approval of a Memorandum of Understanding with Mr. Sean Fuentes to authorize the construction of a 9-hole disc golf course at Jaime Padron Memorial Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)

i. Approval of amending the current contract with Bentwood Country Club Estates to allow pumping of water from Lake Nasworthy and authorizing the City Manager to negotiate and execute all necessary documents (Shane Kelton)

j. Approval of designating the Executive Director of Public Works as a signatory for the Texas Water Development Board (Shane Kelton)

k. Ratification of COSADC's approval of the sale of approximately 27 acres of land at the Industrial Park to ATI Group at the appraised value of $65,000 per acre according to a December 31, 2023, Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents (Michael Dane)

l. Adoption of a resolution approving updates to the Existing Sidewalk Standard Construction Details (S-FF-1 & S-FF-2) to align with the latest requirements of the COSA Sidewalk Ordinance and Texas Accessibility Standards pursuant to the American with Disabilities Act (Kevin Pate)

m. Approval of amending the Infill Incentives Program to allow developers a 12-month time period to receive a certificate of occupancy necessary to qualify for funding (Aaron Vannoy)

n. Adoption of resolution amending the Schedule of Fees and Charges to add fees for Airport Food Truck licenses (Tina Dierschke)

o. Adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for COSADC land purchase (Tina Dierschke)

p. Adoption of ordinances amending the following provisions of the City Code of Ordinances related to signs:
1. Chapter 12 "Planning and Development," Article 12.04 "Signs"; and
2. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," by deleting Section 420 "Off-site Signs" (Aaron Vannoy)

q. Adoption of an ordinance for Z25-02, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from the Light Manufacturing zoning

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district to High Rise Multi-family Residential zoning district for the properties located at 1426 and 1428 Western Ct. (Aaron Vannoy)

r. Adoption of ordinances for:
1. Z25-03, a request to rezone from the General/Heavy Commercial zoning district to the Low Rise Multi-family Residential zoning district for properties at 217 & 221 E. Avenue K; and
2. CP25-01, a request to amend the Comprehensive Plan from Industrial to Commercial for properties at 217 & 221 E. Avenue K (Aaron Vannoy)

s. Adoption of an ordinance for Z25-07, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district for the property located at 2621 S. Bryant (Aaron Vannoy)

t. Second reading of an ordinance for Z25-09, a request to rezone from the Single-family Residential zoning district and the General Commercial zoning district to the Low Rise Multi-family Residential zoning district for the lot located on Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision (Aaron Vannoy)

u. Second reading of an ordinance for Z25-10, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district, to allow park and recreational uses located at Kirby Park, located at 1401,1402 and 1403 Edmund Blvd. (Aaron Vannoy)

v. Second reading and public hearing of ordinances for(SMD#6):
1. Annexation of 9.712 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
2. Annexation of 7.477 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
3. Z25-11, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Pinion Ridge
4. Z25-12, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Trippington Way (Aaron Vannoy)

w. Second reading and public hearing of an ordinance for ROW25-01, a request to abandon the alley in Miles Addition, Block 41 between 4th & 5th St., east of Pecan St. (Aaron Vannoy)

Motion: Council Member Miller made a motion, seconded by Council Member Thompson, to approve the Consent Agenda with the exception of items 5i., 5k., 5l., 5n., 5p., and 5v. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Council Member Miller made a motion, seconded by Council Member Gonzales, to approve items 5i., 5k., 5l., 5n., 5p., and 5v. as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

6. Regular Agenda

a. Presentation of the Downtown San Angelo, Inc. biannual report (Presentation made by DSA Executive Director Monica Ramos)

No action taken.

b. Presentation and discussion regarding the Animal Services Task Force's recommendations (Presentation made by the Animal Services Task Force)

Citizen Juliana Evans (SDM 4) expressed her concerns regarding various Animal Shelter matters.

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No action taken.

c. Consider awarding bid PK-01-25 to Blink Marketing, Inc. (DBA Blink Signs), in the amount of $209,045.53 sourced from HOT fund balance for Concho River wayfinding signage and authorizing the City Manager to negotiate and execute all related documents (Carl White)

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.

This item was taken out of order, after Item 6d.

d. Discussion and possible action on the "Concho River Legacy Trail" project, including the following items:
1. Consider a resolution endorsing private fundraising efforts to commission and install a series of sculptures entitled "Concho River Legacy Trail", which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park
2. Authorize City staff to develop and issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the proposed sculpture installations as part of the "Concho River Legacy Trail."
(Presentation made by Parks and Recreation Director Carl White)

Citizen Steve Eustis (SMD 1) spoke in favor of the project.

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

This item was taken out of order, after Item 6b.

e. First reading and public hearing of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Presentation made by Recreation Manager Jesse Benes)

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

f. Second reading of ordinances for amendments to the following sections of Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations":
1. Section 311 "Cultural District Overlay Zone"
2. Section 313 "Use Table"
3. Section 304 "Commercial District Intent Statements" (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Steve Eustis (SMD 1) spoke in favor of the project.

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

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g. First reading and public hearing of ordinances for:
1. Z24-16, a request to rezone from the General Commercial/Heavy Commercial zoning district to the General Commercial zoning district at 2830 N. Chadbourne, 2802 N. Chadbourne and 2810 N. Chadbourne
2. CP24-06, a request to amend the Comprehensive Plan from Neighborhood Center to Commercial at 2802, 2810, and 2830 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Gonzales 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.

h. Discussion and possible action of North TIRZ Non-Profit policy update (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Evelyn Smith (SDM 5) spoke in opposition to removing non-profits from eligibility.

Motion: Council Member Thompson made a motion, seconded by Council Member Thomas, to remove eligibility for non-profits to receive TIRZ funding. The motion carried (6) ayes to (1) nay with Council Member Gonzales casting the dissenting vote.

i. Consider approving Tax Increment Reinvestment Zone incentive funding for 3 private projects totaling $181,870.03 in the South TIRZ area (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

New Quorum:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
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 the Requirement that Meetings be Open under the following sections:

a. Section 551.072 - Deliberations about real property regarding 1005 S. Park St.

b. Section 551.072 - Deliberations about real property regarding 3415 Johnson Ave.

c. Section 551.072 - Deliberations about real property regarding airport hangar lease

d. Section 551.072 - Deliberations about real property regarding 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

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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 Gonzales, authorizing the City Manager to negotiate and execute a purchase and sales agreement with Skybox Data Centers, LLC., for the sale of approximately 343.89 acres out of Surveys 19 & 20, W.C. Ry. Co., Abstracts 8138 and 4018, and approximately 8.39 acres out of Survey 4 ½ , J.W. Johnson, Abstract 8647, with a purchase price of $50,000 per acre based on the final survey and subject to City Council approval of an agreement under Chapter 380 of Texas Local Government Code. The motion carried unanimously (6) ayes to (0) nays with no public comment.

b. Announcements and consideration of Future Agenda Items

City Clerk Heather Stastny announced canvassing for the May 3, 2025 election is scheduled for Wednesday, May 14, 2025 at 8:30 A.M.

Council Member Hiebert requested a future agenda item to address TIRZ criteria.

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, with no public comment.

There being no further business, the meeting adjourned at 1:57 p.m.

THE CITY OF SAN ANGELO, TEXAS:

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

ATTEST:

DocuSigned by:
hstastny
3E086DDE78834E2...
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.)