

Regular Meeting of the Mayor and City Council of the City of Abilene, Texas, to be held in the Council Chamber of the City Hall on Thursday, November 18, 1982, at 9:00 a.m.

CITY COUNCIL: Mayor Elbert E. Hall; Council - Dr. Julian Bridges, Billye C. Proctor, Juan C. Rodriguez, A. E. Fogle, Jr., L. D. Hilton and Kathy Webster.

1. Call to Order.
2. INVOCATION: Councilman L. D. Hilton.
3. APPROVAL OF MINUTES: Regular Meeting held October 28, 1982, & Regular Meeting held November 4, 1982.
4. AWARDS & PRESENTATIONS:

#### CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so request, in which event the item will be removed from the general order of business and considered in its normal sequence.

5. Ordinances
  - a. Consider on first reading - thoroughfare abandonment, being a 20' east-west alley running from the east boundary line of N. Treadaway to the west boundary line of Cottonwood Street & being approximately 110' in length & set a public hearing for December 2, 1982, at 9:00 a.m.
  - b. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning One-Way Operation on San Jose Drive ( at Lee Athletic Complex).
  - c. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning Parking Time Limits in the 300 Block of Cedar Street.
  - d. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning Changing Speed Limits on Various Streets.
  - e. Appealed Item:  
Consider on first reading - reclassification request from RS-6 (Residential Single Family) to RM-3, GC & O (Residential Multi-Family, General Commercial & Office) Districts, located at E.N. 10th & Judge Ely Blvd., and set a public hearing for December 2, 1982, at 9:00 a.m.
6. Request to Advertise
  - a. Eleven Hand Held Radio System Adapters for Phone Patch Units for the Administrative Division of the Police Department.
  - b. Cars, Pickups and Trucks for the Shop Division, Annual Bid.
  - c. Furniture for Library Division of Community Services Department.

#### REGULAR AGENDA

7. Public Appearance
  - a. Day Care for the Elderly - Veronica Dallies
8. Ordinances
  - a. Consider on first reading - Downtown Redevelopment District Ordinance & set a public hearing for December 2, 1982, at 9:00 a.m. - Ordinance to be presented for discussion at the meeting.

9. Public Hearings
- a. Consider on second and final reading - reclassification request from MH (Mobile Home) to IC (Limited Commercial) District, located at T&P Lane & Midway Street.
  - b. Consider on second and final reading - reclassification request from A0 (Agricultural Open Space) to IC (Limited Commercial) District, located at E.N. 10th and Griffith Road.
  - c. Consider on second and final reading - reclassification request from RM-2 (Residential Multi-Family) to MH (Mobile Home) District, located on Bishop Road.
  - d. Consider on second and final reading - request for PDD Ordinance Amendment, located on Ridgemoor Drive.
  - e. Consider on second and final reading - Modular Overlay District.
10. Resolutions
- a. Consider approval of contract amendment with American Management Systems.
  - b. Consider Minute Order from State Department of Highways regarding Spur 312.
  - c. Consider resolution authorizing additional Right-of-Way for the Grape Street Project.
  - d. Consider resolution accepting a utility easement from West Texas Utilitties on Griffith Road.
11. Other Business
- a. Appointment and evaluation of public officers.
  - b. Discussion of FAA Installation in Abilene.
  - c. Pending and Contemplated Litigation.
  - d. Discussion of Council Administrative Items.
  - e. Work Session - Discussion of Noah Project.
  - f. Consider Bridge Replacement with State of Texas.

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 15 day November, 1982 at 8:30 A.M.

*Ruth Hodgin*  
CITY SECRETARY

CHAMBER OF THE CITY COUNCIL,  
THE CITY HALL, ABILENE, TEXAS

The City Council of the City of Abilene, Texas, met in Regular Session Thursday, November 18, 1982, at 9:00 a.m., with Mayor Elbert E. Hall present and presiding. Councilman Julian Bridges, Councilwoman Billye Proctor, Councilmen Juan C. Rodriguez, A. E. Fogle, Jr., L. D. Hilton and Councilwoman Kathy Webster were present. Also present were City Manager Ed Seegmiller, Assistant City Attorney Gary Landers, and Assistant City Secretary Kelly Beard.

Invocation by Councilman L. D. Hilton.

Minutes of the last Regular Meeting held October 28, 1982, and Regular Meeting held November 4, 1982 were approved as written with one change in the meeting held October 28, 1982 on page 369 concerning the award of bid for a swamp dozer. The Staff recommended rejection of the bid for the swamp dozer--the minutes reflected acceptance of the bid.

Councilman Hilton moved acceptance of the minutes for the Regular Meetings held October 28, 1982 and November 4, 1982. Councilman Rodriguez seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.  
NAYS: None.

Councilman Hilton moved that the correction be made on the minutes of October 28, 1982 to show rejection of the swamp dozer bid. Councilwoman Proctor seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.  
NAYS: None.

Councilman Rodriguez moved passage of the consent items. The motion was seconded by Councilwoman Proctor. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.  
NAYS: None.

5. Ordinances

a. Consider on first reading - thoroughfare abandonment, being a 20' east-west alley running from the east boundary line of N. Treadaway to the west boundary line of Cottonwood Street & being approximately 110' in length & set a public hearing for December 2, 1982, at 9:00 a.m.

AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A PORTION OF PUBLIC RIGHT OF WAY; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH ABANDONMENT, AND CALLING A PUBLIC HEARING.

THOROUGHFARE  
ABANDONMENT -  
ALLEY FROM N.  
TREADAWAY TO  
COTTONWOOD ST.  
FIRST READING  
APPROVED

b. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning One-Way Operation on San Jose Drive (at Lee Athletic Complex).

AN ORDINANCE AMENDING CHAPTER 18, MOTOR VEHICLES AND TRAFFIC, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

CODE -  
TRAFFIC & TRAI  
ONE-WAY ON  
SAN JOSE DRIVI  
(LEE ATHLETIC  
COMPLEX)  
APPROVED

c. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning Parking Time Limits in the 300 Block of Cedar Street.

AN ORDINANCE AMENDING CHAPTER 18, MOTOR VEHICLES AND TRAFFIC, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

CODE -  
TRAFFIC & TRAI  
PARKING TIME  
LIMITS - 1ST  
READING APPROV

d. Consider on first reading - amendment to Chapter 18, Motor Vehicles and Traffic, concerning Changing Speed Limits on various streets.

AN ORDINANCE AMENDING CHAPTER 18, MOTOR VEHICLES AND TRAFFIC, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

CODE -  
TRAFFIC & TRAN;  
SPEED LIMITS OF  
VARIOUS STREETS;  
1ST READING  
APPROVED

e. Appealed Item:

Consider on first reading - reclassification request from RS-6 (Residential Single Family) to RM-3, GC & O (Residential Multi-Family, General Commercial & Office) Districts, located at EN 10th & Judge Ely Boulevard & set a public hearing for December 2, 1982, at 9:00 a.m.

ZONING RE -  
RS-6 TO RM-3,  
GC & O AT EN10  
& JUDGE ELY BL  
1ST READING  
APPROVED

AN ORDINANCE AMENDING CHAPTER 23, PLANNING AND COMMUNITY DEVELOPMENT SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW; DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

6. Request to Advertise
  - a. Eleven Hand Held Radio System Adapters for Phone Patch Units  
REQUEST TO ADV  
RADIOS - POLICE  
VEHICLES - SHO
  - b. Cars, Pickups and Trucks for the Shop Division, Annual Bid.  
FURNITURE -
  - c. Furniture for Library Division of the Community Services Department.  
LIBRARY  
APPROVED

Mr. Eddie Sharp, President of the Board of the Abilene Day and Health Care Center for the Elderly, Blind and Disabled, appeared before the Council to discuss the S. 7th Fire Station where the Elderly Day Care Center is now located. He said that a year ago, the Center's building that they occupied no longer met the State's requirements nor did it meet the mandatory codes and would be closed. At that time, the Center requested the City's help to find another location. The City allowed the Center to occupy and renovate the Fire Station at S. 7th for six months. After the six months, the Center requested an extension on the lease for another six months. At that time, the Council requested that the Center start looking for another location and to show evidence of preparations of moving to another location. He said the Center has shown the Council through the Administrative Staff with information indicating the Center has made inquiries into other financial resources, State agencies, grants, etc. He said the Center, since it is a non-profit organization, has no basis on which to make a loan, therefore, cannot build a \$300,000 facility on their own. The State agencies do not furnish funds for large scale capital improvements. He said Charles Stenholm's Office has been the most promising source of funds, but nothing is definite. Realtors in Abilene have been asked to locate buildings between \$230 - \$250,000 which can be renovated to comply with State requirements. He said another possibility of finding a suitable building is to swap with the City a building and land for the continued use of the S. 7th Fire Station. He said the Center would prefer swapping with the City rather than raising the funds to build another facility. He said the Center was not asking for another six month extension--only that the City consider the possibility of swapping with the Center.

