

W O R K S E S S I O N

OF THE

MAYOR AND CITY COUNCIL

TO BE HELD

JANUARY 20, 1983

9:30 A.M.

BASEMENT CONFERENCE ROOM, CITY HALL

AGENDA

1. Presentation by MHRM - Russ Evans, Executive Director & Board Member
2. Discuss a request for Annexation - Lee Roy George
3. Present Annual Financial Report - Condley & Company.
 - the City Council will be asked to accept & approve the Report.
 - And asked to authorize payment to Condley & Company.
4. Financial Review of the last two years, plus the present status of Revenues - David Wright, Finance Director
5. Financial Review of Budget/Actual; Trends - David Wright, Finance Director.
6. Capital Improvements Program and discussion of priorities.

BASEMENT CONFERENCE ROOM, CITY HALL
THE CITY OF ABILENE, TEXAS

The City Council of the City of Abilene, Texas, met in Special Work Session, January 20, 1983, at 9:30 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 & Councilwoman Kathy Webster, present. City Manager Ed Seegmiller, City Attorney Harvey Cargill, & City Secretary Ruth Hodgins, present.

Invocation by Councilman A.E. Fogle, Jr.

Mr. Seegmiller said that Russ Evans called with MH-MR, and said that they would like to be heard at another date, because they did not have their presentation ready, because of technical problems.

Mr. Seegmiller said that the first presentation would be by Lee Roy George concerning a request for annexation that he had received. He also asked Mr. George to discuss the status of Southwest Drive.

Mr. George said that the Planning Department had a request from Mr. Bob Click, a landowner, who owns 102.3 acres, located southwest of Abilene, to annex his land. Mr. George said that Mr. Click had requested annexation, because this would bring the City services needed for development of the property. This property is located just south of Rebecca Lane and east of Elm Creek.

Mr. George said that he was a little dubious about mentioning the request for annexation, only one week after the Council completed a 3.88 square mile annexation near Lake Fort Phantom Hill. But he said that anticipated growth southwest of Abilene will warrant eventual consideration of expansion in that area. The planned extensions of Southwest Drive and Rebecca Lane, will encourage development in that area.

Mr. George said that a logical boundary, when the City decides to annex to the southwest, would be "the land east of Elm Creek and north of Mr. Click's southern boundary", but he said that he did not want that to come out as a recommendation.

Bob Whitehead, Director of Public Works, said that Southwest Drive was in their plans in the next few months. He also pointed out that a Development Permit request, regarding development in the flood prone areas, was being reviewed by the Public Works Department, in reaction to the above mentioned project.

Dwayne Hargesheimer, Director of Water Utilities, commented on the availability of water and sewer lines to the area. He pointed out on the map, which water and sewer lines each area would be served from.

Harvey Cargill, City Attorney, said that it would be a good idea to have the annexation completed before the Bond Issue was voted on. He said that the federal government requires cities covered by the Voting Rights Act to inform the U.S. Justice Department, of any changes made in the political subdivision since its last election, and an annexation would require such notice since Abilene is one of those cities. He pointed out that the department has 60 days to review the changes to determine what effect they might have on relative voting strength of racial minorities. The City would not have time to finalize another annexation, before the City's Regular Election, which is to be held, April 2, 1983.

Mayor Hall said that he was concerned about annexing any more property, that has flood problems. He said that we have some areas already, which are giving the Council some problems in dealing with them.

Councilwoman Webster said that it would be a good idea, to look at what the City wants to annex, annually.

Mayor Hall said that he would hate to establish a rule to that effect, because there might be times that the City needed to annex more than once a year.

The Annual Financial Report for 1981-1982, was presented by David Barrier, Condley and Company.

Mr. Barrier explained that this was the third year that Condley and Company had performed the audit for the City of Abilene. He expressed his appreciation to the finance and accounting Staff for their cooperation in performing the audit.

He said that the accounting policies of the City of Abilene conform to generally accepted accounting principles applicable to governmental units. He explained the following, which is a summary of the more significant policies:

Basis of Presentation

The accounts of the City are organized on the basis of funds or account groups, each of which is considered to be a separate fiscal and accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts recording cash and other financial resources together with all related liabilities and residual equities or balances, and changes therein. They are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Governmental Funds

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trust or major capital projects) that are legally restricted for specified purposes.

Debt Service Funds

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related cost.

Capital Project Funds

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds and trust funds).

Proprietary Funds

Enterprise Funds are to be used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or where the governing body has decided that periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governmental units, on a cost-reimbursement basis.

Fiduciary Funds

Agency Funds are used to account for assets held by the City in an agent capacity.

Account Groups

General Fixed Assets Group - This account group is established to account for all fixed assets of the City which have been acquired for general government purposes or for those not required to be capitalized in the proprietary and trust funds.

General Long-Term Debt Group - This account group is established to account for all long-term debt of the City except that accounted for in the proprietary funds.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements regardless of the measurement focus applied.

All governmental funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Taxpayer-assessed income, gross receipts, and sales taxes are considered "measurable" when in the hands of intermediary collecting governments and are recognized as revenue at that time. Certain licenses and permits, charges for services, fines and forfeits, and miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received. Paving assessments are recorded as revenues in the year the assessments are collected and related amounts receivable are fully reserved because they are not generally measurable until actually received. Payments received in advance of the levy are reflected as deferred revenue for advance payments on paving assessments.

Expenditures are general recognized under modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) accumulated unpaid vacation, sick pay, and other employee amounts which are not accrued; and (2) principal and interest on general long-term debt which is not recognized when due.

All proprietary funds are accounted for using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when they are incurred.

Mr. Barrier said at the end of his presentation, that the City of Abilene ended the year of 1981-1982, in good financial condition.

Mr. McDaniel said that the City basically went by the blue book of accounting, "Governmental Accounting Auditing, and Financial Reporting".

After discussion, Councilman Hilton moved to accept and approve the Annual Financial Report - 1981-1982. The motion was seconded by Councilman Bridges. The motion carried as follows:

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

NAYS: None.

After discussion, Councilman Fogle moved to authorize payment of \$46,000, for the Audit (Financial Report) for 1981-1982, to Condley & Company. It is to be noted that the City will be re-imbursed for \$10,000, because of four grants. The motion was seconded by Councilwoman Webster. The motion carried as follows:

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

NAYS: None.

David Wright, Director of Finance, presented charts for the Financial Review of the last two years. The charts covered the following:

- Current Taxes
- Sales Taxes
- Franchise Taxes
- Refuse Collection Fees
- Building Inspection
- Permits & Licenses
- Hotel and Motel Taxes
- Mixed Beverage Taxes
- General Fund
- Fund Balance

Mr. Wright said that the fund balance for 1980-1981 was \$6,962,431, and the fund balance for 1981--1982 was \$9,690,892, which is a large increase.

Mr. Wright also brought out that all the funds looked good, with a potential increase except the Sales Tax, where there was a decrease.

Mr. McDaniel pointed out that the increase in the Franchise Taxes, could make up for the loss of revenue in the Sales Tax.

Mr. Seegmiller said that contingency plans have been prepared, and in case the finances are not what we expect them to be, in the next quarter, the City Administration could, for example, impose a freeze on hiring, if necessary.

Mr. Wright said that the unappropriated fund balance - money available for use in emergencies - grew from \$5.9 million in fiscal year 1981 to \$6.8 million in fiscal year 1982. He said that the Council had set a goal of raising the fund balance to 30% of the General Fund Operating Budget.

Mr. Wright presented figures on a chart, concerning the following:
Water & Sewer Sales
Water & Sewer Funds

Mr. McDaniel discussed with the Council, the need for a conservation program, regarding the supply of water that the City has on hand. He also said that there needs to be an increase in Water & Sewer rates, early in the next fiscal year.

Mr. Wright said that the last part of March or the first part of April, would tell just what the Franchise Taxes would be and this would help to tell just how the City is financially, at that time.

Mr. Wright said that to summarize his comments, was to show the Council where we have been and where we are going, identify the critical dates and when the Council needed to take active consideration on the condition.

Mayor Hall brought up that the City of Abilene is not the only City that is watching their financial condition very carefully.

