

## **CITY COUNCIL MINUTE RECORD**

The City of San Angelo  
Friday, July 14 and Saturday, July 15, 2006

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Vol. 98

### **OPEN SESSION**

BE IT REMEMBERED City Council convened in a special meeting at 9:00 A.M., Friday, July 14, 2006, in the Ft. Concho Quarter Masters Building at Avenue C and Burgess Street. All duly authorized members of the Council, to-wit:

Mayor Joseph W. Lown  
Councilmember John D. Fields, Jr.  
Councilmember Dwain Morrison  
Councilmember Daniel Cárdenas  
Councilmember Emilio Perez-Jimenez  
Councilmember Jon Mark Hogg  
Councilmember Charlotte Farmer

were present and acting, with the exception of Councilmember Cárdenas, thus constituting a quorum. Whereupon, the following business was transacted:

An invocation was given by Councilmember Morrison.

### **SPECIAL AGENDA**

#### **STRATEGIC PLANNING SESSION INCLUDING SHORT AND LONG TERM GOALS, BUDGET RELATED ISSUES**

Mayor remarked in observance of time and the outlined agenda, public comment would be accepted and limited to the specific project.

#### **Economic Development**

Pat Malloy, Lorenzo Lassiter, Peggy Arnold, Matt Lewis, and Kathy Keane presented background information.

Ms. Keane prepared and distributed booklets regarding various topics of discussion. Mr. Lewis provided a brief on the ½ sales tax ballot language and related financing. Responding to a question from Mayor Lown, Ms. Keane reviewed the infrastructure improvements available through the 4B sales tax criteria that promote or develop new or expanded business enterprises. General discussion was held on the criteria.

Mr. Lassiter advised the voters overwhelmingly approved the ½ sales tax and cautioned the reconsideration by Council to re-appropriate the projects funds. Assistant City Attorney Teresa Special suggested staff conduct additional legal research regarding the ballot language.

*Job retention versus creation* – Mr. Lewis reviewed the incentives related to new business and existing business. He advised the expanding job growth was a major contributor to the increasing tax base and economic development. He remarked on the successful businesses benefiting from the incentives. General discussion was held on the topic. Mr. Lewis cautioned on the reallocation of ½ sales tax funds to infrastructure improvements and suggested utilizing other funding methods. He advised developing a consensus with the Council on the goals of the ½ sales tax as they work toward future incentives. Mr. Malloy advised of potential client's inquires on property location, geography, workforce, telecommunications, and transportation. He noted air travel was not a major detractor. Responding to a question from Mayor Lown, Mr. Malloy advised education was a determining factor and the factor depended on the type of employee classification.

*Airport Tools*– Mayor Lown remarked on the two airlines, flight service center, and terminal currently under construction. Responding to a question from Mayor Lown, Mr. Malloy advised airport promotion can be facilitated through the board and he did not consider the area as the industrial park but a unique industry. Mr. Lewis noted on the expansion of the airport hangers and stated the park had reached full capacity. General

discussion was held on the topic. City Manager Harold Dominguez advised staff was researching infrastructure within the airport area to include telecommunications, water service, and sewer service.

Mr. Fields advised there was more to the airport and commented on the City's growth within the area. He cautioned on the 'build it and they will come' concept. Mr. Fields stated the surrounding land would be conducive to an industrial park and may deter residential use. Mr. Lewis remarked on the Ports-to-Plains corridor concept and how the lack of an interstate sometimes deters company's relocation to San Angelo. Mayor Lown suggested approaching and engaging the local business community to look at the future growth of the City. General discussion was held on the concept. Councilmember Farmer suggested using the isolation of San Angelo as a recruiting tool. Mayor Lown advised the majority of business was government related.

### CHAMBER

*Advertising campaign* – Mayor Lown recalled the market exercise two years ago. Mr. Malloy noted on the attitude survey distributed by the Chamber and Visitor's Bureau. He remarked on the *Vision's Magazine* the Chamber used as a marketing tool.

*Web site* – Responding to a question from Mayor Lown, Mr. Malloy stated several citizens reported the website assisted them in their research for San Angelo. Peggy Arnold noted on the recent updates and remarked this was a major promotional tool of the Chamber.

*Concho Valley Center for Entrepreneurial Development* – Mr. Malloy briefly described the benefits provided by the Incubator including assisting new businesses develop a business plan and understanding financing related to such plan.

Citizen Jim Turner commented on utilization of 4B funds for property tax reduction.

General discussion was held on debt service, property tax reduction, tax rates, and appraisal values. Council issued the following staff directives:

- a. Review infrastructure that can be paid for by 4-B sales tax dollars. Consider the economic value and how it impacts infrastructure, location, facilities, incentives, various tools available, enterprise zones, and sales tax monies.
- b. Research by Legal staff regarding the ballot language.
- c. Develop marketing to promote San Angelo's isolation and what San Angelo can offer.
- d. Provide an economic analysis on projects presented to Council.
- e. Recruit 100 local businesses to find out the local needs and capitalize on local business owners' outside contacts to further develop economic growth.
- f. Image driven ads.

