

PUBLIC NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT A JOINT WORKSHOP OF THE CITY COUNCIL, THE PLANNING AND ZONING COMMISSION AND THE STRATEGIES FOR RESPONSIBLE GROWTH COMMITTEE, WILL BE HELD IN THE REHEARSAL HALL OF THE RYAN FINE ARTS BUILDING AT MCMURRY COLLEGE, 14TH AND SAYLES BLVD.

JANUARY 7, 1982

9:00 A.M.

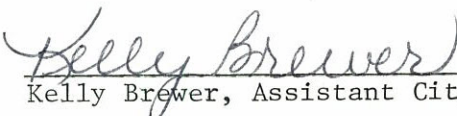
AGENDA

1. Call to Order.
2. Invocation.
3. Workshop
  - a. Report of Code Task Force
  - b. Update of Construction Code Revisions
  - c. Update on Strategies for Responsible Growth Program
  - d. Synopsis of Small Area Land Use Plans
  - e. Update of Mapping, Monumentation, and Map Digitization Program
  - f. Update on Comprehensive Energy Management Plan.
  - g. Update on City of Abilene Housing Program

ADJOURN

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 31 day of December, 1981, at 10:00 a.m.

  
\_\_\_\_\_  
Kelly Brewer, Assistant City Secretary

SUPPLEMENTAL NOTICE  
FOR THE CITY COUNCIL

FOR THE SPECIAL COUNCIL MEETING  
TO BE HELD AT THE  
REHEARSAL HALL OF THE RYAN  
FIRE ARTS BUILDING AT  
MOMURRY COLLEGE, 14TH AND  
SAYLES BLVD.


January 7, 1982  
9:00 A.M.

WHEREAS, there is an urgent public necessity that the City Council discuss a possible settlement of a matter that involves a claim against the City of Abilene, which if it is to be settled must be done as soon as possible, otherwise the other party's proposal will be withdrawn.

4. Pending and contemplated 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 6 day of January, 1982, at 2:00 p.m.

  
\_\_\_\_\_  
Ruth Hodgkin, City Secretary

RYAN FINE ARTS BUILDING -  
MCMURRY COLLEGE - 14TH & SAYLES BLVD.

The City Council of the City of Abilene, Texas, met in a Joint Workshop, Thursday, January 7, 1982, at 9:00 a.m. with Mayor Elbert E. Hall, present & presiding. Councilmen Seaton Higginbotham, Juan C. Rodriguez, A. E. Fogle, Jr. & Councilwoman Kathy Webster, present. Councilmen Dick Bowen & L.D. Hilton, absent. Members of the Strategies for Responsible Growth Technical Review Committee present were: Claudine Woldridge, Chairperson, Olen Frazier, Phil Watkins, Geneva Nickell Dodson, Jim Rose, Wayne Huff, Bob Utley, representing Holman King, Buck Elliott, Sam Oglatree, Jim McCurdy, Gary Pullin, Bob Springer, Fred Sandlin, Victor Jaeggli, Ralph Hester, Kathryn Downs, Downing Bolts, Sr. Members of the Planning & Zoning Commission present were: Gary Pullin, Chairman, Dale Scoggins, Cynthia McDaniel, Kan Baker & Mike Hughes.

Mayor Hall opened the meeting with the announcement that the Council was would be going into executive session to discuss pending and contemplated litigation.

When the Council returned from executive session, Harvey Cargill, City Attorney, announced that the Council discussed an offer to compromise a dispute, with a settlement of three checks in the amount of \$6,700 each, to the families of the Grishams, Culvers and Piersons, total amount of \$20,100.

Councilman Higginbotham moved to accept the compromise, authorizing the City to issue a check in the amount of \$6,700 to each of the families, Grishams, Culvers and Piersons, total amount of \$20,100 to settle the dispute. The motion was seconded by Councilman Rodriguez. The motion carried as follows:

AYES: Councilmen Higginbotham, Rodriguez, Fogle, Councilwoman Webster and Mayor Hall.

NAYS: None.

Mayor Hall told the people present that he and the Council were grateful for them coming to the workshop.

Mr. Seegmiller said it was a privilege for he and the staff to be here. He said that he hope that everyone present realized what has been done up to this point and what we have left to do and what our goals are.

Lee Roy George, Director of Planning & Community Development, said that the first part of the program would be presented by the Code Compliance Task Force appointed by the City Manager. He said that they had goals as follows:

1. Study and analyze the existing Code Administration Program.
  2. Define any problems which we may have relative to the existing Program.
  3. To examine alternative measures to the Code Administration & organization and anything else that might need examining pertaining to the Code Administration Program.
  4. And more important, begin a whole new philosophy with regard to Code Administration, whereby we would expect voluntary compliance rather than mandatory compliance.
  5. Outline changes in our whole Code Administration Program.
- Mr. George said that there was a lot of over lap in the Code Administration Program. He said that there had already been some changes which had helped the administration. He said that he was the Chairman of the Code Compliance Task Force, but there were four subcommittees formed which are:
1. Code Organization Group, Tony Neitzler, Chairman
  2. Evidence Documentation, Harvey Cargill, Chairman
  3. Public Relations Group, Sandy Test, Chairman
  4. Implementation Group, Bob Fowler, Chairman

Tony Neitzler, Chairman of the Code Organization Group, recognized Bob Whitehead, Director of Public Works & Fred Aycock, Assistant Director of Community Services, & Gary Landers, 1st Asst. City Attorney, members of his group.