Mayor Hall suggested that the Staff first go to the polls strictly to consider the \$28 million first phase of a recommended two-phase flood-water management program.

Mr. McDaniel said that the Staff had been instructed by the Council, to go back and prioritize the items for the 1983 Capital Improvements Program. A list of the prioritized items was passed out and discussed.

Mayor Hall asked the Council to reconsider earlier thoughts of calling a May or June election seeking \$13.5 million for flood-control projects and \$10.5 million for various other municipal funding needs. He said that the City could then submit a smaller package of unrelated capital improvement proposals to voters in a second bond election. The amount requested would depend on the outcome of the flood-control balloting.

Mr. McDaniel explained that the second election, to be held perhaps in late summer or early fall, could control funds for streets and bridges, traffic control, additional space and a communication center for the Police Department, water & sewer projects, a refuse transfer station and community services needs.

Mr. McDaniel presented some options, regarding the proposed bond issues. He discussed how each option could be presented to the voters and still fit the needs of the community.

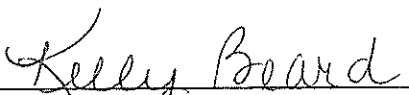
Mr. McDaniel said that voter approval of the entire \$28 million first phase would provide enough money to achieve citywide protection from a 25-year flood, defined as a storm having a 4% chance of occurring in any given year. He said that the Mayor's Task Force on Floodwater Management has recommended ultimately protecting Abilene from the more severe, 100-year, but that is proposed to occur in the second program phase.

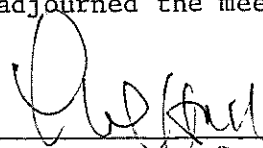
Councilwoman Webster said that she agreed with Mayor Hall's reasoning about going to the polls first with the \$28 million, even though she had thought it better to have two smaller issues. earlier. She said that she recommended aiming at having a bond election in May, in order to capitalize on the momentum gained during the recent concentrated action given floodwater management.

Mr. Seegmiller said that the Council should think about it and see what specifically the Council wanted to do and decide at some future meeting.

After discussion, it was the consensus of the Council that the subject be brought back to them at a Council meeting in the near future, date decided on was February 10 meeting.

There being no further business, Mayor Hall adjourned the meeting at 12:20 p.m.


Assistant City Secretary


Mayor

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, January 27, 1983, at 9:00 a.m.

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

1. Call to Order.
2. INVOCATION: Councilman A. E. Fogle, Jr.
3. AWARDS & PRESENTATIONS:

James M. Pogue	Fire Chief	Fire Department	30 Years
C. Q. Billings	Police Officer	Police Department	25 Years

Present Letter: Mary Jo North - Chairperson of Christmas Festival
Bobby Siltman - Christmas Festival Co-Chairman

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.

4. Ordinances
 - a. Consider on first reading - amending the Traffic Code concerning parking in various locations.
 - b. Consider on first reading - amendment to the Building Permit Fees & set a public hearing for February 10, 1983, at 9:00 a.m.
 - c. Consider on first reading - amendment to the Mechanical Code, contractor's licensing requirements & set a public hearing for February 10, 1983, at 9:00 a.m.
 - d. Consider on first reading - thoroughfare abandonment, being 0.152 acres located at Curry Lane & S. Clack & set a public hearing for February 10, 1983, at 9:00 a.m.
5. Resolutions
 - a. Consider agreement between the City of Abilene and Taylor County for Computer Use Agreement.
 - b. Consider Street Use License for Radford Hills Apartments located at EN 10th & Washington Boulevard.
 - c. Consider Street Use License for West Texas Wholesale Supply Company located at N. 5th & Ash Streets.
 - d. Consider proposal for engineering and testing services for Airport runway reconstruction.
 - e. Consider authorizing the acquisition of fee simple title or a channel and utility easement along Cedar Creek from Ambler Avenue to Interstate 20.
6. Request to Advertise
 - a. Irrigation Material for Parks Division.

REGULAR AGENDA

7. Public Hearings
 - a. Consider on second and final reading - reclassification request from SC (Shopping Center) to GC (General Commercial) District, located at 6141 Texas Avenue.
 - b. Consider on second and final reading - reclassification request from RS-8 (Residential Single Family) to RM-3, GC & O (Residential Multi-Family, General Commercial & Office) Districts, located at EN 10th & Judge Ely Boulevard.
 - c. Consider on second and final reading - reclassification request from AO (Agricultural Open Space) to MH (Mobile Home) District, located on Military Drive & Chapel Hill Road.

7. Public Hearings, Cont'd.
 - d. Consider on second and final reading - thoroughfare abandonment, being a north-south alley 701.23' X 15.28' and an east-west alley 305.50' X 15.28', located at Simmons Street & Vogel Avenue.
 - e. Appealed Item:
Consider on second and final reading - reclassification request from AO (Agricultural Open Space) to RM-2, O, GC & LC (Residential Multi-Family, Office, General Commercial & Limited Commercial) Districts, located at Curry Lane & John Knox Drive.
 - f. Western Area Land Use Plan.

8. Ordinances
 - a. Tabled Appealed Item:
Consider on final reading - reclassification request from AO (Agricultural Open Space) to GC & O (General Commercial & Office) Districts, located on Curry Lane.
 - b. Consider upgrade in Texas Municipal Retirement System.

9. Resolutions
 - a. Consider adoption of a "Policy for Intersection Traffic Control in Abilene".

10. Other Business
 - a. Consider amendment to Street Light Contract with West Texas Utility Company.
 - b. Presentation of Police Study.
 - c. Consider exchange or sale of property in southwest Abilene for property in northeast Abilene.
 - d. Pending and contemplated litigation.
 - e. Appointment and evaluation of public officers.

ADJOURN

CERTIFICATION

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 21st Day of January, 1983, at 5:00 p.m.


Assistant City Secretary

CHAMBER OF THE CITY COUNCIL
CITY HALL, ABILENE, TEXAS

The City Council of the City of Abilene, Texas, met in Regular Session Thursday, January 27, 1983, 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. City Manager Ed Seegmiller, City Attorney Harvey Cargill, and Assistant City Secretary Kelly Beard were also present.

Invocation by Councilman A. E. Fogle, Jr.

Mayor Hall presented Mr. James M. Pogue, Fire Chief, with a service award for 30 years service to the City of Abilene. Mayor Hall also presented Mr. C. Q. Billings, Police Officer, with a service award for 25 years service to the City.

COMMENDING-CITY EMPLOYEE SERVICE AWARDS

Mayor Hall presented a letter of appreciation to Mrs. Mary Jo North and Mr. Bobby Siltman for the work they did on the Christmas Festival.

Councilman Fogle moved passage of all the items on the consent agenda with the exception of 5c which was considered separately. Councilman Hilton seconded the motion. The motion carried as follows:

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

4. Ordinances

a. Consider on first reading - amending the Traffic Code concerning parking in various locations.

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.

TRAFFIC & TRANSPORTATION - PARKING IN VARIOUS LOCATIONS
1ST READING APPROVED

b. Consider on first reading - amendment to the Building Permit Fees & set a public hearing for February 10, 1983, at 9:00 a.m.

AN ORDINANCE AMENDING CHAPTER 8, CONSTRUCTION REGULATIONS, ARTICLE IV, UNIFORM CODES AND OTHER REGULATIONS, DIVISION 2, BUILDING CODE, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

BUILDING CODE - PERMIT FEES
1ST READING APPROVED

c. Consider on first reading - amendment to the Mechanical Code, contractor's licensing requirements & set a public hearing for February 10, 1983, at 9:00 a.m.

AN ORDINANCE AMENDING CHAPTER 8, CONSTRUCTION REGULATIONS, ARTICLE IV, UNIFORM CODES AND OTHER REGULATIONS, DIVISION 5, MECHANICAL CODE, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

MECHANICAL CODE - CONTRACTOR'S LICENSING REQUIREMENTS
1ST READING APPROVED

d. Consider on first reading - thoroughfare abandonment, being 0.152 acres located at Curry Lane & S. Clack & set a public hearing for February 10, 1983, at 9:00 a.m.

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

THOROUGHFARE ABANDONMENT - CURRY LANE & S. CLACK
1ST READING APPROVED

5. Resolutions

a. Consider agreement between the City of Abilene and Taylor County for Computer Use Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COMPUTER USE AGREEMENT WITH TAYLOR COUNTY.