Councilman Fogle said if progress can be shown and is being made to find another facility, then he would consider letting the Center renew their lease every six months as long as they need to.

Mayor Hall said he had talked with other entities about the Center and the other entities (who do business with the Center) indicated that once in a location, the Center never feels the necessity to move out. He said the Center was aware at the beginning that the City could not dispose of a public building and that their occupation was only temporary. He said the Center would probably have to seek private funds as well as governmental funds. He said he would be in favor of continuing the lease with the Center as long as the Center would seek funding for another location.

Mr. Sharp said the Center realizes now that the City intends to use the S. 7th fire station for expansion of department offices. He said the Center also realizes that the City could take the fire station away at any time, so they have been very grateful to the City for the help that it has given them.

Mr. Seegmiller said the extension should be realistic enough that it would give the Center plenty of time to find funding for another location.

Mr. Sharp said if the City wants to swap buildings, then the Center could probably vacate the S. 7th fire station soon. If the Center has to get funding from the Government and construct a new building, it could take a long time. If the Center has to get funding from private resources, it could take a very long time since private resources have dried up considerably in the past year. He said if the City granted the Center a six month extension, he hoped that if the Center had not at the end of the extension finalized a deal on another facility, the City would grant another six month extension.

Councilwoman Proctor said the City could get a request every six months for an extension. She said the Council has had the feeling that the Center has been attempting to find another location, but yet nothing has been accomplished. She felt that the Council would like the Center to stick to a time frame. For instance, the Center could agree to remain in the S. 7th Fire Station for one year while looking for another location. After that one year period, the Center must have somewhere else to go, rather than keep coming back for extensions.

Mr. Sharp said he would like to leave the time frame up to the discretion of the Council. He said he could not honestly tell the Council how long it would take to raise funds or locate another building to lease. He said without the private resources that the Center was able to use last year, he was skeptical about how quickly the Center could raise the funds needed this year.

Councilwoman Webster said she agreed with Mr. Sharp in that it was the Council's decision to set a time frame within which the Center had to find another location. She said if the Council set a time limit, they should make it very clear that the Center would have to vacate the S. 7th fire station at the end of that time.

Mr. Sharp said if the Council grants an extension with no option to renew, he hoped that it would be a one year extension.

Mr. Seegmiller said the City Staff could use whatever extra space it can get. The S. 7th fire station will be used as space for City Staff when the Center vacates it. However, if the Center has to occupy the fire station another year, then the City Staff can make do with the current buildings or make other arrangements.

Mayor Hall asked the Council if they would consider granting a one year extension with no option to renew. He felt that the Center will probably not make a real effort to find other accommodations unless the Council decides to terminate the lease.

Councilman Hilton moved to extend the lease for one year and authorize the Staff to negotiate regarding the possibility of swapping as Mr. Sharp suggested, and particularly to study the reimbursements for the work the Center has done on the fire station and that the work might result in a decreasing amount the longer the Center stays during the one year to give the incentive to move earlier if possible and to terminate the lease at the end of one year. Councilwoman Proctor seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.  
NAYS: None.

DAY CARE  
CENTER - 1 Y  
LEASE  
APPROVED

Mayor Hall asked if there would be any problems with swapping land or buildings like Mr. Sharp suggested. Mr. Gary Landers, Assistant City Attorney, said some of the same considerations involved in selling City land would apply in swapping City land. Mayor Hall asked if the City would have to let bids. Mr. Landers said he did not know if bids would be necessary but he would find out and tell the Council at a later date.

Mr. Sharp said the Center recognized that without the City's entering into an agreement one year ago, the program would probably ceased to have existed. He said the Center wanted to express their appreciation to the City for the help it has done.

Mr. Raymond McDaniel, Jr., President of the Industrial Foundation, presented the request for favorable consideration by the Council of a proposition on Tax Increment Financing. He said the voters in Texas in 1981 approved Tax Increment Financing. That calls for a zone or a geographical

area be designed for redevelopment. Those areas in the past recent years have not been fortunate enough to keep up with other areas in Abilene. In a reinvestment area, when it is established, the taxes are frozen at the point at which they are in the year that it was enacted. The length of the term of the investment area is flexible according to the needs of the investment area and whatever financing materials or bonds are out on it. He said the Council can adopt by ordinance a tax increment financing, the City will have to have public hearings, an area has to be defined, a board of directors must be created and it may take effect on January 1, following the year the zone has been adopted. That is why the timing is crucial for the City to establish such a zone. Then, the Council must name the zone and a fund must be established. He said one scenario would be an area of raw agricultural land, which the Chamber and Industrial Foundation would like to see made into an Industrial Park. Scenario two, which is very crucial because of timing, would be a zone for the downtown area of Abilene. To establish a zone for the downtown area, there could not be over 10 percent residential. The total the City could have in a zone or all zones or combination of several zones, is 15 percent of the total real property taxes that the City can collect. In a zone, the City has to show that there is at least 5 percent vacancies in the structures. Also, the City has to show that the land values have been declining in the past ten to fifteen years. He said the Council has already adopted a reinvestment area in the zone that is being proposed. He said when a zone is created, it encumbers the City taxes and it encumbers all the taxes going to all taxing entities. He said the Chamber is in the process of contacting those entities and explaining in detail what the City is doing. The zone can be terminated at any time at the Council's direction as long as all the debt obligations are paid and the zone will automatically expire when the debt obligations are paid. He read a statement of position from the Chamber of Commerce and the Abilene Industrial Foundation which said, "The Abilene Chamber of Commerce and the Abilene Industrial Foundation, recognizing the need to enhance and encourage development in some areas and redevelopment in other areas of Abilene, recommend to the City Council of Abilene that favorable consideration be given to enact tax incremental financing in areas, districts, or zones within the City of Abilene, with due consideration being given to the tax base of all taxing entities within the designated areas. The future growth of Abilene and stability of our economic base is of prime importance to the Abilene Chamber of Commerce, the Abilene Industrial Foundation and the City of Abilene. The economic benefit to all of the citizens of Abilene makes planning for the future imperative. Action taken now will help in the future development and redevelopment of Abilene by encouraging needed investment in certain designated areas."

Councilwoman Proctor asked if Mr. McDaniel was asking for a reinvestment area for two locations, with those locations indefinite. Mr. McDaniel said they were asking for one location, the downtown area. He said there would be recommendations presented to them later. Councilwoman Proctor asked if the location would actually be defined in the ordinance. Mr. McDaniel said it would be defined in the ordinance using the recommendations of the Staff. He said the zone would reach from S. 7th to Elm Street to the railroad tracks to Hickory to Lamar School to N. 8th to Woodson School to Treadaway to the traffic circle to S. 2nd to Locust then back to S. 7th.

Mr. Seegmiller said it was not necessary to make a final decision until December 2 Council meeting because that would be the second reading of the ordinance. He said the ordinance could be changed then if needed.

Councilman Bridges asked if there were more residents in the proposed zone. Mr. McDaniel said there was actually about 4 percent residential in the zone. He said the ULI study indicated only 2 percent residential, but the proposed zone is larger and takes in some public buildings, such as schools, which has increased the percentage to 4.

Mr. Pete Tart of McCall, Parkhurst & Horton, said the ordinance the Council has been asked to pass on first reading would establish the creation of a reinvestment zone and define the boundaries for the zone. The ordinance would provide that the Council would be establishing the reinvestment zone with those boundaries after the public hearing. The Council would also name a board of directors (not less than five members and not more than fifteen) who must either be residents of the City or owners of property within the reinvestment area and a chairman would be named. The ordinance will provide for the establishment of the tax roll increment base as of January 1, 1983 and the reinvestment zone will be for X number of years. The other

provision of the ordinance will show a general benefit of the reinvestment zone to the City and will also be of benefit to the owners of real property located within the zone. Other provisions call for the benefit of property which is either substandard or deteriorating or does not meet building codes.

Councilwoman Webster asked if anyone owning property in the proposed zone be eligible for development. Mr. McDaniel said property owners can either be included or excluded in the reinvestment zone according to their wishes.

Councilman Rodriguez asked if anyone could ask to be added to the proposed zone from adjacent areas. Mr. McDaniel said if property owners in adjacent areas would like to participate in the reinvestment, then they may do that.

Councilwoman Proctor asked what entity would govern the funds obtained from the tax increment financing. Mr. McDaniel said the monies will be collected by the City's tax assessor/collector. A tax increment fund will be established and will be placed at the City's depository bank. The reinvestment board of directors' purpose is to develop a plan by which reinvestment can be promoted and redevelopment can be stirred in reference to the reinvestment zone. The City has the control of the monies to buy land or to make improvements, not the board of directors.

