

PUBLIC NOTICE

There will be a Public Meeting of the City Council on Wednesday, Thursday, and Friday, June 3, 4, and 5, 1981. The meeting will begin at 8:00 A.M. each day. It will be held in the auditorium at the Public Library located at 202 Cedar Street.

Items on the agenda will be as follows:

PLANNING AND COMMUNITY DEVELOPMENT

Monumentation, Mapping, Map Digitization and AIMS
Strategies for Responsible Growth
Urban Land Institute Panel Study
Carver Implementation Program
Carver Neighborhood Strategy Area
Rehabilitation Loan Interest Subsidy Program
Locust Neighborhood Strategy Area
City Land File
Fiscal Impact Model
Community Development Block Grant Program
Housing Division
Comprehensive Community Energy Management Program
Code Administration Programs Underway
Code Administration Programs Planned for Future
Code Administration Programs Not Related to Construction
Code Enforcement Task Force

PUBLIC WORKS

Proposed New Landfill Site
Floodwater Management Plan
Refuse Collection
Street Maintenance Program

TRAFFIC AND TRANSPORTATION

•Street Lighting

FINANCE

Self-Insurance
Budget Programs and Tax Rate

POLICE

Police Training Facility
Update on Team Policing

COMMUNITY SERVICES

User Fees
City/School Joint Utilization Program
Civic Center

WATER UTILITIES

Capital Improvements Program
Wastewater Treatment Plant Grant
Updated Long Range Water Supply
Water Supply Corporation - Dual Services

ADDENDUM TO
CITY COUNCIL RETREAT AGENDA
JUNE 3, 4, AND 5, 1981

TO BE HELD AT THE PUBLIC LIBRARY
202 CEDAR, CITY OF ABILENE, AT 8:00 A.M.

WHEREAS, Notice has been posted for a workshop session of the
City Council; and,

WHEREAS, an urgent public necessity requires that the following item
be added to the agenda in that certain actions or inactions on the part of the
City may result in litigation regarding the City. The City Council's direction
is imperative to ensure that proper steps are taken and it is imperative that
this guidance be given to the City Attorney before the next regular meeting
of the City Council.

Additional Item (to be considered at 10:30 A.M.):

Consider contemplated and pending litigation

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin
board at the City Hall of the City of Abilene, Texas, on the 3 day
of June, 1981, at 8:30 o'clock am.
(A.M.) (P.M.)

Patricia Patton
City Secretary Asst.

CITY COUNCIL RETREAT
CITY OF ABILENE, TEXAS

The City Council met at the Abilene Public Library, June 3 & 4, 1981 at 8:00 a.m., for their annual retreat. Council members Seaton Higginbotham, Dick Bowen, Juan Carlos Rodriguez, A. E. Fogle, Jr., L. D. Hilton, Councilwoman Kathy Webster and Mayor Hall, were present. City Manager Ed Seegmiller, City Attorney Harvey Cargill, Jr., and Kelly Brewer, Assistant City Secretary, were present.

Mr. Seegmiller greeted the members of the Council and staff present at the meeting. He said this year's retreat should be a beneficial one and he wanted to thank the staff members for their preparation of the retreat book and items.

Mayor Hall opened the meeting by introducing Bob Whitehead, Director of Public Works. Mr. Whitehead presented the preliminary phase of the proposed Refuse Collection System. Mr. Whitehead turned the presentation over to Jeff Grady, Administrative Assistant. Mr. Grady presented slides of the current side loader refuse system being used in Phoenix, Arizona. He said the side loader collection system would reduce manpower, time, and cost. One of the advantages of the side loader collection system is reduction of personnel. He said currently, the department is operating with 80 employees. The cost saved annually by these cutbacks is \$431,000. He said the manpower reduction in this case would not put employees out of work. He said due to the high turnover of collectors, positions could be abolished easily. He also said the high rate of absenteeism will also play an important part of abolishing positions. Workmen's Compensation claims should be cut by the new side loader system.