CONTRACT - TAYLOR COUNTY - CITY FOR COMPUTER USE AGREEMENT
APPROVED

- b. Consider Street Use License for Radford Hills Apartments located at EN 10th & Washington Boulevard.

STREET USE LIC-
ENSE - RADFORD
HILLS APARTMENTS
EN 10TH & WASHIN
TON BOULEVARD
APPROVED BY
ORAL RESOLUTION

- c. Consider Street Use License for West Texas Wholesale Supply Company located at N. 5th & Ash Streets.

Mr. Bob Whitehead, Director of Public Works, said the request for the street use license involved the intersection of N. 5th and Ash on the south side. He said West Texas Wholesale would like to use part of the right of way on Ash and N. 5th to construct a fence on the right of way leaving a corner clip for traffic. Then about 12.5 feet on Ash & N. 5th would be used in the right of ways and then would leave about 10 feet for the parkway. He said the normal parkway on streets is 10 to 15 feet. West Texas Wholesale Supply Company would like to use the extra footage for pipe storage. He said Wayne Kurfees, Director of Traffic and Transportation has looked at the possibility of any traffic problems due to the street use license and did not seem to think it would cause a problem. He said also the utility company had no problem with the fence dropping below the utility lines in the area. The Staff recommended approval of the street use license. He said the Council has the right to get the right of way back on 30 days notice if the City needed it to widen the street, etc. He said West Texas Wholesale is also asking for another license. The location for it is next to their building on the southwest corner of N. 5th & Ash. He said West Texas Wholesale has parking there now, but they would like to install a marked parking area for their customers for their operation. The street use license would designate that parking for their customers. West Texas Wholesale would then construct and pave the area with marking for 45° angle parking off of Ash Street. The Staff also recommends approval of the street use license.

Councilman Bridges asked if a street use license of this nature had been granted by the City in the past. Mr. Whitehead said a situation of that nature had occurred before with the permission of the City. Councilman Bridges asked if there may be a problem with very long vehicles parking and extending into the right of way. Mr. Kurfees said presently, if cars were parked parallel, they would extend at least 8 feet out in the street, however, with the 45° angle, the normal car might extend 1 foot. He said Ash Street is a low intensity street and probably the only persons using the street would be the West Texas Wholesale customers and employees.

Councilman Rodriguez pointed out the the Street Use License Agreement designated the east side instead of the west side. Mr. Whitehead noted the error and said it would be corrected.

Councilman Bridges moved approval of the Street Use License for West Texas Wholesale Supply Company located at N. 5th & Ash Streets. 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.

STREET USE LIC-
ENSE - WEST TEXA
WHOLESALE AT N5
& ASH - APPROVE
BY ORAL RES.

- d. Consider proposal for engineering and testing services for Airport runway reconstruction.

AIRPORT - RUNWA
RECONSTRUCTION
APPROVED BY ORA
RESOLUTION

- e. Consider authorizing the acquisition of a channel and utility easement along Cedar Creek from Ambler Avenue to Interstate 20.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF CHANNEL AND UTILITY EASEMENTS AND GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE CHANNEL AND UTILITY EASEMENTS FOR THE CEDAR CREEK WIDENING PROJECT; ESTABLISHING PROCEDURES FOR THE ACQUISITION; AND APPROPRIATING FUNDS.

EASEMENT -
UTILITY & CHANN
ALONG CEDAR CRE
FROM AMBLER AVE
TO I-20
APPROVED

6. Request to Advertise
a. Irrigation material for Parks Division.

REQ. TO ADVERTI
IRRIGATION MATE
FOR PARKS DIV.
APPROVED

Mrs. Barbara Bloomberg, Principal Planner for the City, presented the Western Area Land Use Plan. She said the Plan covered an area bordered on the north by S. 1st, on the south by the City limits line, on the east by Winters Freeway, and on the west by Arnold Boulevard and Dyess Air Force Base. She said the Planning & Zoning Commission adopted the Plan on December 13, 1982.

She said there were several elements that were looked at to compose the Western Area Land Use Plan. The first is the public facilities element. She said the facilities need to be in the location to serve the area. She said the Plan also studies school sites, water lines, sewer lines, school boundaries, fire stations and where existing schools were in relationship to the rest of the area. The second element is thoroughfare and collector plans. She said the City has adopted a thoroughfare and collector plan for servicing the entire community. She said the Plan recommends local collector streets in the western edge and some general collector streets in the eastern edge that are not in the existing Plan. The third element deals with land use. The Plan has looked extensively at the existing land use in the area. As the land use relationships are lined out as the Staff would like to see them occur, the zoning map is used. She said a lot of zoning changes have been coming to the Council in the area in the last year. The Staff feels that they are bringing a Plan which will help make decisions concerning the zoning changes.

Mrs. Bloomberg presented slides of various locations in the area and how the Plan will either change the zoning in the area or will conform to the present zoning. She said the element that does not usually fall into comprehensive plans is floodway information. In Abilene, however, that element has to be considered. She said the Plan has been left in the existing 100 year floodway. Later if the floodway is reduced, the Staff can alter the Plan.

Mrs. Bloomberg said the existing Dyess frontage at Arnold Boulevard will be moved further south, south of Hartford. Commercial zoning was thought to be very important along Arnold Boulevard and the Staff has tried to implement commercial zoning along Arnold Boulevard to keep from striping. The Staff also suggests multi-family zoning be permitted along S. 7th to keep down strip commercial zoning. She said Baker Heights Subdivision, an illegal subdivision, was platted in the 1950's which still has a few problems with street paving. She said the Staff recommends that as development occurs in the area, subdivision platting be required.

Mrs. Bloomberg said the action the Council needed to take was to approve the Western Area Land Use Plan and to use it whenever zone changes come before the Council.

Mayor Hall asked if the Planning & Zoning Commission had held a public hearing on the Western Area Land Use Plan. Mrs. Bloomberg said the Planning & Zoning Commission had a public hearing on December 13, 1983. He asked if there were representatives from Dyess present at the public hearing. She said she did not think there were representatives. She said Dyess has been working very closely with the City on the Vapor Trails extension. They have always made known their plans to the Staff. She said Dyess is proposing to move their entrance to Arnold Boulevard just south of Hartford Avenue. Mayor Hall asked what kind of land use was recommended across the street from the proposed entrance. She said the Staff recommended commercial across from the new entrance at the Hartford Avenue area and south of that is suggested residential. Mayor Hall asked if Dyess was notified of the public hearing. Mrs. Bloomberg said they were.

Councilman Bridges asked what kind of response the Planning & Zoning Commission had to the public hearing. Mrs. Bloomberg said 25 to 30 people came to the public hearing and even though they were a little concerned with the multi-family along S. Clack, the Staff offered them an alternative which called for single and multi-family residential zoning. Councilman Bridges asked if developers are also notified of public hearings. Mrs. Bloomberg said only land owners in the area were notified of public hearings, however, a publication is made in the newspaper and usually developers are aware of land use plans made by the City. She said those developers have an opportunity to provide input. She said developers were also shown the map of a land use plan if they are doing work in a proposed area.

Councilman Rodriguez asked what was meant by a phrase in the plan concerning recreational opportunities in the southern area. Mrs. Bloomberg said the Staff was now looking at a comprehensive City-wide park and recreation plan. She said nothing is definite, but Scarborough Park in the floodway is a possibility for an area where additional park land may be available. She said Scarborough Park is almost undeveloped except for the simple recreational park and other recreational activities. She said the plan will be developed by the Community Services Department and the Planning & Community Development Department.

Mr. Seegmiller felt that it was important to get feedback from Dyess before the Western Area Land Use Plan is adopted. Mr. George said the Staff has talked with Dyess on a number of occasions and they are very concerned about the land use activities near the entrance. He said the Plan and the City's site plan requirements would help prevent illegal activities from occurring in the area. He said the zoning that is along the entrance to Dyess is predominantly a smaller strip zone and was probably not developed with any kind of idea of an integral type of commercial activity. On the Plan, a larger commercial is recommended. However, along Arnold Boulevard strip commercial zoning has developed such as along S. 14th. He said the Staff is only suggesting a larger area near the entrance that would allow more site planning requirements that would regulate the activities. Mr. Seegmiller asked why there would have to be commercial zoning at the entrance of Dyess. Mr. George said there would not necessarily have to be commercial, but because of the traffic, there will probably be a need for some type of commercial activity.