Mr. Seegmiller said the first year, the board would be created to develop the plan. After the plan is completed, it can be submitted back to the Council for approval. After the first year, the Council can opt to become the board. Mr. McDaniel said the statute gives the Council the right to appoint the members to the board and after the first year, the right to become the board.

Councilwoman Proctor asked if the board would approve each project, and if the Council would have the final say on each project. Mr. McDaniel said the board would have to have the approval of the Council. Councilwoman Proctor asked if the funds may be used for public improvements and incentive financing for redevelopment. Mr. McDaniel most of the funds would be used for improvements, such as off street parking, pedestrian ways, walkways, streets, park areas, etc. He said the money would not actually be used to rebuild some of the buildings and then lease or sell the building. The money would be used to add to the attractiveness of the downtown area to encourage business. The money has to be used for public improvements. Mr. Seegmiller said the Council will have the ultimate decision for approving the plan and will have the ability to apply administration of the plan. Mr. McDaniel said the money would be entirely under the City's control and management. Mr. Seegmiller said Mr. Pete Tart is the City's bond advisor to make sure the City conforms to the State laws and to uphold the City's integrity.

Councilwoman Webster asked if there were any reasons why citizens could not use their own private resources to fund the redevelopment of their property. Mr. McDaniel said that property owners could use their own funds. Councilwoman Webster asked what happens to the tax base of property owners who do not use reinvestment. Mr. McDaniel said the property in the zone is valued separately and individually. On January, 1983, the value is established as a benchmark--as redevelopment progresses, all property will share and their taxable values will increase. As the value goes up, the tax levies on the increased value from the base of January, 1983, will flow into the tax increment fund. Those funds can be used by the City for projects within the boundaries of the reinvestment zone. It does not freeze the value, nor the tax rate. If property is valued at \$100,000 and the City is levying a .72¢ tax. The tax rate could be increased at any time as long as it is over the entire City. The value of the property may not increase--if a new park is being developed across the street, the property will increase in value because the whole area is increasing in value. Those taxes from the increased values go into the tax increment fund. That money may not be used to pay on bonds. The City may use the money as a cash fund from which is paid to make improvements. At some time, the reinvestment zone will terminate and then the taxable values will belong to the City, School, County, etc.

Mayor Hall left the meeting--Councilwoman Webster presided over the meeting.

Mr. McDaniel said there can be a percentage of pass through which can revert to the original taxing authority. The City could continue to retain 10 percent of the original increases, but the more that is taken out of the zone, the less that can be done in the zone.

Mr. McDaniel said the Chamber and the Industrial Foundation will talk with the County Commissioners, the AISD School Board, and the West Central Texas Municipal Water District. He said the reinvestment is a very long term project. It will take many people and several years to bring the life back to the downtown area.

Mr. Seegmiller mentioned that it will probably take several years for the increment funds to build up enough that a viable project could take place.

Mr. McDaniel said the tax base will go down before it goes up because buildings have to be torn down first. Councilwoman Proctor said she thought the tax base was frozen. Mr. McDaniel said it was frozen, but going up--not down, because something not there can't be taxed. Councilwoman Proctor asked if bonds will be used because it does take a while before the increment can be built up. Mr. McDaniel said that way the reinvestment could begin sooner.

Councilman Hilton asked what the normal term is placed on the bonds. Mr. McDaniel said it will depend upon the Council's wishes. If the City uses bonds, then it will probably take a 20 year bond with 5 years of preparation. That would mean a 20 to 25 year term.

Councilman Fogle asked if the City would eventually benefit from the activities brought back into the area and then later will the property generate taxes. Mr. McDaniel said all the monies captured in the fund has to be spent in the zone. The City will definitely benefit from the reinvestment.

Mr. Seegmiller pointed out that the same funds that go into the area from all the other taxing entities will be receiving funds from the City also. The funds go out of the City's General Fund and into the tax increment fund. Councilman Hilton said it would be just the funds in the increment. The chances of any of the entities losing any taxes are minimal because they could at least maintain what has been established.

Mr. Seegmiller said in 1977, Detroit established a tax increment fund zone which initially contained property with a taxable value of \$92.5 million. As of July of 1981, the tax increment fund has doubled the taxable value to be worth more than \$179 million. The project has generated \$12 million in tax increments since 1977. The whole purpose of the tax increment fund is to stop decay of a zone and try to inject initiative by utilizing the funds that already are being taxed and taking off the top any increase that would come as the result of inflation and/or values and inject them back into the fund.

Councilman Hilton said he wished the City would have initiated a tax increment fund 25 years ago, so the zone would not have become so badly deteriorated.

Mr. Seegmiller said the County, and the School District have been so cooperative to the efforts of establishing a tax increment fund and they will be going to their respective governing bodies to ask for support of the increment fund. Also, he said the Water District will be contacted for support.

Councilwoman Webster asked if the Council would know whether or not the above taxing entities would support a tax increment fund by the second and final reading of the ordinance. Mr. Seegmiller said that yes, the Staff should know by that time.

Councilwoman Proctor moved approval of the ordinance on first reading and set a public hearing for December 2, 1982. Councilman Bridges seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.

NAYS: None.

TAX INCREMENT  
FINANCING ORI  
1ST READING  
APPROVED

AN ORDINANCE PROVIDING FOR A REINVESTMENT ZONE AND AUTHORIZING A  
HEARING IN CONNECTION THEREWITH AND PRESCRIBING OTHER MATTERS  
RELATED THERETO.



Mr. Wayne Collier, Zoning Administrator, presented the reclassification request from MH (Mobile Home) to LC (Limited Commercial) District, at T & P Lane & Midway Street. Mr. Bill Hawkins requested the zoning reclassification. The property is abutted by mobile home zoning on the south, north, and east and agricultural zoning on the west. He said a request for a general commercial zoning on a smaller tract was denied by the Planning & Zoning Commission and appealed to the Council and then finally referred back to the Planning & Zoning Commission for limited commercial zoning. Two acres is the minimum for a limited commercial lot. That is the reason the owner increased the size of the lot. Proposed use of the property will be for a health food store and a book store, which will benefit the church to the north of the property. The Staff recommended the reclassification. He said although T & P Lane has been proposed for a collector street, it has only about 20' of below standard paving and Midway Street is a gravel road. The Planning & Zoning Commission also recommended approval of the reclassification.

Councilman Rodriguez asked about the size of the property. Mr. Collier said it contains two acres--that is the minimum lot size for property classified as limited commercial. Councilman Rodriguez asked if the two proposed stores would want to attract business outside of the neighborhood. Mr. Collier said the purpose of a limited commercial zone was to provide service to the immediate neighborhood. Limited commercial zoning is not supposed to attract outside traffic into the neighborhood, however, sometimes outsiders do patronize small stores of that nature.

Mayor Webster opened public hearing on the reclassification request, however, no one requested to speak, so Mayor Webster closed the public hearing.

Councilman Bridges moved passage of the reclassification request from MH (Mobile Home) to LC (Limited Commercial) District, at T & P Lane & Midway Street. Councilman Rodriguez seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.  
NAYS: None.

ZONING RE -  
MH TO LC AT  
T&P LANE &  
MIDWAY STREET  
2ND READING  
APPROVED

AN ORDINANCE AMENDING CHAPTER 23, PLANNING AND COMMUNITY DEVELOPMENT, SUBPART E, ZONING, OF THE ARLIENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW; DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

Mr. Collier presented the reclassification request from AO (Agricultural Open Space) to LC (Limited Commercial) District, located at EN 10th & Griffith Road. He said the request came from Mr. Bruce Bixby who owns property at the corner of Griffith Road and EN 10th. The abutting property to the east, north and south is agricultural. RM-2 and RM-3 zoning is across the road of the property to the west. He said the area surrounding the property is primarily undeveloped except for a few scattered residences along Griffith Road. He said the large area to the east of the property is being developed with utilities and streets going in. Mr. Bixby would like to rezone approximately 1.6 acres from AO to LC. There is a two acre minimum in LC zones, but Mr. Bixby received a variance from the Board of Adjustment. The property is within the Rainy Creek Study area which recommends multiple family zoning for the particular intersection. The Staff feels that approval of commercial zoning would more or less set a pattern for other requests thereby resulting in EN 10th being strip zoned from Judge Ely Boulevard to Loop 322. He said 18 1/2 acres of shopping center zoning and 7 acres of office zoning at the northwest intersection of N. 10th & Judge Ely Boulevard already exists. There is quite a lot of undeveloped commercial zoning in the area. That is one of the reasons why the Staff recommends denial of the request. The Planning & Zoning Commission recommended approval. He mentioned that RM-3 zoning to the east and north of the property has already taken place.