Another advantage of the side loader collection system is the shape and construction of the containers. The containers are made of plastic and are round in shape. The roundness will prevent spillage and deter animals from turning the containers over. The containers can be cleaned with a solution that costs very little. The containers come in 420 gallons, 300 gallons and 90 gallons. The 300 gallon containers will be used for multi-household use and will be placed in alleys on the property lines between two houses on each side of the alley. The 420 gallon container will probably be used for commercial containerization. Later, each citizen will receive a 90 gallon container that can be rolled from its storage place to the sidewalk. The side loader truck will come by and mechanically lift the container, empty it, and return it to the sidewalk. It can then be rolled back into storage. The life of the containers is estimated at 10 years where the current metal containers last only five years with occasional repair.

Implementation of the side loader system will be approximately four years. After those initial four years, monetary savings should be visible. After full implementation, the savings will be approximately \$500,000 per year.

Also, Mr. Grady said that the Dead Animal Removal is no longer in the Refuse Department. It has been transferred to the Animal Control Division. However, street sweeping has been added to the Refuse Department.

After the presentation, the Council asked Mr. Grady and Mr. Whitehead questions about the side loader system. The Council asked that the system be studied further with the emphasis on costs to implement the program. Also, the Council wanted the staff to study paving of alleys and the organization of the side loader containers in the alleys.

Charley White, Street Superintendent, presented slides and discussion on the Street Division. He said a seal coating program is being implemented to protect pavement on older streets. He said that seal coating is applied periodically to prevent cracks and potholes. Streets are rotated every few years to receive seal coating. He said right now, the division was behind on the seal coating program and that it would take more money for the first few years to catch up than it would in later years.

The Council was concerned with the large amounts of money being used for the first few years of the seal coating program. However, it was explained by Mr. White that the cost would be more for the first few years to enable the division to catch up on the seal coating program. The Council commended him for his work and preparation of the presentation.

Mr. Bob Whitehead presented the new landfill site proposal to the Council. He said the current landfill is located at the Abilene Brick Plant. The landfill has been operating at that location since 1977. Mr. Whitehead said the owner of the Abilene Brick Plant property has another smaller site just south of the Brick Plant that was not available for use previously. However, the owner has arranged for that land to be permitted and he now wants the City to use the land for a new landfill site. This smaller site is 25 acres and will accommodate the City for approximately eight to ten years. Mr. Whitehead presented another area for the landfill site. This site has 420 acres and a potential life as a landfill of 50 years. The site is located north of FM 3034 and immediately east of Highway 83-277. It is within a one-mile radius of the present landfill site. However, the owner of the property has not received a permit.

Mr. Whitehead suggested that later, the landfill might be turned over to a contractor to maintain. The Council said they would need more information before they could consider a contractor. Mr. Whitehead said he would keep the Council posted on the progress of the permit for the northern site and any more information concerning the sites.

Freese & Nichols representatives, Tony Reed, Jerry Fleming, Matt Schwanitz, and Jim Nichols, presented a floodwater management plan to the Council. In September, 1980, the City Council voted for Freese & Nichols to conduct a floodwater study. Mr. Fleming said the study proposed would call for a possible detention of water (storage) to benefit Lake Ft. Phantom. He said that conveyance in certain areas may cause flooding downstream. The engineers suggested channel cleanouts, widening existing channels, and detention structures. The engineers suggested several alternative plans for the Council to study. Mr. Fleming gave definitions of terms used by the engineers when referring to floodwater management.

The Council asked that exact figures be returned to them about how much this implementation of detention structures and channel revitalization would cost the City.

Mr. John Beall, Beall & Associates Realtor and Builder, spoke to the Council concerning a request to the Planning & Zoning Commission to authorize the construction of a channel in Mesquite Forest that would alter the flood plain. Mr. Beall is developing the Mesquite Forest area for residential sites. His original plat submitted to the Planning & Zoning Commission called for the widening and straightening of the existing creek or channel running through the property. He said the channel will be widened to 100 feet and will be straightened so that benches, jogging paths, and walkways may be provided for the residents. The Planning & Zoning Commission voted to hold the item until it could be decided if the widened and straightened channel will cause flooding on the property to the north of Mesquite Forest. He said if he had to replat the area, the lots would be smaller and the value of the property would not be the same. So far, he has invested a lot of money in the project and he would stand to lose it if he is not able to widen and straighten the channel.