Mayor Hall suggested tabling the Western Area Land Use Plan item until the Staff hears from Dyess. Mr. George said Dyess usually is represented at public hearings and other meetings concerning Dyess. Mayor Hall asked if the Council could go ahead and have a public hearing on the Western Area Land Use Plan and then table it and have another public hearing when Dyess can participate.

Mr. Gary Landers, First Assistant City Attorney, said since the City has already published notice of the public hearing and there may be persons wanting to speak, he suggested having the public hearing. He said there would be nothing to prevent the Council from having another public hearing at a later date to hear from Dyess.

Mayor Hall opened the public hearing, but there being no one wishing to speak, Mayor Hall closed the public hearing.

Councilman Bridges moved to table the Western Area Land Use Plan until input from Dyess could be heard. Councilwoman Proctor seconded the motion. The motion carried as follows:

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

WESTERN AREA
LAND USE PLAN
TABLED PENDING
INPUT FROM DYE

Mr. Ron Hansen, Planner, presented the reclassification request from SC (Shopping Center) to GC (General Commercial) District, located at 6141 Texas Avenue. He said the request came from William Green. His property is surrounded by Mobile Home to the south and west, and Agricultural Open Space to the north, and Dyess to the west. He said the request came about because of a zoning violation by the owner. He said the owner had a used car lot operation which was an illegal use in Shopping Center zoning. There was also a car wash on the site. The Planning & Zoning Commission recommended the zone change, however, the Staff found that according to the thoroughfare and collector plan, Texas Avenue was designated as an arterial street and GC zoning is allowed at mid-block locations. The Staff does recommend approval of the zone change.

Mayor Hall opened a public hearing on the reclassification request.

Mr. Bill Perry, representing William Green, said the neighboring mobile home dealers had no objections to the zone change. Originally, the property owner bought the lots to be used as a drop station for laundry, however, the deal fell through so he began using the lots for a car lot.

Mayor Hall asked what the lot is used for just west of the property in question. Mr. Perry said Mr. Green actually owns all of the Shopping

Center zoned property presently. The property west of Mr. Green's property is vacant and is zoned Mobile Home.

Mayor Hall closed the public hearing on the reclassification request.

Councilman Hilton moved passage of the reclassification request from SC (Shopping Center) to GC (General Commercial) District, located at 6141 Texas Avenue. Councilman Fogle seconded the motion. The motion carried as follows:

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

NAYS: Councilwoman Webster.

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.

ZONING RE -
FROM SC TO GC
AT 6141 TEXAS
AVENUE
2ND READING
APPROVED

Mr. Hansen presented the reclassification request from RS-8 (Residential Single Family) to RM-3, GC & O (Residential Multi-Family, General Commercial, & Office) Districts, located at EN 10th & Judge Ely Boulevard. He said the request came from Randy Nicholson. He said the Planning & Zoning Commission first recommended denial of the request in November, 1982. However, the original request has been modified by the proponent and the Planning & Zoning Commission recommended approval of the request. Previously, RM-2 zoning was requested along the northern edge of the property. Also, a larger General Commercial area was requested with a small Office zone along Avenue F. The new request, however, asks for RM-3 zoning buffering the residential neighborhood from a smaller General Commercial zone located at the intersection of Judge Ely Boulevard and EN 10th and an Office zone between the RM-2 and GC zones. The Staff and the Planning & Zoning Commission recommended approval of the modified request. He said three property owners in the area disapproved the request and three approved it. He said the original request resulted in many comment forms being returned against the request.

Councilwoman Proctor asked what the difference was between Shopping Center zoning and General Commercial zoning. Mr. Hansen said the difference between the two is primarily the setback requirement. Shopping Center zoning requires a 30 foot setback and General Commercial zoning is less than that. Most of the time, developers receive a higher useage of land when General Commercial zoning is used.

Councilman Rodriguez asked if the Office zoned tract could also be used as multi-family. If a developer wanted, RM-3 densities could be used in tract 1 (proposed RM-3), RM-3 density in tract 2 (proposed O) and GC in tract 3 (proposed GC). Councilman Rodriguez asked the proposed EN 11th would be a through street. Mr. Hansen said that it would be a street but it was not included on the thoroughfare and collector plan.

Councilman Bridges was concerned that the reduced setback requirements of GC zoning would cause traffic problems at the intersection of Judge Ely Boulevard and EN 10th. Mr. George said GC zoning will still be about the same footage from the intersection as a SC zone would be. General Commercial zoning requirements include a 25 foot side yard or front yard.

Mayor Hall opened public hearing on the reclassification request.

Mr. Olen Fraser, 1202 Briarwood representing Randy Nicholson, said one of the differences between GC and SC zones, is the proponent must have 10 acres to zone the property shopping center. However, there is not 10 acres--only 2 acres. He said the original request called for an Office zone buffer across the street from residential zoning on Avenue F. He said after talking with some of the neighbors, the proponent came back with the request in question. The proposed EN 11th Street would be a continuation of the existing EN 11th Street and would be a very low traffic street.

Mr. Dale Scoggins, 2142 River Oaks Circle and property owner, said they talked many times with the neighbors to get their input. He said the neighbors are now more open to the idea of having development at the location.

Mayor Hall closed the public hearing on the request.

Councilwoman Proctor moved passage of the reclassification request from RS-8 (Residential Single Family) to RM-3, GC & O (Residential Multi-Family, General Commercial & Office) Districts, located at EN 10th & Judge Ely Boulevard. 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.

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.

ZONING RE -
FROM RS-8 TO
RM-3, GC, & O
AT EN 10TH &
JUDGE ELY BLVD.
2ND READING
APPROVED

Mr. Hansen presented the reclassification request from AO (Agricultural Open Space) to MH (Mobile Home) District, located on Military Drive & Chapel Hill Road. He said the request came from Paul Washburn and concerns 52 acres. The surrounding zoning contains mostly Mobile Home with small areas of General Commercial zoning. The Staff and the Planning & Zoning Commission recommends approval. The property is located in the North Dyess Study Area which was adopted in 1982. The Plan indicated that Mobile Home zoning would be acceptable. The thoroughfare and collector plan also accepts Mobile Home zoning. The proponent will be required to pave his frontage along Chapel Hill Road after the platting process.

Mayor Hall opened the public hearing on the reclassification request.

Mr. Paul Washburn, representing property owners, said the property is under contract pending the outcome of the Council's decision. He said the property is in the center of the largest mobile home development in the Big Country area. None of the site either abuts, joins or is in any type of floodway. He said Abilene is running short of mobile home space that is out of the floodway. He said S. 3rd Street does not presently exist on the ground to Arnold Boulevard, but the right-of-way is there. They will be required to pave not only Chapel Hill Road, but also to extend S. 3rd Street, which has been designated as a collector street. Therefore, access will be provided along Chapel Hill Road to Military Drive.

Councilwoman Proctor asked what school system the property was in. Mr. Washburn said the Abilene Independent School District, not Tye.

Mayor Hall closed the public hearing on the reclassification request.

Councilwoman Webster moved passage of the reclassification request from AO (Agricultural Open Space) to MH (Mobile Home) District, located on Military Drive & Chapel Hill Road. Councilman Bridges seconded the motion. The motion carried as follows:

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

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.

ZONING RE -
FROM AO TO MH
AT MILITARY DR
& CHAPEL HILL
2ND READING
APPROVED

Mr. Hansen presented the thoroughfare abandonment being a north-south alley 701.23' x 15.28' and an east-west alley 305.50' x 15.28' located at Simmons Street & Vogel Avenue. The two alleys are located on the Hardin Simmons Campus area near the baseball facility. He said presently the two alleys are non-existent on the ground, but they were previously used for homes along Vogel Street. There are utility lines located in the east-west alley but they are no longer used and there are no lines located in the north-south alley. The Plat Review Committee was concerned about creating a dead-end alley in the north-south alley so they recommended approval on the condition that the Council adopt one of the three alternatives proposed. Those alternatives are to create a turn around area, to further abandon the alley northward to the east-west alley, or to retain an easement. The applicant has since submitted another application to further abandon the alley northward.