Councilman Hilton asked what were the most common uses in an LC zoning. Mr. Collier said most common were convenience stores, beauty shops, offices, cleaners, self-service gas pumps, book stores, etc., which would provide service to the immediate area.

Councilman Fogle asked if the Planning & Zoning Commission realized the reclassification of the zoning would contradict the Rainy Creek Land Use Study. Mr. Collier said the location probably had a lot to do with their decision since the property is located on a major thoroughfare. He said the Staff is reluctant to have more commercial zoning in an area that has commercial zoning in almost every direction.

Councilman Bridges asked if a convenience store was located on the corner of EN 10th and Judge Ely Boulevard. Mr. Collier said it was located on the SE corner of EN 10th.

Mayor Webster opened the public hearing on the reclassification request, however, no one requested to speak, so Mayor Webster closed the public hearing.

Councilman Bridges moved to deny the reclassification request from AO (Agricultural Open Space) to LC (Limited Commercial) located at EN 10th & Griffith Road. Councilman Rodriguez seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, and Mayor Webster.

NAYS: None.

ABSTAINED: Councilman Hilton.

ZONING RE -  
AO TO LC AT  
EN 10TH &  
GRIFFITH ROAD  
2ND READING  
DENIED

Mr. Collier presented the reclassification request from RM-2 (Residential Multi-Family) to MH (Mobile Home) District, located on Bishop Road. He said the request came from Mr. I.S. Gathright. The property is abutted by RM-3 zoning on the south, MH zoning on the north and Dyess Air Force Base on the west. The request contains over 10 acres and the property will have 58 mobile home lots. The Western Area Land Use Study recommends RS zoning for the property and mobile home subdivisions are considered to be RS uses. The Staff and the Planning & Zoning Commission both recommend approval of the request.

Mayor Webster asked if the Council had just rezoned the property to RM-2 in September. Mr. Collier said the rezoning had taken place very recently. Mayor Webster asked if developers had to wait a year to return asking for another zone change. Mr. Collier said only if the original zone change had been denied for the same zone.

Councilman Fogle asked if the width of Bishop Road had been determined. Mr. Collier said the width had been recommended to be 150' by the Plat Review Committee to the Planning & Zoning Commission. The Planning and Zoning Commission, however, elected to approve the plat of 120'. He understood that south of Texas Avenue, 150' may be more desired by the Dyess Air Force Base than the property to the north. Mr. Seegmiller said that legally the City can purchase what is necessary. Mayor Webster said that perhaps the additional 30' could come from Dyess Air Force Base.

Mayor Webster opened public hearing on the reclassification request, however, no one requested to speak, so Mayor Webster closed the public hearing.

Councilwoman Proctor moved passage of the reclassification request from RM-2 (Residential Multi-Family) to MH (Mobile Home) District, located on Bishop Road. Councilman Hilton seconded the motion.

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.

NAYS: None.

ZONING RE -  
RM-2 TO MH ON  
BISHOP ROAD  
2ND READING  
APPROVED

AN ORDINANCE AMENDING CHAPTER 23, PLANNING AND COMMUNITY DEVELOPMENT, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW; DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

Mr. Collier presented the PDD Ordinance amendment, located on Ridgmont Drive. He said the request for the amendment came from Paul Broadhead & Associates, Inc. He said the Planning Development District for the restaurant and hotel west of the Mall of Abilene area was approved in May, 1982. The proposed construction was to begin within six months of the date of approval of the PDD Ordinance. The amendment will extend the construction date to on or before May 27, 1983. The Staff and Planning and Zoning Commission both recommend approval.

Mayor Webster opened public hearing on the PDD Ordinance Amendment request, however, no one requested to speak, so Mayor Webster closed the public hearing.

Councilman Fogle moved passage of the PDD Ordinance Amendment request located on Ridgemont Drive. Councilman Rodriguez seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.  
NAYS: None.

ZONING AMEND-  
MENT -  
RHODES PLAZA  
PDD AMENDMENT  
2ND READING  
APPROVED

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE AND ORDINANCE NO. 53-1982, CONCERNING THE RHODES PLAZA PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

Mr. Lee Roy George, Director of Planning and Community Development, presented the ordinance on second and final reading regarding a Modular Overlay District. The proposed overlay district came to the Council from the Planning & Zoning Commission in mid-Summer. After that hearing, the Council decided the Strategies for Responsible Growth Committee should consider the ordinance and come up with some recommendations for the Council. He said in recent years, citizens have looked to other means of housing since housing costs have escalated rapidly. First time home buyers especially are looking to mobile homes and modular homes for less expensive housing. He said, however, a modular home is not a mobile home.

A mobile home dwelling is a detached one family dwelling unit with: a permanent chassis designed to be transported; designed for long-term occupancy; and designed for use with or without a permanent foundation. A modular home is also manufactured off-site with: a temporary chassis; (the major difference between the two) by State Law must be installed on a permanent foundation; and it shall not include sectional or panelized units, concrete or masonry modules or a mobile home. He said there were only a few minor modifications that a manufacturing firm would have to make in order to turn out modular homes as well as mobile homes.

Both types of manufactured housing are similar in that they are both built in an assembly line process, and they are transported to the site. Modular homes meet more standards than mobile homes, yet do not meet as many standards as a stick built home. The exterior design of modular homes is changing--the units are in two pieces, they have pitched roofs, are usually brick veneered, etc. Texas Home International homes are examples of changing trends to make modular units more like stick built homes. On the other hand, some modular homes may resemble mobile homes. That is what causes problems in Abilene.

The State requires that modular homes must either meet local building codes or meet State standards before they are permitted to be installed or placed on any kind of foundation. Until recently, any modular home not meeting building codes would only be allowed in mobile home parks or subdivisions. The Manufactured Housing Standard Association relieved the City of any construction standard authority that modular homes were to meet because of the ability to construct a modular home in another City and then bring it into Abilene. He said the City can no longer require modular homes to meet the City's building codes under the definitions of the State.

The State assumes the burden of inspection for compliance as well. The State prevents the City from controlling construction of the modular homes, but it does not specifically prevent the use of zoning to control where the homes may be placed. He said there is a bill pending before the Texas Legislature sponsored by the Texas Manufactured Home Association which will attempt to relieve the City of using zoning as a method of control. The Council passed a resolution asking TML to oppose that bill recently. He said, however, whatever the Council does may be pre-empted by the State under any circumstances. He said the current City ordinance does not have restrictions concerning modular housing.

The City Staff and the Planning & Zoning Commission studied the situation and came up with several alternatives: 1) to do nothing and consider that the modular homes are single family and to allow them anywhere; 2) permit modular homes in the Zoning Ordinance under special

exception; 3) to restrict modular homes to mobile home parks and subdivisions; 4) to create a modular overlay district. The fourth alternative seemed to the Planning & Zoning Commission and the Staff the most logical thing to do.

A modular overlay district will have restrictions according to the Zoning Ordinance, such as lot area placement, height regulations, set backs, etc. A vacant lot located in the downtown area could be used as a modular overlay district. He said the proposed modular overlay district ordinance does restrict the applications of modular overlay district to a 2 acre minimum. That would prevent someone from request a 1 lot modular overlay district. He said the ordinance would probably help commit the Council and the Planning and Zoning Commission to allow other types of housing in Abilene. He said the Planning & Zoning Commission, the Staff, and the Strategies for Responsible Growth Committee recommends approval of the modular overlay district ordinance.

Mayor Webster said it was understandable why an individual would buy a modular home and request to place it on one lot instead of complying with the two acre minimum. Mr. George said if a developer has the two acre minimum and receives the modular overlay district he requested, yet has only a few of his lots bought, then one individual could buy a modular home and place it on his own lot bought from the developer as long as the modular overlay district is already there. However, the two acre minimum would prohibit an individual from buying a single lot, then placing a modular home on it.

Councilwoman Proctor asked if an individual owning only one lot could set a boundary around two acres and request a modular overlay district. Mr. George said a request can stem from unified control or ownership. Once an individual designates an area to be modular overlay district, the Staff would notify each property owner in that area. The individual would not necessarily have to gain the property owner's consent. However, the property owners would have a chance to speak for or against the district at a Planning & Zoning Commission meeting or a Council meeting. Mr. George said the main areas modular overlay districts are likely to be located are in the disinvestment areas where there are vacant lots, water, sewer, streets, etc.

Councilman Hilton asked if the prohibition of concrete or masonry modules would exclude units like what is used in one of ACU's dormitories. Mr. George said according to State law, modular homes have to be hauled to the site in two separate sections. The State law prohibits the use of structures that can be hauled in a single unit. Councilman Hilton asked if modules like ACU's dormitory cannot be placed in a modular overlay district, where could they be located. Mr. George said the building code addresses some construction standards, but none regarding concrete modules. Councilman Hilton suggested making a place for concrete modules in the ordinance. Mr. George said the State law would have to be amended. Councilman Hilton asked how other areas are providing for the concrete modules. Mr. Bob Fowler, Director of Building Inspections, said the concrete modules would comply with the City's building codes. When the modules are constructed, they are inspected on the spot by engineers and when they are shipped to the City, they are brought under approval by an engineer following certain specific plans that are pre-approved by the department. They could be used as commercial buildings, apartments, dormitories, or even single family dwellings. Modular homes are built under a different set of regulations--one and two family dwelling code, which has slightly different standards than the building code.

