

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON WEDNESDAY, March 23, 2016 AT 12:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: Lee Pfluger, William Dendle, Dominic Santos, Mike Campbell, John Klingemann, Johnny Calvert, Travis Stribling, Anne Coverston, Nelly Perez

ABSENT: Craig Kinney (AE), Bob Pfluger (AE), David Mazur (AE)

STAFF: Jon James, AICP
Sarah Tackett
Dan Saluri
Rick Weise

I. Call to order, establish quorum.

The meeting was called to order at 12:00 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Consideration of approving the minutes from the December 16, 2015 TIRZ Board Meeting.

Motion to approve the minutes from the March 2, 2016 TIRZ Board Meeting with changes by Mr. Mike Campbell, seconded by Ms. Anne Coverston and carried unanimously.

IV. Streetscape

Mr. Russell Pehl, City Engineer, presented an update to the board on the North Chadbourne Streetscape Project. The project limits of Phase II & III are: Chadbourne Street, both sides 7th to 14th. Extension: Chadbourne Street (east side) 14th to 18th. An aerial overview of the project was presented. Construction work included: sidewalks, brick pavers, curb/gutter, pedestrian ramps, crosswalk markings, handrails, and conduit for future lighting. Project is a collaboration between COSA and Concho Valley Transit District (CVTD) which will result in a design that rehabilitated each block

from the ROW line/face of building to approximately 2' past the edge of pavement providing an ADA accessible sidewalk. Construction began on February 2, 2015 on Phase II & III. Grant funding ended on June 15, 2015. Construction after this time was solely paid by TIRZ funds. Construction began on the extension (14th to 18th) on August 2, 2015 and was completed the week of September 7, 2015. Following the ADA inspection, corrections were made and construction was completed on January 26, 2016. Overview of the funding: Federal Funds \$506,583, TIRZ Funds \$511,642, Total Funding \$1,018,225. Phase II & III totaled \$814,580. Construction to date (Phase II, III, and extension) totaled \$1,017,528.70. All payments have been processed and retainage released.

General discussion followed.

No action taken.

- V. Update and discussion regarding the FY 2016 Budget.

Mr. Jon James stated that the current balance sheet was provided in the packet.

No action taken.

- VI. Discussion and possible action regarding reorganization of the TIRZ Board.

Mr. Lee Pfluger presented an overview that of the survey that the Reorganization Subcommittee created. Mr. Dan Saluri, attorney, stated that the information received in the survey will be public record. Mr. Johnny Calvert stated he does not think the goal of the reorganization has been defined, Mr. Mike Campbell agreed. Mr. John Klingemann stated that the reorganization will lessen the number on the board and certain areas of San Angelo will not be represented and this will be a very negative impact. Mr. Travis Stribling feels that the new term limits are not long enough, 4 years is too short. Mr. William Dendle stated that if there is an all new board progress will stop until the new members get up to speed; very dependent on the appointments. Mr. Lee Pfluger stated that there was some questions regarding appointments; the file was atrocious. Mr. William Dendle stated that the two current vacancies are city council appointees. Ms. Anne Coverston stated that theoretically less seats, less vacancies. Mr. Lee Pfluger stated in the City's file there were some good applicants, very astute people that did not get appointed to the board. Ms. Anne Coverston, having some kind of vested interest in seeing the TIRZ revitalized is a positive; there is a chance with the proposed new membership that the real impact of the what the TIRZ Board will not be realized. She added, if they do not own property they may not realize the impact. Mike Campbell, ownership does create a different level of

understanding; to change this requirement would have a negative impact. Mr. Travis Stribling stated there is a benefit to having board members who have a vested interest. Mr. Johnny Calvert I am a business owner and I live in the district. Mr. Dominic Santos, I feel the underlying reason may be to avoid conflict of interest. Mr. Lee Pfluger, there is an effort, been going on for maybe 8 or 9 months to standardize the conflict of interest. Mr. Dan Saluri there is a State code of Conflict of Interest, there is a proposal to for the City Council to define conflicts of interest. Mr. Dan Saluri explained a few of the items that cc will be looking at. Currently, under the charter the State Code is adopted. Mr. William Dendle stated that both zones will be affected by this change. Mr. Jon James, some of the requirements are to own property or a business; some TIRZ boards require that you live in the zone. Mr. Lee Pfluger stated a good thought, however, only 10% of the zone is residential. Mr. Travis Stribling stated that a possibility for a requirement to serve on the board would be to work in the zone. With regards to ASU, GAFB, and SAISD; Ms. Anne Coverston feels that those three members bring a lot to the board. I, myself, have community planning experience. She added, she feels it would be a mistake to remove them from the board. Mr. William Dendle feels their representation is so valuable, very large employers of San Angelo. Mr. Lee Pfluger stated that ASU students are potentially large users of the downtown. Mr. Johnny Calvert stated that from the beginning he felt they were a very important part of the board.

The TIRZ Board's completed surveys are part of the permanent supplemental minutes.

No action taken.

VII. Announcements and consideration of future agenda items.

The subcommittee stated they would compile all the data from the surveys and compose a summary; the board suggested a meeting to review summary for March 30, 2016.

a) Next regularly scheduled meeting – April 20, 2016

VIII. Adjournment.

Motion to adjourn by Mr. Johnny Calvert, seconded by Mr. John Klingemann and carried unanimously. Meeting was adjourned at 1:09 PM.

Addison Lee Pfluger

Lee Pfluger, TIRZ Chairman