

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON WEDNESDAY, March 30, 2016 AT 12:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: Lee Pfluger, Bob Pfluger, David Mazur, Johnny Calvert, Mike Campbell, Anne Converstun, Craig Kinney

ABSENT: Dominic Santos (AE), Travis Stribling (AE), William Dendle (AE), Nelly Perez (AE) John Klingemann (AE)

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

I. Call to order, establish quorum.

The meeting was called to order at 12:29 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Discussion and possible action regarding the reorganization of the TIRZ Board.

Mr. Lee Pfluger stated that committee/board member Travis Stribling prepared a summary of the board member's responses to the survey. An Executive Summary of this information was prepared and distributed to all board members and staff. Mr. Lee Pfluger added that at the end of this meeting I would like to vote either individually on each item or the survey as a whole. Mr. Jon James presented a brief presentation of items that have changed since the last TIRZ meeting. He added that today's meeting conflicted with the deadline for City Council, so this item will go before City Council on April 9th for the 1st reading. A timeline of meetings to discuss this reorganization was also presented. The new proposal would reduce the size of the TIRZ Board from 15 to 12; the members from GAFB, ASU and SAISD were added

back in. In addition we have proposed keeping the current term limit of 3 consecutive two-year terms. The original proposal was to go to bi-monthly meetings; based on your discussion and recommendations we are proposing to keep meetings monthly; however, we have added that the board meet at least quarterly. In the last 8 years, the TIRZ Board has averaged 8 meetings a year. Last summer, City Council suggested a Conflict of Interest Provision similar to what the City of San Angelo Development Corporation (COSADC) follows. This provision would not allow board members, Council Members or Planning & Development Services staff to receive TIRZ funding. Currently, board members may not participate or vote on items affecting them financially. Mr. Jon James gave a brief overview of the Downtown Development Commission's (DDC) meeting on March 29, 2016. They are generally supportive of merging the functions of the two boards, they would like to ensure that the mission of the DDC is adequately reflected in the mission of the new board; some believed that a 12 member board would be too large, also they would like Downtown San Angelo, Inc. (DSA) to be represented. They did take a vote, it was 3-3 for a slightly smaller board, 9 or 10 members; no formal recommendation.

Questions for you today as we prepare to take this item to City Council, how many members should be required to own a business/property or live/work in the zone? Which appointees should this apply to? We don't feel it should be the entire board. This board raised the concern regarding north and south representation. Term limits; either 3 two-year terms or 2 four-year terms. In the survey, the board had 6 votes for 6 years, 3 votes for 8 years. Mr. Jon James added that we need a formal vote for your term limit recommendation.

Mr. Craig Kinney, you guys have dialed back what was previously proposed in the original recommendation and it seems as though we are trying to find a middle ground here. Mr. Jon James stated we were listening to you, we were waiting to receive feedback from this board regarding your recommendations. Mr. Bob Pfluger thanked Mr. James for listening to the board. Mr. Lee Pfluger stated that currently about one half the board owns property in either zone. If we make the qualification more general, that you can live/work/own property; the council representatives can split 3/3 for each zone. Mr. Lee Pfluger stated that the City Council will have 7 representatives, including the mayor; the county will have 2 representatives. Ms. Anne Coverston, I feel the majority of the board should own property or live/work in the area; I have no problem with at least 6, I feel it should be a majority. Mr. David Mazur, I agree, I feel it has worked well so far. Mr. Mike Campbell, I'm curious if the SMD cover the zone; the equality of votes is important. Mr. Bob Pfluger, I feel 3 and 3 would be a good representation of the north and south.

Motion by Mr. Johnny Calvert that of the seven representatives from the city; there be 3 representatives from the north and 3 representatives from the south that either own property, live, or work in the zone, seconded Mr. Bob Pfluger and carried unanimously.

Motion by Mr. Craig Kinney for two year terms, seconded by Mr. David Mazur and carried unanimously.

Motion by Mr. Bob Pfluger for an 8 year maximum term, seconded by Mr. Mike Campbell and carried unanimously.

Motion by Mr. Lee Pfluger to recommend to City Council to make all Conflict of Interest Provisions consistent and standardized for all boards, including City Council; seconded by Ms. Anne Coverston and carried unanimously.

Mrs. Theresa James, City Attorney stated that currently if you have a conflict of interest you must recuse yourself and sign a disclosure.

Motion by Mr. Bob Pfluger to adopt the Executive Summary as the TIRZ Board's recommendation to City Council, seconded by Mr. Johnny Calvert and carried unanimously.

IV. Announcements and consideration of future agenda items.

a) Next Meeting – April 20, 2016

V. Adjournment.

Motion to adjourn by Mr. David Mazur, seconded by Mr. Mike Campbell and carried unanimously. Meeting was adjourned at 1:00 PM.



Lee Pfluger, TIRZ Chairman