Councilman Rodriguez asked if an individual bought a modular home and bought a lot, would he have to request a two acre minimum modular home district. He also asked what would happen if other property owners opposed the district. Mr. George said the Council would have the final decision to allow the modular home district. The modular overlay district must also abide by the regulations for the zones of the district. He said a modular home in a PDD would require the developer to inform the Planning & Zoning Commission and the Council his intentions of using particular types of housing. A modular district can also be located in agricultural open space.

Councilman Rodriguez asked when a modular home is completely finished and on site, do City employees inspect it. Mr. Fowler said the City does a sight inspection to determine if it meets zoning set backs, utility connection inspections, and sewer hook ups. He said there is a provision in the State law that would allow the City to contract with the State to do the foundation

inspections. El Paso is the only city in Texas contracting with the State. The State is currently reviewing provisions which will allow the City to receive funds to offset the costs of inspections. He said after the State takes action on the provisions, he plans to ask the Council to contract with the State for foundation inspections.

Mayor Webster asked how many acres are in an average block. Mr. George said there were probably about three acres to a block.

Councilman Rodriguez asked if a modular home will be allowed in a mobile home district. Mr. George said they would not be allowed in a mobile home district--only in PDD, AO, RS and RM Districts.

Mayor Webster opened a public hearing on the modular overlay district, however, no one wished to speak, so Mayor Webster closed the public hearing.

Councilman Hilton moved passage of the modular overlay district ordinance. Councilwoman Proctor seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.  
NAYS: None.

AN ORDINANCE AMENDING CHAPTER 23, PLANNING AND COMMUNITY DEVELOPMENT, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING.

ZONING AMEND-  
MENT -  
MODULAR OVERLA  
DISTRICT  
2ND READING  
APPROVED

Mayor Webster asked how many requests for individual lot development the Staff receives. Mr. George said each section of the City differs. Lot size, availability, and cost of investment usually decides the amount of in-fill in an area. The Council will eventually decide where modular overlay districts will be located. Persons requesting the overlays will go through the Staff, then the Planning & Zoning Commission, then the Council to get a request approved.

Mr. David Wright, Director of Finance, presented the request for a contract amendment with American Management System. He said in the 1983 Revenue Sharing Budget, the Council approved an accounting system upgrade. The amendment request is an addendum to the original contract with the company that the City purchased its accounting system. The upgrade consists of a fixed assets system, an investment management system, a job costing system, and a query system, which allows on line inquiring in the ledgers.

Councilman Fogle asked how much the system and amendment cost and how much was budgeted. Mr. Wright said the City budgeted a little over \$43,000 and the estimated cost of the amendment is \$40,000.

Mayor Webster asked if bids needed to be taken. Mr. Wright said no, since the AMS software is the only software that will work with the current system. He said the amendment is really just an extension of the current contract that the City has to upgrade the accounting system purchased from AMS through the competitive process.

Councilman Hilton asked if the additional software would increase the capacity of the City's Deck equipment. Mr. Wright said the Staff has upgraded the hardware with the water system which added additional memory and additional drive. The added software should not increase the capacity substantially, and will not require additional hardware.

Councilman Fogle moved approval of the contract amendment with American Management System (AMS) for the upgrading of computer software. The motion was seconded by Councilman Hilton. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.  
NAYS: None.

CONTRACT AMEND  
MENT WITH AMS  
ON SOFTWARE  
ORAL RESOLUTION  
APPROVED

Mr. Bob Whitehead, Director of Public Works, presented the resolution requesting the Council's acceptance of the provisions of a Minute Order from the State Department of Highways and Public Transportation for construction

of a connection from the end of Spur 312 south to Hwy 277. He said the connection would extend Spur 312 where Arnold Boulevard enters into the north side of Dyess Air Force Base to Hwy 277. He said the State Highway Department, the City, the County and Dyess AFB have been working on the project for about one year. The Highway Department received funding for construction of the Spur 312. Both local governments have to approve the Minute Order from the State Highway Department which will commit the City to purchase the right-of-way necessary (the first 1,000 feet, Dyess will donate), and to construct curb and gutter. Spur 312 will be constructed as a farm-to-market road, therefore, the State is not liable for curb and gutter and it will be up to the City to provide that service.

Mr. Whitehead said the County approved the Minute Order at their last meeting for their share of the curb and gutter and the right-of-way. Upon the Council's approval of the Minute Order, the State will begin to prepare the right-of-way easements and deeds that the City will have to acquire. Their information should reach the City by August, 1983, therefore, the City will not budget any funds for the project until fiscal year 1983-84. Construction of the project would probably be completed by June, 1984. He said the resolution the City is being asked to approve will be effective immediately so the State may begin its preparations.

Mr. Whitehead said the street entrance would be just north of the Dyess Hospital and the proposed Military Museum.

Councilman Rodriguez asked how long the project would take. Mr. Whitehead said it would probably take a year from the starting date because of the length of the street and the replacement of a bridge.

Councilman Hilton asked if property owners would be expected to pay for the curb and gutter. Mr. Whitehead said the State only wants the funds--it does not care how the City gets them. The estimated cost of the purchase of the right-of-way is \$92,000. The curb and gutter has been estimated at \$8 per foot totaling \$220,000.

Mayor Webster mentioned that the amount could probably be absorbed by the Public Works Department budget. Mr. Whitehead said other costs not mentioned would be for the clearing of the right-of-way, pay for the relocation of utilities, etc. He said presently, the Staff has no idea of how much that would cost.

Councilman Bridges asked if the express purpose of constructing Spur 312 was to provide convenient access to the proposed Military Museum. Mr. Whitehead said the Spur would provide Dyess AFB with a new entrance, the only entrance, and off that entrance would be the Military Museum. Dyess AFB would be responsible for constructing the entrance.

Councilman Fogle asked if the Spur was designed to be part of the thoroughfare and collector street program. Mr. Whitehead said that it was part of the program and that it will eventually connect with Rebecca Lane to provide another circle around the western edge of the City to help relieve some of the traffic near the Mall of Abilene. Mr. Seegmiller said Dyess AFB wanted the Spur for the one entrance because of traffic problems going through the housing area.

Mr. Whitehead said the City will need two street right-of-ways necessary for construction--Spur 312 and Vapor Trails. The Spur would go through the base and eventually connect with Vapor Trails to the north. To the south, the Spur will eventually connect with Rebecca Lane. He said Rebecca Lane has developed from Buffalo Gap Road to Catclaw Creek. The extension of Rebecca Lane would include the pavement and additional right-of-way, and improvements on Elm Creek Bridge. He said Southwest Drive will extend as development progresses in the area.

Councilwoman Proctor moved approval of the resolution accepting the Minute Order No. 80053, regarding the construction of a Spur connection from the end of Spur 312 south to Hwy 277. Councilman Bridges seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, and Mayor Webster.

NAYS: None.

STREET IMP. -  
MINUTE ORDER  
NO. 80053,  
ACCEPTING SPUR  
312 - ARNOLD  
BLVD. & VAPOR  
TRAILS  
APPROVED

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, ACCEPTING THE PROVISIONS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION MINUTE ORDER NO. 80053, REGARDING THE CONSTRUCTION OF A SPUR CONNECTION FROM THE END OF SPUR 312 TO US 277, TAYLOR COUNTY (ARNOLD BOULEVARD-VAPOR TRAILS EXTENSION).

Mr. Whitehead presented the resolution authorizing the additional right-of-way for the Grape Street Widening Project. He said on June 10, 1982, the Council approved an oral resolution to hire appraisers for the Grape Street Widening Project. He said Grape Street is to be widened just south of N. 14th to just north of Ambler Street. It is part of the bond projects as voted in 1979-80. The resolution authorizes the purchase of property with just compensation to include a part of the 2200 Block of Grape Street which is on the north side of Ambler. The street will be widened on the east side only until it intersects with Ambler and it will be necessary to widen on both sides of the street, therefore, some right-of-way will have to be purchased. He said the street will be 56 feet wide and should be adequate for the flow of traffic for the area. He said by using the 56 feet width instead of 60 or 64 feet width, pecan trees on the east side of Grape Street will be preserved. With the 56 feet width, the City will be purchasing about 16 feet of property from the residences on the east side of Grape Street.