Mayor Hall opened the public hearing on the thoroughfare abandonment. He closed the public hearing when no one requested to speak.

Councilman Hilton moved passage of the thoroughfare abandonment being a north-south alley 701.23' x 15.28' and an east-west alley 305.50' x 15.28', located at Simmons Street & Vogel Avenue. Councilman Fogle seconded the motion. The motion carried as follows:

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

NAYS: None.

ABSTAINED: Councilman Bridges.

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 BEING E/ALLEY AND N/S ALLEY LOCATED AT SIMMONS STREET & VOGEL AVENUE
2ND READING APPROVED

Mayor Hall presented Mrs. Ruth Hodgkin, City Secretary, with a Certificate of Appreciation for over 22 years of service to the City. Mrs. Hodgkin plans to retire in February. Mayor Hall also presented her with a City bracelet.

Mr. Hansen presented the reclassification request from AO (Agricultural Open Space) to RM-2, O, GC & LC (Residential Multi-Family, Office, General Commercial & Limited Commercial) Districts, located at Curry Lane & John Knox Drive. He said the request came from Mr. O. B. Stephens. He said the request has been appealed from the Planning & Zoning Commission. He said at a previous Council meeting, a similar request involved 18 acres of the 52 acre site in the present request. He said the public hearing was held on the previous request but opted to table it for further consideration at the present meeting. He said basically the proponent submitted the same rezone request. The Planning & Zoning Commission denied the request. He said the proponent wants to rezone 29 acres of the 52 acre tract of the present request to RM-2, 3.2 acres to LC, 6.7 acres to Office, and 12.75 acres to GC. He said the land use in the surrounding area is primarily residential with GC to the east and AO to the south. The previous request helped to initiate the Southwest Land Use Plan. That Plan recommends multi-family for the area that the proponent has proposed as RM-2. The Plan recommends LC zoning where the proponent has proposed GC, LC & O. At the Planning & Zoning Commission meeting the discussion revolved around the potential traffic problems in the area and the fact that the proponent had submitted another proposal which had not been clarified which was the previous request. The Staff recommended approval of the zoning that was in conformance with the Plan (RM-2, LC & O), but the Staff recommended disapproval of the GC zoning. He said the thoroughfare and collector plan also does not recommend GC at the intersection of Curry Lane and John Knox Drive.

Concerning the previous request, the Staff questioned that the GC request did not comply with the Mall study. Also, the Staff felt that sufficient GC zoning existed already in the area without needing more. The Staff was concerned that the traffic could cause problems in the area especially at the intersection of Curry Lane and John Knox Drive.

Mr. Bill Perry, representing Mr. Stephens, said if the present request is approved or even referred back to the Planning & Zoning Commission, it would not be necessary to consider the previous request that the Council has tabled.

Councilwoman Webster asked if the Planning & Zoning Commission ever voted solely on individual tracts or if a zone request is voted upon as a whole. Mr. Hansen said usually the Planning & Zoning Commission considers the entire request. The applicant at any time can alter his request and ask to have a portion of it withdrawn.

Mayor Hall opened a public hearing on the reclassification request.

Mr. Bill Perry pointed out the area involved in the original request (tabled item). He said it encompassed about 18 acres which did not include the proposed Office area. He said the present request intends to take 200 feet off of Cedar Run Road and make that area Limited Commercial. The purpose for doing that was to make it as in conformity as possible to the overall land use in the area with the exception of that area listed in the proposed GC. He said the western edge of the area will abut an RM-2 zone and be buffered by Office zone. The proponent will extend Village Drive (proposed 40' paved road) through to Cedar Run Road. The proponent would like to place storage buildings on the southern portion of

the GC zone. That would leave only about 7.5 acres of the GC zone for other purposes. He said the proponent is willing to dedicate enough footage to make Village Drive a 40 feet wide street to help cut down on the traffic.

Mr. Eddie Chase said Target Stores, owners of property to the east of the request, will not front on John Knox Drive, therefore, it will not generate much traffic on John Knox Drive. He said the proposed GC zone is not as large as the GC zone that Target Stores are on.

Mr. Perry said several persons had contacted the proponent with requests for additional GC developments in the area. He said the proponent's wish is to use most of the GC zone for storage buildings. He said there is a shortage of storage space in Abilene.

Mayor Hall asked if a preliminary site plan would be binding on the proponent. Mr. Perry said the area that will be designated as the storage area was originally proposed where the Office zone is now located. He said they do not have a buyer for the northern portion of the proposed GC zone. Both the storage buildings and the rest of the GC zone will have access to John Knox Drive and Village Drive.

Councilman Hilton asked what kind of land use was recommended by the Land Use Study. Mr. George said multi-family was recommended and light commercial was recommended. The Land Use did not specify what kind of light commercial use was recommended. He said the Staff felt that there was enough GC zones in the area, especially since office uses could be located in GC.

Mr. Perry said since storage buildings will be used in the southern portion of the GC zone, that should cut down on traffic considerably. He said the proponent was trying to provide needed facilities to the community by installing the storage buildings.

Mayor Hall told Mr. Perry that if the Council denied the request, then the proponent would have a waiting period before he could present another request. Mr. Perry said he understood the waiting period regulation.

Councilwoman Proctor asked if he told the Planning & Zoning Commission the proponent's intention for the GC area designed for storage buildings. He said he did not tell the Planning & Zoning Commission that because he did not know for sure if the proponent was going to be able to do it. Councilwoman Proctor said the Council was hesitant about making a decision on property that is zoned GC but has no definite use declared.

Mayor Hall closed the public hearing on the reclassification request.

Councilwoman Webster said part of the concern of the Planning & Zoning Commission and the Council may be that if the Land Use Plan is altered for this request, there may be other developers asking for alterations to the Plan. She said restudying the Plan may not be the answer because until the present, the Planning & Zoning Commission has been trying to uphold the Plan and make their decisions in accordance with it. She felt that it is a good Plan and the City should stick with it.

Councilman Hilton said he does not think the present request varies much from the Land Use Plan. Councilwoman Webster said the General Commercial proposed zoning is the only problem. Councilman Hilton said the difference is probably in the notes made by the Staff stating they would like to see the area zoned a light commercial use. He said the request does have a step-down from GC to Limited Commercial and Office.

Mayor Hall asked Mr. George to point out to the Council how the request varies from the Land Use Plan and if the Staff recommends the Land Use Plan to be restudied. Mr. George said the GC zoned area is where the request varies from the Land Use Plan. He said the Staff did not recommend additional GC on the west side of John Knox Drive. He said the proponent did try to buffer the residential areas with Office and Limited Commercial zoning. He said the Staff and the Planning & Zoning Commission were concerned with the variation in the kinds of traffic that would be generated. GC zoning attracts more traffic because of the broader range of activities that could be located in a GC zone. However, the Staff did feel that a lighter kind of commercial would be beneficial to the community.

Councilman Bridges asked if there was GC property along Winters Freeway available for development where the storage buildings could be built. Mr. George said some GC zoning is just south of the Target Stores area, but someone has already bought it.

Councilman Hilton moved passage of the reclassification request from AO (Agricultural Open Space) to RM-2, O, GC & LC (Residential Multi-Family, Office, General Commercial & Limited Commercial) Districts, located at Curry Lane & John Knox Drive. Councilwoman Proctor seconded the motion. The motion carried as follows:

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

NAYS: Councilman Bridges, Councilwoman Webster and Mayor Hall.

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.

ZONING RE -
AO TO RM-2, O,
GC & LC AT
CURRY LANE &
JOHN KNOX DRIV
2ND READING
APPROVED

Mr. Perry asked that item 8b the reclassification request from AO (Agricultural Open Space) to GC & O (General Commercial & Office) Districts, located on Curry Lane be withdrawn.