### PLANNING

Planning Director Elizabeth Grindstaff distributed the Comprehensive Plan for Council's review. *PowerPoint presentation is a part of the permanent Supplemental Minutes.* General discussion was held, and Council issued the following staff directives:

- a. Continue to work with Downtown San Angelo, Inc. in support of developing downtown areas.
- b. Continue with design guidelines for planning and zoning.
- c. Forecast community future for 5, 10, 15 years.
- d. Address Spot Zoning, Conforming and Non-Conforming Uses. Future land use guide based on Council decisions. Planning in general is addressed in the government code. Decisions made must be in conformance with the City's Comprehensive Plan OR the comprehensive Plan must be changed. Lack of planning has proven to lead to the inefficient use of tax revenues for public services.
- e. Look into providing a sidewalk assessment for neighborhoods. Add sidewalk requirements to current Subdivision Ordinance for enforcement purposes.

### DOWNTOWN

Downtown San Angelo (DSA) President Lee Pfluger presented background information and provided a brief overview of its program. He advised the fund raising goal for the year had been accomplished. He commented on the monthly promotions for the downtown area. He remarked on the economic study currently in the process; a report will be presented to Council for direction. General discussion was held on the topic and additional efforts to include façade changes, apartment living, plaza, and funding alternatives public vs. private.

Ms. Grindstaff suggested establishing a planning committee to allow discussion and provide education seminars for the downtown area.

General discussion was held, and Council issued the following staff directives:

- a. Downtown education
- b. Continue to increase the visibility of downtown through once-a-month promotions. Establish a more vibrant downtown.
- c. Economic development study for securing funding for downtown near completion.
- d. Provide focus on Texas Main Street Program, gateways and street/alley scapes.
- e. Make downtown appealing for both citizens and tourists.
- f. The goal to project a positive City of San Angelo image.

### SIDEWALKS

Responding to a question from Councilmember Perez-Jimenez, Planning Director Elizabeth Grindstaff advised the City had the ability to enforce installation of sidewalks in newly developed areas by adding the requirement to the Subdivision Ordinance. General discussion was held on the topic, and the consensus of the Council was to establish an Ordinance on new construction to include language regarding sidewalks. Councilmember Morrison suggested the ordinance be drafted to allow flexibility for developers and to research the need or desire to install sidewalks in existing neighborhoods.

### BIKE PATHS

Elisa Smetana presented background information on the Red Arroyo trail system.

### TRANSPORTATION

Planning Director Elizabeth Grindstaff reviewed the thoroughfare plan and remarked on the possible update to the plan based on recent development.

### PERMITTING

Building Official Tonya Palmer commented on the foundation/slab issues. She reported some consumer protection was in place but was limited based on the homeowners maintenance and care. Ms. Palmer inquired if the Council should consider requiring the developer to conduct soil testing.

Mayor Lown suggested identifying the key stakeholders to address the issue. General discussion was held, and Council issued the following staff directives:

- a. Schedule a joint work session meeting with proposed core group and determine whether or not to conduct soil testing within the City.
- b. Ordinance has to be based on the areas with known problems or according to topography map.

### Public Works

Public Works Director Ron Lewis presented background information. *PowerPoint presentation is a part of the permanent Supplemental Minutes.* General discussion was held, and Council issued the following staff directives:

- a. Provide a quarterly report regarding customer water bill landfill use.
- b. Provide increased contract management and operations;
- c. Implement Storm Water Management Phase II in Oct 2007. Ordinance will be introduced and considered in August

- d. Implement Storm Water Utility – According to ASU master plan, ASU will build retention ponds to capture storm water for recreation fields.
- e. Implement storm water maintenance activities – Public Works activities have been decreased due to reduction in personnel. Clear underbrush and trees at Southwest Blvd/Firestone/McDonalds (west side).
- f. Consider implementation of Storm Water Utility Fee – need additional funding; better planning of structure to avoid future expenditures; review methods to establish fee: i.e. lot size, impervious surface, residential/commercial and meter size;
- g. Consider establishing funding sources for unfunded storm water mandates imposed by the Texas Commission on Environmental Quality.
- h. Consider and submit cost associated to Streets & Bridge equipment, i.e. street sweepers and project cost.
- i. Special Projects under Public Works – Should staff continue doing special projects beyond the scope of the Public Works department?

Upper Colorado River Authority representative Stephen Brown presented O.C. Fisher Reservoir level information with and without rainfall. City Manager Harold Dominguez recommended Council met with Water Master John Grant. Mr. Brown suggested requesting information on analysis used to determine studies. He provided updates on desalinization, issues with Hickory water source, water recovery and life expectancy, brush clearing, and spring flow.

Water Utilities Director Will Wilde presented background information on eco-system projects and reported funding would not be available for the O.C. Fisher project. He advised the application was pending for Twin Buttes project. Mr. Wilde provided updates on the Water Master Program and Millersview Doole. Mr. Brown recommended the City use the water source from O.C. Fischer before further evaporation occurred. Finance Director Michael Dane presented background information.