Councilman Hilton asked if the widened street would have a left hand turn lane. Mr. Whitehead said the street would have five lanes--two lanes north and south with a center turn lane.

Councilman Bridges asked if the Council needed to have a public hearing later on the Grape Street widening like Barrow Street widening required. Mr. Whitehead said no, that there will be no need for a public hearing according to statute since the State Highway Department is not using Federal funds as it did on the Barrow Street widening project. He said it is unknown whether the City will have to acquire the property through eminent domain. Even so, the eminent domain proceedings would have to be approved by the Council.

Councilman Rodriguez was concerned that some of the homes were already very close to the street. Mr. Whitehead said some of the homes would have to be bought or moved back from the street.

Councilman Fogle said the Staff has talked with a representative group of people who were concerned that the City would only be taking property from the east side of the street. He said the Staff explained to the citizens why the City had to construct the street in that manner and he felt that the citizens understood and realized that the additional four feet (difference between 56' and 60') was all the City could give up and still accommodate the flow of traffic.

Mayor Hall returned to the meeting.

Councilwoman Proctor asked if the \$225,000 plus funds set aside would be adequate to buy all the property, houses, garages, etc. Mr. Whitehead said it is the best estimate the Staff could calculate. Councilwoman Proctor asked if the Council was being asked to allocate the \$225,000 and if additional funds were needed would the Council again be asked for more funds. Mr. Whitehead said that, yes, it was possible that the estimate would be low and the Staff would have to come back to the Council for more funds.

Councilwoman Webster moved approval of the resolution authorizing the right-of-way for the Grape Street Widening Project. Councilman Rodriguez seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.

NAYS: None.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF PROPERTY AND GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE PROPERTY FOR THE GRAPE STREET WIDENING PROJECT; AND APPROPRIATING FUNDS.

STREET IMP.-  
ACQUIRING  
RIGHT-OF-WAY  
GRAPE STREET  
WIDENING PRO-  
JECT  
APPROVED

Mr. Whitehead presented the resolution requesting the acceptance of a utility easement from West Texas Utilities on the west side of Griffith Road. He said an easement was requested from WTU at first, but now the Staff would like to get a right-of-way deed from WTU. However, the deed was not ready for the Council's review. He said the Council could either change the resolution presented to them or consider an oral resolution authorizing the Mayor to sign the deed when WTU gives it to the City and the City Attorney reviews it.

Mr. Whitehead said the area considered runs from EN 10th to Rainy Creek on Griffith Road. He said Griffith Road is on the east side of University Hills subdivision. WTU, between University Hills subdivision and Griffith Road, owns a 100 feet right-of-way. The developer of University Hills subdivision did not have to pave Griffith Road because it is not actually adjacent to the Hills-WTU's right-of-way is adjacent to the University Hills subdivision. He said the Staff was concerned about the paving on the street, the traffic that will be generated by the University Hills subdivision, and the drainage problems associated with running water on Griffith Road. WTU was concerned also with the drainage problem and if they will have pay the assessment. He said presently, Griffith Road is a dirt road, is not platted or deeded and is only about 43 1/2 feet wide. It is scheduled to be used as a collector street so the City will eventually need to make the street 45' in width and will need 60' in right-of-way width. The Staff recommended that WTU deed to the City a 10 feet strip along the west side of Griffith Road that would allow the City to use it for right-of-way purposes. The plat that was involved with the zone change on Griffith Road that the Council denied earlier in the meeting deeded the other necessary 50 feet of right-of-way to get a 60 feet right-of-way on the far south end of Griffith Road. The developer's plan for storm drainage is to run the water to Griffith Road. The interior drainage will be taken to Rainy Creek also. However, WTU and the Staff felt that the water could be better drained by constructing a drainage ditch that would direct the flow of water to Rainy Creek, and that would be a part of the commitment. The City will maintain the drainage ditch since it will be in the 10 feet of right-of-way until the street is paved. Then the drainage ditch will be eliminated and curb and gutter will be used to direct the flow.

Mr. Whitehead said that WTU did not want to have to pay for the assessment as it would be a direct cost to them. The Staff felt that the area would never be platted since it is owned by WTU because they are planning more sub-stations thus requiring more lines to be laid in the right-of-way. Therefore, the City would never get the additional right-of-way needed to improve the street, and since the right-of-way is used for power lines, the Staff felt that there would be no enhancement and WTU would never pay for the enhancement of their property. The Staff felt that the cost of the curb and gutter would come back to the community as a whole when the street is improved. He said the Staff's recommendation is for the Mayor to be authorized to enter into an agreement accepting the deed of 10 feet for right-of-way and drainage purposes from WTU. The compensation for the 10 feet deed will be that WTU will not be assessed for curb and gutter and other improvements of the street.

Mayor Hall asked if the purpose of action was to make a record of the concession on WTU's part and that they will be given consideration when the City has to assess. Mr. Whitehead said the original resolution concerning the easement would commit the City more or less in principle. If the Council is deeded the right-of-way, there would actually be a binding contract with WTU and the future Councils for the compensation for the right-of-way.

Councilman Rodriguez asked if the compensation from WTU would equal the assessment cost. Mr. Whitehead said the Staff felt that it would cost more to purchase the right-of-way from WTU than what could be assessed from WTU.

Councilman Fogle asked if the property owner on the west side of Griffith Road would benefit from the agreement. Mr. Whitehead said the agreement will benefit everyone involved including University Hills. The City will benefit from the agreement so that it may eventually construct Griffith Road as a collector street. The east side property owners would benefit because they would not have to deed property later on.



Councilman Rodriguez moved approval of an oral resolution accepting a deed from WTU for right-of-way along the west side of Griffith Road after the Staff's approval of the deed. Councilman Bridges seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Councilwoman Webster and Mayor Hall.

NAYS: None.

ABSTAINED: Councilman Hilton.

AGREEMENT WITH  
WTU FOR DEED  
OF RIGHT-OF-WAY  
ON WEST SIDE OF  
GRIFFITH ROAD  
APPROVED

Mr. Whitehead presented a resolution requesting the City to participate with the State Department of Highways and Public Transportation on a Bridge Replacement Program. He said the Highway Department needed approval from the Council by November 22, 1982, so it may submit the resolution for programming. He said the resolution calls for the Off-Systems Highway Bridge Replacement Program. There are four bridges either in the City limits or adjacent to the City limits that are eligible for the Federal funding. Bridges on State highways, Federal secondary highways and Federal aid highway systems are not eligible for the Off-Systems program. The four bridges in Abilene that are eligible for funding in order of priority are: 1) Curry Lane at Elm Creek, 2) Curry Lane at Catclaw Creek, 3) Shoreline Drive at Lytle Lagoon, and 4) Lowden Street at Rainy Creek. He said the same program is funding the bridges at Rebecca Lane at Elm Creek and Antilley Road at Elm Creek. He said the bridge at Curry Lane at Catclaw Creek is on the City's bonding program and there has been money funded for the bridge, but the Council may want to consider using Federal money to help stretch the City's bond money to possibly replace another bridge at some other location.

The above bridges were rated by the State for need of replacement--the lower the sufficiency number, the worse condition the bridge is in. Curry Lane at Elm Creek is rated 18, Lowden Street at Rainy Creek is rated 35.4, Shoreline Drive at Lytle Lagoon is rated 38.2, and Curry Lane at Catclaw is rated 24.9. The lower the sufficiency number, the increased likelihood of Federal funding. The estimated cost by the Highway Department of the bridges is \$452,000. The City's share will be 20 percent or \$70,000 for the four bridges. The City will be liable for the right-of-way purchase and utility replacement. About \$43,000 has been estimated for those responsibilities for the four bridges, giving the total commitment for the four bridges of \$113,400. If the Council approves the resolution, the State will compile a list of the local governments in the area and choose according to the sufficiency number what bridges will be funded. The State will approve the list by March 1, and the City will receive a Minute Order after the decision (if on the list) to construct the bridges. The right-of-way purchases would probably begin sometime in the summer or fall and construction would begin in 1984.

Councilman Hilton asked what was the State's priority of the four bridges. Mr. Whitehead said the priority was based on the sufficiency number: 1) Curry Lane at Elm Creek, 2) Lowden Street at Rainy Creek, 3) Shoreline at Lytle Lagoon, and 4) Curry Lane at Catclaw Creek.

Councilman Fogle asked if the Staff would eventually have to do the work on the bridges anyway. Mr. Whitehead said that the bridges would have to be replaced eventually, except the bridge at Lowden Street at Rainy Creek. He said there is no real reason for the bridge except that Lowden Street ties to the access road off of Hwy 351. He said even if the State did give the City Federal funding for that particular bridge, he was not sure if the Staff would recommend replacement of the bridge at the present.