Mr. Beall and the Freese & Nichols' engineers discussed the hazards of widening and straightening the channel. Freese & Nichols' engineers felt sure that to widen and straighten the channel would cause flooding on the northern property adjoining Mesquite Forest. After a lengthy discussion, Councilman Hilton moved to allow him to submit another plat to the Planning & Zoning Commission with the instruction that the Council would be willing to look at it again in light of this conversation. Councilman Bowen seconded the motion. The motion carried as follows:

AYES: Councilmen Bowen, Rodriguez, Fogle, Hilton and Mayor Hall.

NAYS: Councilman Higginbotham and Councilwoman Webster.

Anita Russelmann, Energy Coordinator, presented the goals and objectives for the Energy Program for the upcoming year. She introduced Mr. Floyd Ball, Chairman of the Citizen's Energy Council. He said that the Energy Office was established to develop an energy plan and to implement its program. He presented lists of projects that could be used to conserve energy. For example, wind energy feasibility, car pooling for City employees, more use of the City transit system by City employees, ways of cutting energy in City buildings and ideas that could motivate the citizens to cut energy usage.

Mr. Lee Roy George and Mr. Tony Neitzler, Planning & Community Development Department, briefed the Council on some ideas for future subdivisions. They presented two different types of subdivisions that could be developed in the near future. One type was called a cluster. The cluster would include 404 lots with large open areas distributed throughout the subdivision. This subdivision would not have alleys. Refuse trucks would drive down each street and pick up refuse at the curb. Another type is basically what is used now, with 373 lots. The difference would be no alleys with buried cables and utilities. These lots are considerably larger than the cluster lots. But the cluster subdivision would be more appealing to the eye because of the open areas that could be developed into park-like areas.

Mr. Bob Fowler, Code Administrator, presented his division's report to the Council for the retreat. Mr. Fowler said several of the codes would be updated in the next year. The codes to be updated are: the Uniform Building Code, the Plumbing Code, and the Mechanical Code. The Electric Code was updated recently by the Council. He said probably the most needed update on a City code is the Fire Code. He said it only partially covers the necessary areas and refers to pamphlets and brochures published by the National Fire Protection Association in 1967. Some of these are no longer in print or available to the public. He said the inability to enforce zoning ordinances and codes is increasing each day without updated codes to go by.

Mr. Lee Roy George and Ms. Barbara Bloomberg, Planning & Community Development Department, presented some long-range plans for the City. Ms. Bloomberg said land use will be studied at length for the expected growth in the southern section of Abilene. She said other studies to be completed in the future are the Small Area Land Use Plan, the Transportation Plan, Flood Management Plan, and the Master Park & Recreation Park Plan. She said some of the problems to be considered in each of these plans are refuse collection, sewage, utilities, flooding, economic stresses, possible tax burdens, density and maintaining services.

Mrs. Claudine Wooldridge presented some of the goals and objectives of the Strategies for Responsible Growth Committee to the Council. She is the Chairwoman of the committee. Barbara Bloomberg presented slides of the projects the Strategies of Responsible Growth Committee would like to undertake in the future. Mrs. Wooldridge explained that the Committee's goal is to plan ahead effectively for the City. She said the Committee must continually ask themselves what the City will be like in 20 years. She said such projects as housing, medical care, streets, water supplies and land use development are some of the most pressing.

