

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT  
REINVESTMENT ZONE – CITY COUNCIL JOINT SESSION HELD ON  
TUESDAY, NOVEMBER 15, 2016 AT 12:00 PM, MCNEASE CONVENTION  
CENTER, 501 RIO CONCHO DRIVE.**

**PRESENT:** TIRZ: Bill Dendle, Tim Edwards, Brenda Gunter, Dundra Butler, Johnny Silvas, Casey Barrett, Mike Campbell

**COUNCIL:** Mayor Dwain Morrison, Bill Richardson, Marty Self, Lucy Gonzales, Harry Thomas, Lane Carter, Charlotte Farmer

**STAFF:** Jon James  
Sarah Tackett  
Rick Weise  
Michael Dane  
Daniel Valenzuela  
Theresa James  
Roland Pena  
Tina Dierschke  
Bryan Kendrick

I. Call to order, establish quorum.

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

II. Special Agenda.

a) Discussion of the possibility of expanding the boundary of the Tax Increment Reinvestment Zone (TIRZ).

Mr. Jon James began the discussion; stating that the TIRZ Board had requested to discuss the expansion of the TIRZ Boundaries, therefore increasing the revenue for TIRZ. Mr. Bill Dendle stated there had been some recent discussion regarding this issue; he added that we would need consensus between the City and the County. Ms. Brenda Gunter reminded the board and council that we are required to limit the number of residential properties in the TIRZ. Mr. Johnny Silvas stated he is not sure on the exact procedure but would definitely like to discuss. Mayor

Dwain Morrison asked if the expansion is even possible? Mr. Jon James stated that the process is convoluted; you may expand the boundary by resolution. A new map would need to be created; probably not possible by the end of 2016. Mrs. Tina Dierschke, Finance Director, with the City of San Angelo stated that Wal-Mart on S. Bryant is on the tax roll at 60% of its value. She added that the City would have to agree to give up the revenue that would be added to the general fund. Mr. Johnny Silvas asked if there is a possibility to create a new TIRZ. Mr. Jon James stated that a new TIRZ is a possibility. Mr. Johnny Silvas asked how much revenue would be added. Mrs. Tina Dierschke stated that \$7,760 is added per million; she added that the City is already battling deficit concerns. Mayor Morrison stated that the concerns are very real. Mr. Bill Richardson stated that he did not see any benefit to extending the TIRZ. Mr. Marty Self replied that there is a benefit, drive down North Chadbourne. Mr. Johnny Silvas stated that he doesn't see the changes happening this year; but we need to look to the future. Ms. Charlotte Farmer added that we need to set a goal for next year. Mr. Harry Thomas stated that he feels this is a good concept; just not good timing. Mr. Daniel Valenzuela stated we need to have a plan in place on how the money will be used. Ms. Brenda Gunter stressed the importance of a gateway to San Angelo; we need something to make travelers aware, show that we care about our city. Mr. Casey Barrett stated he is looking forward to the positive changes that TIRZ can make; benefits the entire city. Mr. Harry Thomas stated we should be ready for FY2018. Mr. Dwain Morrison agreed; he added we need the county's input.

- b) Discussion of who should be responsible for maintenance of landscaping and other streetscaping in the public rights-of-way for TIRZ-funded projects.

Mr. Jon James began this discussion; questions have come up with regards to who should maintain TIRZ streetscape improvements. He added that under City Ordinance the property owner is responsible. However, this has not been happening. Staff took a proposal to the TIRZ Board requesting funds for yearly maintenance. The TIRZ Board decided not to fund the yearly maintenance at this time; however, they voted to utilize TIRZ funds for repairs of current electrical, lights and irrigation systems. Mr. Marty Self stated he thought the property owners should maintain the area. Mr. Dwain Morrison asked if City staff could do the maintenance. Mr. Rick Weise stated that Parks staff is capable; however they would have to be staffed appropriately. He added that there is nothing worse than "building" and not maintaining. Maybe we could incorporate a combination of all ideas to correct problem. Ms. Brenda Gunter stated that Downtown San Angelo, Inc. would work with businesses on maintaining their property. Mr. Jon James added that staff's understanding of

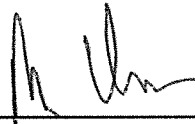
the discussion on the expansion of TIRZ is to not rush on expansion, come back next year with a plan, and coordinate with the County. With regards to the maintenance staff will work on getting items repaired and bring item back for further discussion.

III. Adjournment.

Motion to adjourn by Mayor Dwain Morrison, seconded by Mr. Marty Self and carried unanimously.

Motion to adjourn by Mr. Mike Campbell, seconded by Mr. Tim Edwards and carried unanimously.

Meeting was adjourned at 12:52 PM.



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**Bill Dendle, TIRZ Chairman**