Councilwoman Webster asked if the City would be able to construct the bridges according to the Floodwater Management Plan. Mr. Whitehead said the bridges could be constructed, but the funds would only be to replace the existing structures. If the bridge needed to be improved or widened, the City would have to provide the additional funds over the cost of the replacement of the existing structure.

Councilman Hilton said he didn't think the City had anything to lose by participating with the Highway Department and that the Council could always turn the program down later. He moved approval of the resolution to participate with the State Department of Highways and Public Transportation on a Bridge Replacement Program. Councilwoman Webster seconded the motion. The motion carried as follows:

AYES: Councilman Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.  
NAYS: None.

STATE HIGHWAY  
DEPARTMENT -  
BRIDGE REPLAC-  
MENT PROGRAM  
APPROVED

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,  
TO PARTICIPATE WITH THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC  
TRANSPORTATION ON A BRIDGE REPLACEMENT PROGRAM.

The Council adjourned for lunch at 12:15 p.m., and also went into executive session to discuss pending and contemplated litigation, the appointment and evaluation of public officers, and to discuss the possible FAA installation in Abilene.

The Council reconvened at 2:30 p.m., with no action taken on the items concerning pending and contemplated litigation and the possible FAA installation in Abilene. However, the following appointments were made to the various boards and commissions:

ABILENE-TAYLOR COUNTY BOARD OF HEALTH

Dr. Carl Trusler, Re-appt.  
Dr. Stephen T. Faehmle, Appt.

BOARD OF ADJUSTMENT

Jim Gidley, Re-appt.  
David Sivley, Re-appt.  
Reed Ingalsbe, Re-appt.  
Tom Dietrich, Appt.

BOARD OF ELECTRICAL EXAMINERS

James Bardin, Re-appt.  
Bob Gill, Re-appt.

PLUMBING APPEALS & ADVISORY BOARD

Bill Wood, Re-appt.  
Noel Smith, Re-appt.  
Mel Coltharp, Re-appt.

CIVIL SERVICE COMMISSION

Bill Brewington, Appt.

ABILENE HOUSING AUTHORITY

Bill Core, Re-appt.  
Joe Lopez, Appt.

PUBLIC RESPONSIBILITY COMMITTEE

Mrs. LeeNeil Gann, Appt.  
Mrs. Lynne Ybarra, Re-appt.  
Mrs. Evelyn Watson, Re-appt.  
Phillip Wetherbee, Re-appt.  
Mrs. Wanda Kirkpatrick, Re-appt.  
1st Lt. James Quattlebaum, Re-appt.  
Dr. Paul Jungmeyer, Re-appt.

CITIZENS ENERGY COUNCIL, CONT'D.

Mary Jean McCall, Appt.  
Dr. York Clamann, Appt.  
Peggy Thompson, Appt.  
Nancy Paup, Appt.

COMMUNITY DEVELOPMENT COMMITTEE

Joe Alcorta, Appt.  
Manny Flores, Appt.  
Mrs. Elmer Wright, Appt.

BOARD OF BUILDING STANDARDS

Kirby Leeson, Re-appt.  
Leslie Ellis, Appt.  
Wayne Huff, Re-appt.  
Van Alexander, Re-appt.  
Robert Stafford, Appt.  
Betty Blazier, Appt.  
Peg Cooke, Re-appt.  
Doyle Harper, Re-appt.

CITY PLANNING & ZONING COMMISSION

Dale Scoggins, Re-appt.  
Rick Weatherl, Re-appt.

LIBRARY BOARD

Mrs. Lynn Liddle, Re-appt.  
Everett Woods, Appt.  
Elaine Ferguson, Appt.

ABILENE INDUSTRIAL DEVELOPMENT BD.

Bill Gilliland, Re-appt.  
Don Maples, Re-appt.

ME/MR BOARD

Mrs. Betty Hardwick, Appt.

CITIZENS ENERGY COUNCIL

Ron Haney, Jr., Re-appt.  
Carlisle Williams, Re-appt.  
Andrew Penns, Re-appt.  
Charles Nelson, Re-appt.  
Virgil Bottom, Re-appt.  
Richard Smith, Re-appt.  
Marthe Harmon, Re-appt.  
Williams Baxter, Re-appt.  
Floyd Ball, Re-appt.  
Wiley Dugger, Re-appt.  
Ben Pilcher, Re-appt.

One more appointment to the Board of Building Standards and the "dis-establishment" of the Carver Neighborhood Planning & Referral Committee and Goodlow Relocation Assistance Committee will be considered next Council meeting.

Councilman Hilton moved that Mayor Hall's recommendations of the appointments to the preceding boards and commissions be approved.

Councilman Rodriguez seconded the motion. The motion carried as follows:

BOARDS & COM-  
MISSIONS APPOI  
ED APPROVED

AYES: Councilmen Bridges, Councilwoman Proctor, Councilmen Rodriguez, Fogle, Hilton, Councilwoman Webster and Mayor Hall.

NAYS: None.

Mrs. Raymond McDaniel, Jr., spoke on behalf of the NOAH Project and the Chairman of the Board of the NOAH Project, Dr. Russell Dressen. She said the NOAH Project is not asking for funding--only that the City be aware that the NOAH Project may be willing to help the City with its programs.

Ms. Diane Mehaffey, Manager of the NOAH Project, said that violence in the family is defined as an assault upon a family member by another family member or a boyfriend or another significant person. In Abilene, in 1981, almost 1/4 of all the aggravated assaults (with weapons) that were reported to the Police Department were domestic. Law enforcements officials estimate that the reported cases of family violence account for only 10 percent of the total number of family related assault incidents. Studies about family violence show that without intervention, violence escalates over a period of time becoming more intense and more frequent.

The recurring nature of domestic violence often complicates matters for the police. Many women summon police assistance numerous times during a violent relationship. Data from a questionnaire administered to shelter residents in Phoenix, Arizona, show that of 78 women responding, 52.2 percent had called police between one and four times before coming to the shelter; 10.3 percent had called five to ten times; and 6.4 percent had called more than ten times. The fact that officers often confront the same problem repeatedly with the same couple was mentioned by several police officers as an on-going source of frustration for them. Officers are frequently placed in a precarious position of having to return to the same residence where the level of violence may well have escalated because an effective system for conflict intervention does not exist within that family. This creates a danger, not only for the members of the family, but also to the police officers. Studies show that 20 percent of the total number of police officers killed in the line of duty met their death will handling family disturbances calls. Also, it shows that 40 percent of on-duty police officer injuries occurred in connection with investigation of family disturbances. In 1981, 60 percent of all the assaults committed on Austin, Texas police officers occurred while responding to domestic disturbance calls at a residence with a history of previous requests for police intervention in family disputes. As for on the spot intervention, police officers have no legal authority to enter a residence when an assault on a family member has been reported if one of the parties legally responsible for that dwelling refuses permission for entry.

There is a common misconception that the police can protect the battered woman--unfortunately, the problem does not lie with either the victim or with the law enforcement officials, but rather with the law. Unless a police officer arriving on the scene of a domestic disturbance call actually witnesses the battering incident, he can offer the victim no real protection. Neither party can be forced to leave the home, therefore, the police officer must leave the situation as he found it with a between rounds break for the victim.

Of the seven items most commonly reported on radio and television police reports show domestic violence calls rank fourth behind accidents, thefts and suspicious subjects, but ahead of burglaries, prowlers and vandalism. For the months of February, 1982, in Abilene, domestic violence calls totaled 11.5 percent of all the calls that were reported to the Police Department. In July, 1982, in Abilene, domestic violence calls totaled 12.6 percent of all the calls that were reported. In September, 1982, in Abilene, domestic calls

totalled 13.5 percent of all the calls that were reported. The figures were obtained from a week day radio show--the figures for Saturday and Sunday calls were not included and those are the high risk days for family violence. Of the three months averaged, domestic disturbance calls increased to 12.7 percent which still is much greater than suspicious subjects, prowlers, vandalism, burglaries, etc.

Victims must have some means of recourse. There must be a place to go and a way out. The law enforcement agencies do not offer such recourse and the woman continues to be victimized as long as she stays in that environment. Why does she stay? Among the reasons cited for individuals to return to abusive relationships are: fear of reprisal--she is simply afraid to leave; difficulty in securing alternate housing; lack of legal and financial assistance; protection of extended family members and friends from harassment; lack of awareness of available resources; preservation of the family unit; and a belief that the abuser will change. The NOAH Project fits the needs of the victim. The entire purpose of the Project centers around providing for the victims' needs. The Project is a result of considered study of every facet of every victim's requirements for returning to the community as a functioning, active, producing member of society. The Project deals specifically with the safety of the victim and the on-going protection of her and her children, alternate housing, assistance with legal and financial problems through counseling and direct assistance, diversion of harassment to friends and family members while the victim is in the shelter, awareness of available resources through community networking, preservation of the family unit during counseling and therapy, and the provisions of training and reality awareness.