Mr. Lee Roy George introduced Brian Poer of Collie, Braden & Turner Engineering Consultants. Mr. Poer presented the proposed data base system to the Council. The data base consists of aerial mapping and monumentation. The information would be stored in a computer based at City Hall that would be able to call up any information on a given street, block, or section of the City. If a water main ruptured, the data base computer could show the exact water main in seconds. Currently, the water and sewer division must guess the approximate location of the water main and dig, sometimes cutting another underground utility cable. This temporary arrest of utilities is very annoying to the citizens in the area and costly to the utility company involved and the City. Logically, the Planning & Zoning staff would not be the only persons to use the data base computer. The Water & Sewer Department, Engineering, Tax, Fire, and Police Department of the City would have reasons to use the data base computer. Also, companies like West Texas Utilities, Lone Star Gas, TV Cable and even the Abilene Independent School District would have uses of the data base computer. Mr. Poer said the implementation would begin with aerial photography and mapping. This would take approximately 120 days from approval to completion. The total cost of the photography, mapping, and eventual monumentation would be approximately \$1,050,000. Mr. Poer said the total amount for computer installation, monumentation, mapping, photography, and personnel training would be approximately \$4.4 million, \$350,000 of which has already been approved for mapping and monumentation. The Council decided not to act on the proposal until Mr. George could find the funding for the project and until he could talk with some of the utility companies to see if they would be interested in putting up some of the money for the data base system. The proposal could then be brought back to the Council for further consideration.

Mike Hall, Director of Parks and Recreation, presented the user fees for various divisions of the Parks and Recreation Department. He said the Recreation Division has programs that are for the most part self-sustaining. He said the revenues generated from those activities sustains the cost of the activities. However, some of the activities within the Parks & Recreation Department have deficits. The Rose Park Tennis Center currently operates with

a deficit of approximately \$20,000. He said one way to eliminate this deficit might be to contract with an outside tennis professional. Another division with a deficit is the Library. The Library's budget for 1980-81 is \$672,729 with a projected revenue of \$27,000. Federal funds furnished to the Library are \$250,000. He said the County helps operate the bookmobile which costs about \$36,000 a year. He said the Cemetery Division is another division with a deficit. The current budget is \$111,779 with an estimated revenue of \$83,125. He said the revenue comes from selling lots and opening and closing graves. He said there are 3,000 lots available for sale. After the year 2000, there will be no more lots available and the only service the Cemetery will provide is opening and closing graves. The Zoo operates with a deficit of approximately \$300,000. The City is responsible for the maintenance of the Zoo and the staff, and the Abilene Zoological Society is responsible for buying animals. The Society receives all income from concessions and fees charged at the Zoo for acquiring animals. Mr. Hall said the Golf Division operates with a deficit of \$100,000 to \$150,000. He said the golf operation can become more self-sustaining through increased play and the revenue per round increasing at a proportionate rate to the inflationary expenditures.

The Parks Division is the largest division by budget. The current budget is \$1,046,335. However, the Parks Division does not generate any revenues in support of its operation expenditures. Mr. Hall said about the only way to gain revenue from the parks is to charge fees for citizens to use the playgrounds, ball parks, etc. The Council felt that the parks in Abilene should remain a free service available to the citizens whenever they like.

The Animal Control Division receives revenue by charging kennel fees for captured dogs, fines and licenses. The division now has the responsibility for picking up dead animals. There will be an additional source of revenue for the division when this service is implemented. Mr. Carl Cornelius, supervisor of the Animal Control Division, suggested raising the fines \$10 and eliminating the use of City tags. He also suggested raising the boarding bill from \$3 to \$4 per day.

Mr. John Chaney, Manager of the Civic Center, presented the budget for the Civic Center. He said \$779,000 in rent was collected and \$87,000 of set up fees were collected this past year. He explained the usual breakdown of expenses for a typical activity in the Civic Center. He said 59 percent of the proceeds are for catering, 24 percent for concessions, 11 percent for bar privileges and 6 percent for miscellaneous. He said the projects now in progress at the Civic Center are: a new sound system in foyer of the red carpet lobby costing \$29,000 funded by Civic Abilene, and seal coating the parking lot, costing \$18,000 funded by Revenue Sharing. It will be completed in about five days. He said future projects include: ceiling repairs to the theatre, replacement of carpet on the first floor theatre, refinishing the stage floor, air-conditioning units, door replacements and an exhibit hall. Mr. Chaney will be leaving the service of the Civic Center to supervise the Water Utility Office in City Hall. He said before he left he would like to suggest that an Assistant Manager be appointed to help the Civic Center Manager, and an Alcoholic Beverage Permit applied for the Civic Center.