Mr. Roy McDaniel, Assistant City Manager for Fiscal Resources, introduced Mr. Bill Evans, Cresap, McCormick & Paget, Inc. He said during the Council retreat in June, 1982, the Council talked with Chief Warren Dodson about some of the problem areas in the Police Department. He said some of the problems Chief Dodson told the Council were with the communications system, record keeping, recruiting, turnovers, etc. Chief Dodson asked that the Council hire professional help to solve some of the problems. He said members of the Council, Staff members and himself formed a task force to interview proposals from police management study groups. In September, the Council hired Cresap, McCormick & Paget, Inc., to conduct a Police Study in three phases. The first Phase was an overall look at the Police Department, Phase II would identify the problems; and Phase III would be a plausible way to solve the problems. Mr. McDaniel handed out copies of the final report from Cresap, McCormick & Paget, Inc., to the Council.

POLICE MANAGE-
MENT STUDY -
CRESAP, MCCORM
ICK & PAGET, I
REPORT TO COUN

Mr. Bill Evans, Cresap, McCormick & Paget, Inc., he tried to look at what the threat was to the public safety of Abilene. He said it is different in most cities depending on many factors. Then, he said he asked himself what kind of Police Department Abilene should have.

He said they did look at not only what Abilene's experience has been with crime and other things coming to the attention of the Police, but how Abilene compared with other cities in Texas. He said Odessa, Lubbock, Waco, Wichita Falls, San Angelo and Amarillo were compared to Abilene for the number of felony crimes that occurred during 1981. The 1981 figures were the most recent figures available by the FBI. Of those cities regarding the number of felony crimes reported to the Police, per 100,000 population, Odessa is highest with 9,143 per 100,000 with Abilene being the lowest with 5,785. Almost half the number of felony crimes per citizens in Abilene as in Odessa. Lubbock had 8,501; Waco, 8,251; Wichita Falls, 7,517; San Angelo, 6,348; and Amarillo with 6,278. He said he looked back over the last 5 years to see what the trend had been regarding felony crimes. He said Abilene has had a 38 percent increase of those crimes in the past 5 years. Even that 38 percent increase is lower than the other cities mentioned. The clearance rate of the Abilene Police Department in 1981 was 22.2 percent. That means an arrest was made or otherwise that particular crime was accounted for. That mean 22 percent of those crimes that were reported to the Police compares with the national average of 19.5 percent. However, he said he believed that the figure could be improved even more.

Mr. Evans said he looked at what the people thought the Abilene Police Department's performance should be. He said he looked at what the Abilene Police Department was spending most of their time doing. The number one cost to the public for the Abilene Police Department was salaries and fringe benefits. However, public service functions was higher than expected in a Police Department serving Abilene. Most of the Police Department's time was spent being funeral escorts. The level of activity of the kind of funeral escorts that are being done generally

exceeds the sort of expenditures of time he sees in other cities. Not only are funerals escorted from the funeral home to the grave site, but escorts are also provided from the family's home to the church or funeral home. Another thing that could be cut would be the cases of jump starts and unlocking cars. He suggested putting a cap on some of the services but not entirely eliminating them. When someone finds himself stranded on a parking lot at 2:00 A.M., and it is inconvenient for him to find help from somewhere else, then it would be reasonable for a police officer to give him a jumpstart or to unlock his car. However, if someone comes from his home at 8:00 A.M., and finds that his car has a dead battery, then he should be able to call a garage or the local service station to help him instead of the Police Department.

In regard to the funeral escorts and due to the timing and scheduling of the people who do them and because of the peak hour when they are required, it is costly to try to figure out how to utilize the time of the police officers at other hours of the day when he must stop and do a funeral escort. Mr. Evans suggested that the funeral escorts be done using off-duty police officers who would be detailed on over time to perform the escorts so the City could be paying him only for the time he puts on doing the escort rather than having to figure out how to effectively utilize him for a full day. The cost of that could be met by the funeral home in terms of reimbursing the City for the cost. That way the City would not have to worry about the level of escort--the funeral director may have whatever level of escort he wants to pay for.

The Abilene Police Department's purpose should be to create conditions in the City that spell out a high degree of probability that a person who commits a crime will get caught--not only caught but brought to justice.

Mr. Evans said a major concern of the Police Department was the communications system. Since the communication system is a problem, it directly relates to some of the other problems. He said the hardware that the Police Department now has is very antiquated. Most Police Departments were modifying their systems 10 to 15 years ago to a punch card and moving belt system. Abilene has skipped that phase and still have the kind of communication system that cities had 20 years ago. Even now other cities are moving from the punch card and moving belt systems to computerized systems. He said Abilene definitely needs a computerized system. Some changes recommended now until a computerized system can be accomplished relate directly to the method of communication and not necessarily with the actual hardware.

Response time is also something Mr. Evans looked at. He said data was never kept over the years of what the police officers' response time has been in the past. However, the officers did keep a record of their response time for the last few weeks and something like 37 percent of the responses exceeded 10 minutes and 37 percent were within 5 minutes. However, that 37 percent over 10 minutes is a cause for concern and that was brought about by communication techniques that need to be updated and also by the way the patrol officers are deployed. Therefore, he recommended a little bit different way of deploying the patrol force. Also recommended are modifications of the communication system that would involve the reporting back in of dispositions. Presently, when an officer handles a call, he reports back in over the radio the details of what happened during the call including names, addresses and other various pieces of information. Later, the police officer comes to the police station and dictates a report into a machine which thereafter is transcribed and typed and goes into the system. Mr. Evans suggested that the dispositions no longer be reported over the air because they take up a lot of air time and make it difficult for others who may need to talk on the radio to get on the air since only one person may talk on that frequency at a time. The police officer would then write out the incident report by hand in the police car while in his beat zone and then turn those reports in at the end of his shift. There would be some delay in anybody in the police station knowing the result of a particular call, but that should be no problem. That will clear the air of unnecessary traffic, improve the work of the dispatcher and complaint clerks by not having to deal with all of that information and, keep the police officers out on the streets ready to take care of other calls that come in. In not all cases, do the patrol officers do an adequate preliminary investigation at the scene of a crime and that often detectives are called in prematurely to do those kinds of initial responses. The basic job of the patrol officer would be out on the street in an assigned zone available to respond rapidly to the scene of a crime or other incidents to which he is sent and to know what to do when he gets there.

His job should be to do everything possible to solve the crime not to just be a neighborhood guard and report taker who writes down what happened and then expect a detective to come if any police work needs to be done at the scene. That officer needs to get all the leads that he can so later the detectives the next day would be able to work first on the cases with leads and make better use of their time. If the patrol officer gets the leads then the detectives can follow the leads--that is the detectives' job to do the follow up investigation and arrest the persons who commit the crimes. He recommended that because of the differences in work load and the different shifts, there be 13 patrol units as a minimum on the streets during the day shift and the late night shift and that from 6 p.m. to 2 a.m. there be 20 patrol units as a minimum. He also suggested the Police Department devise beat zone maps with roughly 13 beat zones for use on the first 2 shifts mentioned and 20 beat zones for use on the mid shift so that those boundaries are drawn to locate those units in the parts of town where the police can predict that most of the calls will come from. That would fix those units in place where they are likely to be called with minimum running around from one part of town to answer a call. That should markedly reduce response time and should result in the overall improvement in deployment and response time without any appreciable additional costs. Mr. Evans recommended that there also be established within the police station an officer on each shift who would sit in the room where the captain now stays and take calls on the phone. There are many minor calls that now results in the dispatch of a police officer to someone's home where a call is not needed but there is no other way right now to handle it. Some very routine things get called in like reporting the loss of a credit card. Typically, a police officer goes to the home and writes down what whoever called told him. That can be done over the phone and eliminate that run. If the person calling insists that the police officer come to his home, then one can be sent. It has been the experience of other cities, that 15 to 20 percent of routine daily calls can be taken care of in that fashion freeing up the police officer on the street to be available to answer other more serious calls.

Mr. Evans said there are a number of equipment inadequacies in the Abilene police force which is described in the report. He reminded that police officers are expensive but yet their equipment is cheap. If the City hires police officers, then it would make sense to give them the kind of equipment that they need. He said portable radios are needed for all police officers. On any typical evening shift, half or more of the City's patrol units will be out of service at a given time answering calls. If an officer is sitting at someone's house taking down a report and his radio is out in his car and there is an armed robbery occurring 2 blocks away, then that officer is not going to be of help in that situation. However, if his radio is in his hand and he hears that call, then he can interrupt this routine thing he is doing and go to the armed robbery. Later, he can return to the house. The City can substantially increase the number of on duty officers available to respond to real emergencies at any given time by seeing that they all have that kind of equipment. It would also free them up from the seat of the car, so they will not have to be glued to the car to be available to answer a call. If there is a shopping center on an officer's beat, that officer should get out of the car and talk to people occasionally and get a little public relations in. That can be done with a portable radio. Also, it would mean an added safety feature for the police officer should he get into trouble and needs help from other officers.