The NOAH Project can be of assistance to not only the victims of family violence, but also to the police and other government entities of Abilene. If the NOAH Project can divert calls for assistance to the Police Department for those victims who are making their second or more call, then the Project can save the Police Department money, time and effort. Studies show that a call costs the Police Department a minimum of \$10.24. At the present, the Police Department averages five calls a day. If the Project can divert half of the calls or perhaps 75 per month, it could save the Police Department over \$750 per month. The Project may also reduce the safety hazard to the police officers and free them for other duties.

The NOAH Project is currently compiling data for the State Commission on Alcoholism relating to the influence of alcoholism on family violence situations. The Project has been able to analyze the reactions of clients to the knowledge of the NOAH Project's availability. A questionnaire asks the victim these questions: 1) Would you have called the police if you did not know about the NOAH Project? Clients' answers: 12-no, 10-yes. 2) If you have a problem in the future, will you call the police or the NOAH Project? Clients' answers: 12-NOAH, 10-NOAH & police.

The NOAH Project also studies the aggression level of children reared in violent families and methods of decreasing aggression. The study is funded through a grant from the Texas Department of Community Affairs. The data compiled on the study will be made available to all governmental agencies.

The NOAH Project adds to the economy of the community by dispersing funds that are provided to the Project: 1) Texas Department of Community Affairs--the Project received two grants for 1982 for work with children; 2) Texas Department of Human Resources--received two grants. Other funds have been and will continue to be spent within the Abilene community.

The NOAH Project's payments for services and goods have been increased from \$900 to \$1,500 per month. It has also paid the City \$900 for utilities. The Project has an average of 14 employees per year for the past 2 years and has paid out \$66,224 in salaries to those employees, each of whom are residents of Abilene.

The funds that the NOAH Project receives are used for specific services and so far only the Modus Foundation funds were used to pay taxes. Unfortunately, all of the grants given to the Project are only available for one year. After that year, the Project

must find other means of funding to maintain its programs and the trained staff. The day to day operation expenses of the shelter must come from the community.

Also, another effort of the Project, is to assist the victim in obtaining gainful employment within the community and thereby enabling her to stay off the welfare rolls. Of the many victims assisted by the Project, 75 percent of them have been able to enter the work force of Abilene. The 25 percent includes victims who did not stay long enough at the Project to receive assistance in obtaining employment. Also, wages of the employed victims are spent in Abilene. Since victims are never charged for counseling or shelter, they usually have saved enough funds to obtain adequate housing and necessities for living until their pay checks become regular.

Presently, there are 28 family violence shelters in operation in Texas. Of these, 11 receive funding from the city government in cities where they are located. Denton and Longview were two of the cities with significant contributions to a family violence shelter in their cities.

House Bill 1075 of the Texas Legislature, established a pilot funding program for battered women's shelters throughout the State using the Department of Human Resources as the distributor of funding and has created a special protective order for use in the instances of family violence. House Bill 1334 includes funding for portions of operational expenses of a shelter, while remaining portions must come from community resources including governmental agencies, private enterprises, and private donations.

The most important needs of the NOAH Project are: 1) a new and larger shelter building--for every one person in the shelter, one must be turned away; 2) increased community funding and grant sources; 3) increased volunteer activity.

Mrs. McDaniel said the NOAH Project was not requesting funds from the City at this time--only to educate the Council on how the Project works and how it may be helpful to the City.

Councilman Hilton asked when the NOAH Project would become eligible for United Way funding. Ms. Mahaffey said the Project must be in service for two years. At the next board meeting, the board will decide if it wants to apply for United Way funding. If the board applies, it will be June or July before funding is received.

Councilwoman Proctor asked why the board would hesitate to apply for United Way funding. Ms. Mahaffey said other possible funding sources may not be available if the Project applies for United Way funding.

Mayor Hall asked if the Project's budget was available for Council review. Ms. Mahaffey said she did not bring the budget with her but the total was \$107,000 for this year. She said the grants the Project has received were for this year. The Project started making grant applications around January, 1982 and the first grant came in May, 1982, from the Texas Department of Community Affairs. She said about 70 percent of the funding comes from grants. About \$15,000 to \$20,000 were received from private donations. Mayor Hall asked if the Project had made any progress on more housing. Ms. Mahaffey said the Project sought a grant from HUD but it never materialized.

Warren Dodson, Chief of Police, endorsed the NOAH Project. He said that family violence is probably a learned behavior and as abused children grow up, they also have family violence problems. He said the NOAH Project provides a way out for the wife and children and feels that the community should be involved in the Project.

Councilman Bridges asked how the NOAH Project aids the Police Department. Chief Dodson said it provides a place to take a victim where she will be safe. Also, many of the people they deal with are uneducated and some women are prisoners in their own homes because they do not know where to go. It is very hard for a police officer

to respond to a family disturbance where the wife and children have been battered and the wife will not file a complaint. The officer knows that as soon as he leaves, the battering will continue. He said once a person goes to the NOAH Project, she has someone she can talk to in the future.

Councilman Bridges mentioned that Ms. Mehaffey supplied the Council with data indicating that 45 percent of the victims would call the Project instead of the police. Chief Dodson said he thought that would hold true in Abilene. He said a wife hates to call the police on her husband--the Project provides her an alternative.

Councilman Rodriguez asked how the City should become involved with the NOAH Project. Chief Dodson thought the City should assist the Project as much as possible. He said family violence could probably be slowed down as the Project grows. He felt that the City could assist most effectively with the problem of housing.

Councilman Rodriguez asked Ms. Mehaffey if other cities are donating or contracting with shelters on a year-to-year basis. Ms. Mehaffey said most are by contract and the Project would prefer a contract.

Councilman Rodriguez asked when a police officer is sent on a domestic disturbance call, what does that police officer look for. Chief Dodson said most of the time, some type of violence is involved--from the husband breaking the furniture to beating his wife and children. Most of the time a domestic disturbance call involves a wife and husband--sometimes, in-laws, girlfriends, etc. It is not always known at the time of the call who is involved in a domestic disturbance. On the other hand, assault calls may involve not only strangers but also husbands and wives.

Mayor Hall said the NOAH Project has always been a worthwhile program. The Council's problems lies in if the NOAH Project is an activity that tax money may be used in its support. He asked the Project to furnish the City with its budget, salaries, and other expenses and to give some indication of what portion of the budget is funded by grants. Also, he asked that the attitudes of other cities be made available to the Council about family violence shelters and the means by which they have made their decisions.

Councilman Hilton asked Chief Dodson where accident victims are sent. Chief Dodson said those victims are taken to the hospital. Councilman Hilton used the example to illustrate that perhaps the NOAH Project should also explore foundations, churches, etc., instead of governmental funding. He felt that private donations would benefit the Project more anyway and urged the individual Council Members to donate to the Project. But, he is not sure whether the Project should be in the City budget.

Councilman Bridges asked if the County contracted with the Project. He also asked what amount is provided by the County and what percent of the victims live in the County and what percent live in the City. Ms. Mehaffey said their contract with the County is \$23,100. The funds come from a request to the Criminal Justice Department and is subcontracted through the County to the Project. She said \$1,800 is donated directly by the County to the Project. The Project serves a 19-county west central Texas area, but about 80 percent live within the City with another 5 percent from within just the County. She said two of the grants dictate that the Project must provide outreach services in the other rural county areas. Councilman Bridges asked if the \$1,800 received directly from the County was on a contract basis. Ms. Mehaffey said there was no contract at the present for those funds.

Councilman Rodriguez asked if the NOAH Project would prefer a contribution or a contract from the City. Ms. Mehaffey said because the State requires a social service program to provide the contributor services, a contract would be preferable since it can be documented.

Councilman Rodriguez asked Mr. McDaniel to brief the Council on the difference between contributions and contracts. Mr. McDaniel


said the Staff's suggestion to the Council would be that the City's contractual account reflect services beneficial to the tax payers and to either relieve the City of some obligation or expenditure or that which may occur in the future. The contribution account has been defined as an account which does not provide a service in exchange for funds supplied and which relieves no obligations or expenditures that the City already has.

Councilman Rodriguez asked if the contribution account would provide funds for only one time. Mr. McDaniel said that was right, but the Council could continue the funds from one year to the next. That would also apply to a contractual account because the Council can set the budget from year to year.

Councilwoman Webster was concerned that there were other social service groups that are also doing some good work that may see the opportunity for them to try to get a contract from the City for funds. She suggested that the City try a per day basis for the victims taken by the police from a bad situation to the NOAH Project.

Councilman Rodriguez reiterated that the NOAH Project is very worthwhile, but the Council will have to make the decision of whether the City will contribute or contract or do nothing.

Mayor Hall adjourned the meeting at 3:45 p.m.

  
Assistant City Secretary

  
MAYOR