Mike Hall and Fred Aycok, Assistant Director of Parks and Recreation Department, presented a proposal for a sports complex located at Lee Elementary School and the Winters Freeway. He said there would be 14 fields available for football and soccer games with tracks. Bleachers and lights would be at the larger fields, while the smaller fields would have smaller bleachers with no lights. Mr. Aycok said the fields could be used for City activities and Abilene Independent School District activities. The larger field would be the new site for the Jr. High games in Abilene instead of the Rose Park Field. He said the complex would cost approximately \$350,000 to \$400,000. Included in the cost are the announcers' stands, restrooms, concession stands and parking lots. He said the Parks & Recreation Department would like to store maintenance equipment on the premises for ready use. Plans for a turf nursery have been discussed for this location also. The Council suggested the staff to have more information about cost and preparation of the fields available when the proposal comes before the Council for a decision. The Council commended the staff's willingness and effectiveness of working with the Abilene Independent School District. They hoped to keep communication open between the Abilene Independent School District and the City.

Mr. Roy McDaniel, Director of Finance, spoke to the Council about self-insurance. He said in 1980 a Claims Committee was formed, consisting of one representative from Finance, Personnel, Legal, Administration, and the Safety Office to administer the program. He said it may be time to broaden the self-insurance program into a full-fledged "Risk Management Program" and consider the creation of a "Risk Manager". At this point, Mayor Hall said that risk management was a very difficult aspect of the insurance business and he thought the City might even want to consider hiring a consultant to study marketing and risk management. Mr. McDaniel also discussed the tax rate for Abilene. He asked that reappraisal be every two years instead of every three if the Abilene Independent School District would pay for the cost. He then introduced Mr. Dave Abelew, City Budget Officer, to the Council. Mr. Abelew presented some actual budget reports on various divisions in the City. The Council asked questions about the budget process and asked specifically about the budget sessions this year.

Mr. Bob Babbitt of McDonald Transit Associates will manage Abilene's transit system this year. He said the new buses will be maintained by McDonald and McDonald will have full responsibility for running the transit system. He said the new bus schedules will be implemented soon and new bus stop signs will be available some time in July. He said McDonald Transit Associates are leasing the old Firestone Building on Pine Street as an Abilene-based office. The Council said they would like to see as much advertisement as possible about the schedules to let the people know the stops, etc.

Mr. Wayne Kurfees, Director of Traffic and Transportation, discussed the problem of street lighting. He said the contract the City has with WTU began in 1940. It will expire in 1988. After that time, the City will probably have to pay for the fuel adjustment costs. He said in addition to fuel costs, various street lights in the City will have to be replaced. He said most of the street lights in the City are incandescent. He said the mercury vapor light would probably be the best replacement for the incandescent lights. The mercury vapor lights put out more light and cost less than the high pressure sodium lights or the low pressure sodium lights. He said it would cost about \$20,000 a year to change out incandescent lights for mercury vapor, but he said he expects about \$20,000 a year in revenue sharing to pay for this cost. He said people are continuously calling him requesting street lights to be installed in their area to help prevent crime. He felt street lights should be provided to any residential area and many commercial areas. The Council felt the mercury vapor would be the best solution and wanted Mr. Kurfees to continue working closely with WTU on the cost of the change outs.

Police Chief, Warren Dodson, appealed to the Council asking for a new police cadet training facility. He said the cadets are now using a room in the basement of City Hall. He said it was very small and they had to rent other buildings for some of their activities, such as boxing, etc. He said he would like to see a training facility located at the firing range where there would be plenty of room for all kinds of activities and only one central location. He said a training facility of this nature would cost about \$140,000. He also discussed the team policing concept recently implemented in the Police Department. He said so far the program has worked very well and has improved discipline about 70%. He also asked for 10 additional men. He said there are many times when there are not enough units available. He said the Department would need 4 cars to accommodate the additional men. There are 7 men being trained right now as cadets. He said he was asked if the training was too tough. He said that the training requirements are never too tough considering these men and women are responsible for the lives of the citizens of Abilene. He also discussed some of the new positions established. They are: a video-tape machine for investigations, a handwriting expert, a hypnotist, 2 demolition experts and the crime stoppers program. The Council expressed interest in a new training facility. They asked that exact figures be available when it is brought back to the Council for a vote.