Mr. Neitzler said that they recommended similar activities whenever possible. In other words, make the duties in the rearrangement fit the department as much as possible. He said that they recommended a Code Compliance Person, to be attached to Administration. Then when he received a complaint, he could in turn get in touch with the correct person (in a specific department) to handle that complaint.

Mr. Neitzler said that in order for the Code Administration Compliance Program to run smoothly, there would need to be three additional employees in the Health Department, to follow through on complaints and etc. They recommended one additional attorney in legal whose job would encompass only code regulations. He said that they recommended that the Code Compliance Person would be attached to the City Manager's Department. In addition to the above mentioned people, there would also need to be two part-time people in the Traffic Department, to take care of the violations in that department. He pointed out that there would need to be a lot of training for all people involved, so that everyone would know their duties, and what department would be involved with a specific violation. He said that the Plans Checker that had been hired in Code Administration, was a great help in cutting down on violations.

Harvey Cargill, City Attorney, & Chairman of the Evidence Documentation Group, recognized his members as: Bill Mooty and Tom Rogers. He spoke of the need of the City's Municipal Court be made a court of record. Currently, any violations of city codes must be first tried in Municipal Court, but since it is not a court of record, all decisions can be appealed to the County Court at Law, where the case must be retried. If the Municipal Court became a court of record, either by a state statute or special provision, only those cases that are faulty in some way could be appealed, he said. He also said that there needed to be a coordinator, and there needed to be detailed training for department and division heads, to be sure they knew what they needed to be doing.

Sandy Test, Chairman of the Public Relations Group, recognized the members of her group: Harvey Cargill, James Pogue, Carl Cornelius, Barbara Bloomberg.

Mrs. Test said that an aggressive public relations campaign was needed, including seminars to inform citizens of the new code provisions. She said some of these had already been scheduled. A code "hot line" also would be established to help citizens get answers to questions on code administration and rules, she said. She said that the most important aspects of training the public was to teach the citizens just what a code is, and to involve the employees in training so that each one would know who they needed to refer a trouble call to.

Bob Fowler, Chairman of the Implementation Group, recognized the members of his group: Harvey Cargill, Warren Dodson, James Condry, Wayne Collier & Gilbert Morris.

Mr. Fowler said that their list of recommendations was almost identical to recommendations for other groups. He said that it was a matter of educating the community as to what the regulations are and why. He said that there was much duplication of responsibilities right now and that needed to be eliminated. He also brought out a need for a record of the complaints which the city gets. His group also recommended the Municipal Court becoming a court of record. Mr. Fowler said that in some instances, they felt that some of the departments needed to be re-named, because it would help with routing some of the complaints.

Mr. George said that these recommendations had been presented to the City Manager on November 3, 1981. He said that they found a lot of codes to be out of date and they recommended these be eliminated. He said that they needed the guidance from the Council before proceeding with the Code Compliance Project.

Mr. Neitzler presented a flow chart, explaining a suggested sequence recommended by the Task Force. He said this could be used as a time table for the project.

Mr. Seegmiller explained that this study had been an in-house project. He spoke of his appreciation to those members of the Task Force who had been involved in it. He asked that the City Staff be more observant of the code requirements and the violations. Mr. Seegmiller requested that the Council give the Code Compliance Project their blessing along with the proposed time table. He expressed his appreciation to the members of the Strategies for Responsible Growth Committee and the Planning & Zoning Commission, along with the Council members for attending the workshop.

Councilman Higginbotham moved to give the Council's blessing on the Code Compliance Project and the time table involved which was explained to them. The motion was seconded by Councilwoman Webster. The motion carried as follows:

AYES: Councilmen Higginbotham, Rodriguez, Fogle, Councilwoman Webster & Mayor Hall.  
NAYS: None.

Mr. Fowler explained what the different codes were and the progress on those that were being reworked. He added that the news media has been very cooperative with informing the public on the progress of the different codes.

Mr. Fowler said that the regulations need to be explained to the public and why they are necessary. He said that if there is no need for a regulation, we need to get rid of it. He said that the regulations needed to be enforced in a reasonable manner.

It was explained that the program carries full support of an educated and aware community, Council and Administration. It is a program that is coordinated at the administrative level. It is a program with superior procedures and documentation methods. It is a program that utilizes competent, trained personnel to secure compliance with codes that are useful, meaningful and enforceable, and it is a program that will improve the community. This is what the Task Force believes will result if the recommendations presented in this report are followed, and the members believe that this report along with the appendices of the written report provides a sound framework for accomplishing the desired level of service and protection at the least possible cost.

Barbara Bloomberg, Planner, said that the Strategies for Responsible Growth was initiated in the winter of 1980 as the City's program for improving the use of public and private resources dedicated to the community's growth. Two distinct types of growth were identified which are (1) growth in already developed areas and (2) growth in newly developing peripheral areas.

Ms. Bloomberg showed a slide presentation, narrated by Jim McCurdy, of the growth in the city, showing the two types mentioned above.


Ms. Bloomberg also showed and explained the Technical Review Committee timetable showing their plans for the future and what they have accomplished in the past.

Ms. Bloomberg went over the Small Area Land Use Plans, reviewing those that had been approved by the Council and those which they plan to bring to the Council for their consideration in the near future.

Mr. Seegmiller said that the goal of the Staff was to take a more professional look at all of our codes. It is also our duty that each of the Staff have an attitude of service with regard to our City Codes. We all want to work toward voluntary compliance of the Code, which is our overall goal.

After answering questions from the audience, the meeting was adjourned at 11:50 a.m.

  
CITY SECRETARY

  
MAYOR ELBERT E. HALL