Mr. Evans also suggested a one to one ratio of police cars to patrol officers. He said presently, the City has enough cars only to rotate around the clock and used on various shifts of the day and passed from officer to officer. Therefore, some of the units must be maintained at a given time. The patrol officers would be able to use his patrol car off duty to drive home with him and would be encouraged to use it off duty to go shopping or run errands provided he turn the radio on. There are a number of advantages to the plan. The costs of it would be very modest because while the City will be buying more cars, the cars will last 4 times as long and therefore the capital costs are the same. There are some additional costs associated with the extra number of radios and prisoner shields and other pieces of equipment that the City will need, but those costs can be amortized over 3 cars, because one radio will last over the life time of one car. The primary costs wind up to be the imputed interest value of the increased investment the City would have in a fleet at any one time. But, the annual costs would not be very much different than what the City is paying now.

There are several distinct advantages: 1) more visibility of police officers--that visibility will reduce crime may not necessarily be true, but it will certainly make citizens feel better since they will see more police cars on the streets. At all hours of the day, citizens expect a number of police officers to be seen regardless if they are off duty or not. The visibility of police officers will probably help slow traffic down--people slow down when they see a marked vehicle regardless if the officer is wearing a uniform. Should an emergency occur at any time of the day requiring more police officers to handle that emergency than are on duty at that time (tornado, etc.), then the City could call up off duty police officers from home and they could report directly to where they are needed in a marked, equipped police car with everything they need. That may not happen but once a year, but it is an important asset. Another advantage: 2) when the officers change shifts, everyone will not have to come to the police station first to change cars. The old shift can remain out on the streets while the new shift is being briefed. Then the officers can exchange in beat zones instead of at the police station. The officer will be expected to take the car in for maintenance on his day off just like he would his own personal car. It will also be a tax free fringe benefit for the police officer whose value to him will exceed its cost to the City. Lubbock has had this kind of system for several years, and it may be beneficial for City officials to take a look at their system.

Mr. Evans mentioned that 44 percent of the cases resulted in being accepted by the District Attorney's office for prosecution. That was a number that needs to be improved. One of the smaller things that would probably help would be to station or put on loan a criminal investigator of the Abilene Police Department to the District Attorney's office to serve as a District Attorney's investigator. The person in that position could be rotated every 6 months; because the City will accumulate a cadre of criminal investigators in the Abilene Police Department who will have all spent at least 6 months working in courtrooms with prosecutors, that is probably the best training for a detective. Also, there will be a repartee that may not otherwise exist between the District Attorney's office and the Abilene Police Department.

There is a need to improve the supervision over the patrol force and over the criminal investigation functions. Mr. Evans noticed that in the organizational chart, there are a number of people who report to the Chief of Police. The Assistant Chiefs' duties are not differentiated one from the other. He suggested that one of the Assistant Chiefs oversee the uniform patrol and related operations and the other be designated to oversee the criminal investigation operations and that a third group of support people be formed to be in charge of the lieutenants. He said that would not otherwise define the duties of the two Assistant Chiefs, but the people who work in criminal investigations and those who work in patrol would be able to link in with their leaders.

Councilman Rodriguez asked if the cuts in public service functions such as jump starts and unlocking car doors would be gradually cut down or would they be completely cut off immediately. Mr. Evans said it would be a good idea to get the public's view of the issue. The police should do whatever the citizens expect of them. He would not suggest that the police completely stop the service, just cut down on the amount that they do--limit those kinds of calls to emergencies only or the kinds of calls he described earlier. He felt that if the police did not cut down on those calls, the rate would continue to grow.

Mayor Hall asked if the public service functions that the Abilene Police Department now performs are taken care of by some kind of service units in other cities. Mr. Evans said he is unaware of another city where employees of the city respond to public service calls. Mayor Hall asked about funeral escort services. Mr. Evans said there are cities where the city just does not get into the funeral escort service at all. If funeral directors want that kind of service, they must make arrangements with private firms. Some of those private firms employ off duty police officers. Some cities let off duty police officers provide escort service using city equipment. He said to avoid scheduling problems, the use of off duty police officers may be an answer. Also, if the City decided not to charge for the service, it would probably be cheaper for the City to use off duty officers and let the City pay the police officers.

Councilman Rodriguez asked how the capital costs would be about the same as they are now if police officers had police cars to take

home. Mr. Evans said if the City had what is called the intensive use plan, which is the number of cars needed on a given day and they are rotated around the clock. The typical mileage put on a police car a year is about 65,000. When a car has that many miles on it, it is spent because of the unavoidable abuse that it must go through. Most of those cars are sold at the end of the year, and perhaps only \$700 or \$800 are received for them. If a car is given to a police officer to use 40 hours a week, that car will last for 4 years before it has 65,000 miles on it. When it is sold, the same \$700 or \$800 will be received for it. Police cars depreciate by the year and not by the mile. The City would be buying 4 years worth of cars all at once and using them up gradually over the 4 years instead of buying some each year. The same number of dollars will be spent for the cars. There will be more money tied up invested in the fleet because the City will own more cars. He has found in other cities that the maintenance costs have gone down so much after they adopted the one to one car plan, it offset the additional interest cost, it wound up costing the city less than the old plan. He said one way to come up with the extra money to pay for the cars is to lease the cars the first year which will allow the City to buy them at their depreciated value after one or two years. He said Lubbock paid for the police cars by loaning the Police Department funds from the Water & Sewer Fund. The Police Department eventually paid the Water & Sewer Fund back.

Councilman Rodriguez asked if the off duty police officer using a police car would increase the liability to the City if an accident should occur. Mr. Evans said when an insurance company looks at what kind of liability coverage they will cover a City for, that company will look at what the exposure is in the same way as an insurance company would look at a personal policy. In other cities that have adopted the plan, the broker has looked at the city and even though there are more cars, the cars will be less intensively used for police service, therefore, the premium per car is lower. The City will pay a premium to cover more cars but will pay less per car.

Mr. Seegmiller said the City is self-insured and increasing the liability for City would be difficult. Mr. Evans said the typical experience regarding liability for a police car is that the accident rate goes down.

Councilman Bridges asked if Mr. Evans was recommending that an officer have exclusive use of a police car or would other members of his family be able to use it. Mr. Evans said only the officer would be able to use the police car and within a certain perimeter of the City. The police officer would be encouraged to use his police car in the City to provide more visibility and perhaps make the citizens feel more comfortable. Mr. Evans presented a map to the Council pin-pointing the homes of police officers and their distribution throughout the City. Citizens living on the same block as a police officer will become more comfortable knowing there is a police car parked in the neighborhood.

Councilwoman Proctor asked if the response time could be shortened by using beat zones. Also, she asked what would be the ideal response time. Mr. Evans said the ideal response time has to be a standard set by the citizens. A two minute response time would be possible if the City wanted to spend that much money for that many police officers. His own personal opinion was a 5 minute response--at least 90 percent of the calls.

Mayor Hall asked if there have been response times recorded of more than 30 or 45 minutes. Mr. Evans said there have been times recorded that have exceeded that 30 or 45 minutes.

Mayor Hall asked if Chief Dodson had comments regarding the Police Study. Chief Dodson said he would not like to comment at that particular time. He said he would like to have time to read through the report and distribute it to the police officers before he makes a comment.

Mayor Hall adjourned the meeting for an executive session to consider exchange or sale of property in southwest Abilene for property in north-east Abilene, appointment and evaluation of public officers, and pending and contemplated litigation.

The Council reconvened with no action taken in the executive session. Councilman Hilton and Councilwoman Webster left the meeting.