General discussion was held, and Council issued the following staff directives:

- a. Compose and submit letter to Water Master John Grant via Mayor requesting information and analysis used to develop studies.
- b. Request information to make recommendations based on assumptions from a. above.
- c. Research how much water is pumped out of the Concho River.
- d. Develop funding structure for the Water Master Program.
- e. Utilize water from O.C. Fisher before it evaporates. Consider establishing diversion points for recreation facilities.
- f. Research break down of cost allocation under expenses entry in Financial 2007 Budget Report.

**Saturday, July 15<sup>th</sup>****RETREAT AGENDA****STRATEGIC PLANNING SESSION INCLUDING SHORT AND LONG TERM GOALS, BUDGET RELATED ISSUES**

Civic Services Area Director Carl White presented background information. *PowerPoint presentation is a part of the permanent Supplemental Minutes.* Mr. White advised the Master Plan had not been revised since 1967 and stated the new plan was approved in 2005. Mr. White reviewed the various accomplishments within the department. Councilmember Morrison suggested using plans previously used in completed park projects for the new Producers' community park. Staff advised the proposed east park consisted of raw land and designs are pulled from previous plans. The study would create designs and plans conducive to the area. Responding to a question from Councilmember Cárdenas, Mr. White stated community parks are more expensive than the small neighborhood park. Councilmember Farmer suggested staff consider using raw water from O.C. Fisher and Spence to maintain the fields. Mayor Lown suggested applying for diversion points from the lines and obtaining the necessary permits. General discussion was held on the continued use of the 29<sup>th</sup> Street ball fields and required maintenance. Assistant City Manager Rick Weise advised some of the fields would be kept for practice fields and forgo others due to ADA requirements. He noted the Bell Street complex would absorb the additional fields.

Mr. White reviewed the operational and organizational needs. General discussion was held on the need for park planning staff.

Mr. White suggested a Parkland dedication ordinance. He advised cities of our size normally have such ordinance and San Angelo needs such to ensure appropriated green space within the community.

General discussion was held, and Council issued the following staff directives:

- a. Create maintenance funds for parks and submit proposal to Council as a future agenda item.
- b. Consider applying for diversions points along the river for watering parks and recreation facilities with raw water.
- c. Create a maintenance plan for 29th Street fields.
- d. Research benefits to privatize the Municipal Golf Course.
- e. Consider and implement a Park Land ordinance providing and utilizing direct planning for developers.
- f. Research possibility of creating a City wide Program Coordinator for organization of statewide events to included funding, revenue from events for position, or utilize existing and/or Convention and Visitors Bureau staff.
- g. Consider purchase of Guadalupe Center and land for recreation facility expansion.
- h. Consider the concept of creating a neighborhood community facility available for self recreation as opposed to City staffed recreation centers.
- i. Consider coordinating activities and developing self-sustained future parks.
- j. Submit review of revenue versus expenses for the various recreation centers; specifically Southside Recreation Center due to the Boys and Girls Club next door. Submit review as a future agenda item.

**RECESS**

At 10:11 A.M., Mayor Lown called a recess.

**RECONVENE**

At 10:30 A.M., Council reconvened, and the following business was transacted:

Finance Director Michael Dane presented background information and advised a total of \$1,879,771 was available for the next budget year. *PowerPoint presentation is a part of the permanent Supplemental Minutes.* He stated the final ordinance would be approved on August 15<sup>th</sup>. General discussion was held on increasing fuel cost, funding of increased cost, and measures departments have taken to cover such cost.

Citizen Nick Arteaga remarked on city vehicles outside the city limits. City Manager Harold Dominguez advised a policy was in place restricting employee vehicles to the city limits. He remarked he had not received any calls regarding noncompliance. Mr. Dominguez stated only personnel on SWAT, K9, and hostage negotiation were allowed to take their vehicles outside the city limits; otherwise, staff follow the Extra-Terrestrial Jurisdiction 3 mile rule.

Mr. Dane advised a budget amendment had been submitted to cover the increased fuel cost for this fiscal year.

Mr. Dane remarked on the Transit System transfer to the Council of Governments and stated the consultant suggested the City continue funding the Transit Participation expenditure of \$160,000.00. Mr. Dominguez noted the State was in the process of changing funding methods and remarked on how these changes may affect the Transit System. Mr. Dane noted staff is currently seeking other revenue sources for the existing facility vacated by the Transit System.

Human Resources Director Tadd Phillips presented background information on salary increases. General discussion was held on the funding structure, review of the Assistant City Manager duties, functions of the Service Area Directors, and the span of control in relation to the City Manager and Service Area Directors. Mr. Phillips remarked 200+ employees were eligible for retirement.

Mr. Phillips introduced the Pay for Performance concept and noted a draft of the evaluation would be submitted for Council's review.

Citizen Nike Arteaga commented on staff and functions by the various departments. Assistant Utilities Director Tom Kerr and Water Utilities Director Will Wilde suggested the public contact their department regarding those issues.

General discussion was held, and Council issued the following staff directives:

- a. Provide a list of officers approved to take vehicles out of town.
- b. Complete fuel cost for entire city with department allocations.
- c. List and prioritize Public Works needs and projects.
- d. Approval of Salary increases placed on a future agenda item