Mr. Dwayne Hargesheimer, Director of Water Utilities, briefed the Council concerning some of the projects under construction for the Department. He said that the City will eventually have to adopt a new wastewater ordinance for industries. He said those industries may pretreat the waste themselves or can pay the City to do it for them. He said Dyess pays the City to pretreat the waste there. He said this ordinance must be adopted some time before October. He said by the year 2020, Abilene will need an additional 1,100 feet of water. Abilene cannot possibly meet that demand. He said right now, Abilene is receiving water from Lake Hubbard at 19¢ per 1,000 gallons. In his opinion, Abilene needs a reservoir. Mr. Hargesheimer also explained the terms decertify

and dual certification. Decertify means the water supply companies, like View Caps Water Supply, cannot accommodate an area if they do not have the water. Therefore, Abilene could step in and supply the water to that area. Dual certification means that both companies could supply water to one area, but the prices would rise and the services would be duplicated. The Council agreed that water supply was probably the most important project for Abilene's future. They suggested constant communication with the West Central Texas Municipal Water District on future projects.

Curtis Hawk, Assistant City Manager, discussed with the Council goals and objectives for the coming year. The Council agreed that the key goal for the immediate future is planning for the growth of the City. The southern part of the City has especially grown in the past year, and the Council expressed concern for the ability to serve a growing community in future years. They agreed that the water supply is an important basic need that must be met in the years to come. They said any ideas or projects the Water Administration staff can come up with will be considered.

Another goal expressed was bond projects. Council Members expressed concern about waiting such a long time between bond sales and using the money for projects. They would like to see the bond sale money used to the greatest benefit of the citizens. They would like to see a balanced budget in future years.

Crime prevention was another goal discussed. The Members felt that Chief Dodson was correct in asking for a new training facility. They were concerned about the increasing number of rapes occurring in the City, and thought that Police protection was a major concern of every citizen.

The Council commended the City's work with the Abilene Independent School District and would like the staff to keep open communication with them all the time.

Mr. Gary Thompson, Texas State Representative, was present to give the Council an idea of how the State was preparing for the future. He asked if the Council was still working on the Century II Project to deal with future events and problems. He said the Governor was trying to predict what the State will be like in the year 2000. He appealed to the Council that they also prepare for that year.

The subject of Risk Management was again brought to the Council's attention. They felt it is imperative that a risk manager be brought in to handle the City's insurance claims.

The Council hoped to see the public informed on all the issues, such as the new Refuse Collection system, Fire Department changes and the new bus schedules. The citizens are entitled to know all the facts of either side of an issue and the Council felt that it is their responsibility to get the information to the public.

The Council reiterated their concern for energy conservation. They hoped that the citizens will take advantage of the new buses and schedules and strive to save as much energy as possible. They felt the ideas presented to them by the Energy Coordinator were good ideas and hoped the staff would continue to come up with energy saving ideas.

Downtown development was discussed by the Council. They felt that the downtown area was becoming more and more the forgotten part of town. The Council would like to see it become the heart of the City like it once was with beautification programs and new businesses.

Some of the Members felt that certain parts of town were being neglected by some divisions providing community services. They said the paving was being neglected and general maintenance of parkways, alleys and lights. They realized that newer sections of the City would seem better maintained, but they hoped to see more time taken to repair the older parts of town.

The Council was encouraged to prevent encroachment of industries and businesses in residential areas.

The Council encouraged the staff to remember that the City is an Equal Opportunity Employer. The current percentage of ethnic groups in Abilene is: Mexican-American 16 percent, and Blacks 6 percent.

The Council agreed that strong leadership is a quality that every Department Director and Division Head must possess. They expressed their willingness to cooperate with those leaders in hope of making Abilene a better City.

Mayor Hall adjourned the meeting at 5:03 p.m., June 4, 1981.

Ruth Hodgkin
CITY SECRETARY

H. Hall
MAYOR