Mr. Wayne Kurfees presented the resolution to consider adoption of a policy for intersection traffic Control in Abilene. He said last June during the Council Retreat, he presented a proposed policy on intersection traffic control. The basic control methods of traffic control at intersections are: 1) traffic signal, 2) Four-way stop, 3) Two-way stop, and a 4) yield sign. The City should select the appropriate control method based upon an engineering analysis of principles. He said if the Council adopted the proposed policy, the Staff would not necessarily change the way they approach a problem with intersection control, but it would make the Staff feel comfortable knowing that the Council agrees with the Staff's selection of traffic control.

Mr. Kurfees said there is an increase in cost associated with the various types of control, both to the City and to the motorists. It is much more expensive for the City to install and operate a traffic signal than it is to operate a two-way stop. The cost to the motorists comes in the form of user costs when a motorist has to stop unnecessarily. If one street has a stop sign, the Staff feels it should be the street with the lesser volume of traffic. He said the intersection of High Meadows and Santa Monica has had stop signs for a long time with Santa Monica being the through street. As the area developed, High Meadows became the more major street, but traffic still has to stop on High Meadows. The annual fuel consumption by motorists required to stop on High Meadows totals 3,700 gallons of fuel each year. If the stop signs were reversed with motorists required to stop on Santa Monica, they would only consume 1,924 gallons each year. The net savings to the public would be 1,800 gallons less fuel consumed per year. He said there are several dozen other intersections in Abilene where a change could be made in the traffic control method that would reduce the fuel consumption. The Staff asks that the Council adopt the policy just as a formal statement that the Council agrees with the philosophy the Staff has been using. Later, the Staff will be bringing the Council specific locations where changes in traffic control will be useful.

Councilman Rodriguez asked what the Staff was doing presently when intersections such as High Meadows and Santa Monica come to their attention. Mr. Kurfees said usually requests come from citizens to change the traffic control at a particular intersection. Some of those changes in traffic control would not have to come before the Council-- the Staff could take the initiative to make the change.

Councilman Rodriguez asked if without the Council's approval of the policy would the Staff not be able to make the changes. Mr. Kurfees said the Staff could make the changes, but the Staff is only making the changes upon citizen request, not making changes that the Staff thinks should be made.

Councilman Rodriguez asked if the City has an ordinance that prevents the Staff from making changes without citizen requests. Mr. Kurfees said there is no ordinance preventing the changes, but the Staff would feel more comfortable making the changes with the Council's support.

Councilman Bridges asked if the Staff had received complaints about the way the Staff has been operating. Mr. Kurfees said there have been a few complaints and that is one of the reasons why the Staff would like the Council to adopt the policy for additional support. Councilman Bridges asked if budget alterations would have to take place to initiate the policy. Mr. Kurfees said most of the traffic control changes will have such a nominal cost that a budget alteration will not be necessary.

Councilman Bridges moved approval to adopt the policy for intersection traffic control in Abilene. Councilwoman Proctor seconded the motion. The motion carried as follows:

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

NAYS: None.

TRAFFIC & TRANSPORTATION -
POLICY ADOPTED FOR INTERSECTION TRAFFIC CONTROL

Mayor Hall said in the Council's Budget hearings in August, Councilman Hilton recommended that money be set aside for an improved police retirement system with the actual allocation of the funding to await results of the Police Management Study. He suggested postponing the

discussion of the item until Councilman Hilton and Councilwoman Webster could be present and asked that the item could be brought back to the Council on February 10, 1983 for first reading.

Councilman Rodriguez asked if the delay would cause problems with when the ordinance would go into effect if adopted. Mr. McDaniel said the ordinance will go into effect the first of the month following its passage on second reading. If the ordinance is approved the two meetings in February, then it will go into effect the first of March.

Councilman Fogle said the Council would like to take action as soon as possible, but he did not think they should make a decision prematurely since they have just received the Police Study report.

Mr. Cargill said a Council Member could make a motion to table the item or the Council could simply choose not to take action.

Councilman Fogle moved that no action be taken on the item to consider an upgrade in the Texas Municipal Retirement System and for the item to be brought back to the Council on first reading Feb. 10, 1983. Councilman Rodriguez seconded the motion. The motion carried as follows:

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

NAYS: None.

RETIREMENT -
UPGRADE IN TEX
MUNICIPAL RE-
TIREMENT SYSTE
1ST READING
NO ACTION TAKE
(POLICE)

Mr. Kurfees presented the amendment to the Street Light Contract with West Texas Utilities. He said Abilene is fortunate to have very low street light rates. He said many of the rates that the Abilene has been paying were established for the first time in 1940 and have never been increased. He said the City is paying only 1/3 or 1/4 of the rate per light as other cities who have more up to date arrangements with a utility company. The only disadvantage to the old agreement is that it limits the City to the use of two types of lights--incandescent and mercury vapor. Both types are obsolete technologically. The mercury vapor lights are about 3 times as efficient as incandescent, but the more modern high pressure sodium lights are even twice as efficient as mercury vapor. Previously, WTU's rate schedules have made it almost prohibitive for cities to have WTU to install high pressure sodium lights. The high pressure sodium costs have been coming down for WTU's other customers whereas the costs of other types of lights have been going up. For the first time, it would be cheaper for WTU's other customers to have high pressure sodium lights installed. Hopefully, the trend will continue and by 1987, when the City's current contract expires, it will be much cheaper for the City to install high pressure sodium lights since the City will probably have to start paying higher rates anyway. WTU has proposed to the City, that if the City accepts the contract amendment, any future lights that are installed between now and 1987, will be charged at the tariff rates which apply to their other customers. It will be several months or even a year before the City will see the effect on its monthly bill. WTU cannot change all 7,000 of the City's street lights in one year--it will take several years to do that. If WTU could change every light in Abilene to high pressure sodium, it would not be to the City's advantage to have them do that. It would be to the City's advantage to pay more in the near future in order to save money in all the years after 1987.

Councilman Fogle asked if the City will be in the position to negotiate a contract with WTU after the contract expires in 1987. Mr. Kurfees said the City will then be billed at the rate that WTU's other customers are charged. He said the City of Abilene is the only city on WTU's system that has a separate street light contract. WTU has been unable to pass on any of their fuel adjustment charges that other customers are paying. The City is now paying approximately \$18,000 per month for street lighting, with the current fuel cost charge to WTU being \$30,000 per month.

Councilman Fogle asked what the City has presently contracted to do with WTU at the present time to make the change. Mr. Kurfees said at the Council Retreat in 1981, it was not feasible for the City to consider high pressure sodium because WTU's charges were so much higher than for mercury vapor lighting. High pressure sodium lighting was just not economical at that time. However, now it is economical to install high pressure sodium because of the future savings.

Mayor Hall asked how much additional cost per year that would mean for the City. Mr. Kurfees said there would be no affect immediately as long as the City is still under the current contract with WTU and those lights remain in place. If WTU installs new high pressure sodium lights, the City will be paying on the rate schedule at which WTU's other customers are paying. If the City had WTU change every street light in Abilene to high pressure sodium, the City's cost would go up from \$18,000 per month to \$47,000 per month. At the Council Retreat in 1981, the City could not consider high pressure sodium but could see where it would be advantageous to change incandescent lights to something more efficient.

Mayor Hall asked if the City had an offer from WTU to make the change without cost to the City because the ultimate effect to WTU would be increased income or decreased cost to WTU for providing the electricity. Mr. Kurfees said between now and 1987, the amendment will provide a great savings to WTU by providing a high pressure sodium light even though WTU will be waiving the fuel cost charge. After 1987, WTU can pass along the current cost of providing whatever type of service the City has.

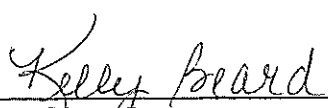
Councilman Fogle moved approval to adopt the recommendation of the amendment to the street light contract with WTU. Councilman Bridges seconded the motion. The motion carried as follows:

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

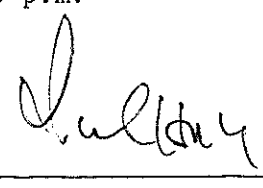
NAYS: None.

CONTRACT -
AMENDMENT TO
STREET LIGHT
CONSTRUCT WITH
WTU - APPROVED
BY ORAL RES.

Mayor Hall adjourned the meeting at 2:35 p.m.



Assistant City Secretary



Mayor