

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Abilene City Council will hold a Special Meeting in the City Council Chambers of the City Hall on:

Friday, November 4, 1983

9:00 A.M.

for the purpose of considering the following agenda:

AGENDA

1. Call to Order.
2. Invocation.
3. Public Hearing to consider annexation in Northwest Abilene, being the Sunlake Village Addition and Pecan Ridge Addition.
4. Adjourn.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 31 day of October, 19 83, at 9:00 o'clock A.M. (A.M.) (P.M.)

Patricia Holtz
City Secretary

SPECIAL MEETING - FRIDAY
NOVEMBER 4, 1983 - 9:00 A.M.

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

The City Council of the City of Abilene, Texas, met in Special Session, Friday, November 4, 1983, at 9:00 a.m. with Mayor Elbert E. Hall, present and presiding. Councilmen A. E. Fogle, Jr., Welton Robinson and Harold Nixon, present. City Manager Ed Seegmiller, First Assistant City Attorney Gary Landers and City Secretary Patricia Patton, present.

Invocation by Councilman Fogle.

Mayor Hall opened the public hearing on the proposed annexation of Northwest Abilene.

Mr. Tom Miller, representative of Pecan Ridge Addition, personally backs the project with confidence. He stated the developer has shown the Planning & Zoning Commission, the City Staff and the City Council that he is interested in following some planning principles that will develop a place where people can live, where children can safely ride their bicycles and pedestrians can walk on sidewalks. It calls for unique recreation facilities and the developer has some very strong interests in joint venture work. The developer is trying to offer something very unique to the City and the site really lends itself to the regional recreation and shopping magnets.

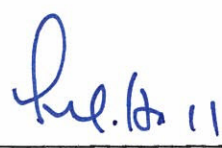
Mr. Jim Turket, 2502 Brentwood, representative of Burl Harris, is in favor of the annexation.

There being no one else present and desiring to be heard, Mayor Hall closed the public hearing.

There being no further business, Mayor Hall adjourned the meeting at 9:15 a.m.



City Secretary



Elbert E. Hall, Mayor

NOTICE OF SPECIAL MEETING

Notice is hereby given that the Abilene City Council will hold a Special Meeting in the Basement Conference Room of the City Hall on:

Monday, November 7, 1983

7:00 a.m.

for the purpose of considering the following agenda:

AGENDA

1. Call to Order.
2. Invocation.
3. Discussion of Community Development Funds FY 1983-84.
4. Discussion of Zoning Ordinance.
5. Appointment and evaluation of public officers.
6. Adjourn.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulleting board at the City Hall of the City of Abilene, Texas on the 2nd day of November, 1983, at 5:00 o'clock

~~(A.M.)~~(P.M.).


Patricia Patton
City Secretary

SPECIAL CITY COUNCIL WORK SESSION
MONDAY, NOVEMBER 7, 1983 - 7:00 A.M.

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

The City Council of the City of Abilene, Texas, met in Special Session, Monday, November 7, 1983, at 7:00 a.m. in the City Hall Basement Conference Room. Mayor Elbert E. Hall was present and presiding with Councilman Julian Bridges, Councilwoman Proctor-Shaw, Councilmen Carlos Rodriguez, A. E. Fogle, Jr., Welton Robinson and Harold Nixon. Also present were City Manager Ed Seegmiller, City Attorney Harvey Cargill, Jr., and City Secretary Patricia Patton.

Councilman A. E. Fogle gave the invocation.

Mayor Hall explained the purpose of today's work session is to discuss the use of Community Development funds for fiscal year 1983-84 and to review the proposed Zoning Ordinance amendments.

Councilman Bridges began the discussion on CD funds reporting that Councilwoman Proctor-Shaw, Councilman Rodriguez and himself had spent a considerable amount of time reviewing the use of these funds for 1983-84 and came to certain conclusions documented in a report dated October 17, 1983, being as follows:

1. That the Community Development Committee be enlarged from ~~seven~~ eight to nine members and that its composition consist of all ethnic major groups in the Abilene community.
2. That the Energy Office be continued for the remainder of the present fiscal year 1983-84 and be funded by \$23,350 from November through September 1984.
3. That Housing activities be funded at the following levels:

Grant Loan	\$35,000
Emergency Repair	50,000
Paint & Weatherstripping	50,000
4. That since full funding as requested was granted by City Council for Housing Administration, and Emergency Repair and Paint and Weatherstripping would be funded at only about one-half of the requested amounts (\$91,389 for each), funds not needed in Housing Administration be designated for Stevenson Park.
5. That \$782,105 be designated for a Flood Protection Program for Stevenson Park.
6. That rather than begin a relocation program for residents of Stevenson Park, the Council authorize the beginning of a Flood Protection Program for Stevenson Park which is designed to eliminate the 25 year flood there and to the north of the Park, with an estimated total cost of \$1,840,000. It is the present understanding that to eliminate the 100 year flood from Stevenson Park and northward would involve the investment of an additional \$2,000,000.
7. That the Council authorize the expenditure of up to \$1,000 of Community Development Block Grant Funds in order to learn from Freese and Nichols exactly which residences would and would not be protected from a 25 year Flood Protection Program in the Stevenson Park area.

Again, it was stressed that the aforementioned conclusions came after several discussions with members of the City staff, Energy Coordinator, Chairman of the Community Development Committee, and members of the community.

The Council then reviewed and discussed each recommendation and the level of service that would be provided by the City administration areas affected, if the recommendations were adopted.

The Council asked Bob Whitehead, Director of Public Works to address the use of CD funds if authorized for the Stevenson Park Flood Protection Program. The funds would be used on Cedar Creek to assist in the implementation of the Stormwater Ordinance and Master Plan, previously approved by Council, as recommended by the Mayor's Task Force on Floodwater Management. To arrive at the 100 flood protection level would require a series of detention facilities together with channel improvements. He stated, according to the reports prepared and documented from the Floodwater Task Force, the CD funds could be used effectively to help the flooding situation in Stevenson Park. The detail of the channel work was discussed. If a remodel of that creek was done of the computer model, a fairly firm determination could be made of the degree of the improvements for the Stevenson Park area.

The Council and staff discussed the time period involved for these improvements to the Stevenson Park area and additional sources of funding other than CD funds, that might become available and earmarked for this Flood Protection Program.

The projected cost of the channel improvements discussed is \$1,800,000 and would entail improvements from I-20 down to the edge of Stevenson Park, where an existing improved channel is located. If more funding became available, improvements would be made on the channel through Stevenson Park and down to the Railroad Track for a projected cost \$900,000. These projects would essentially create a 25 year flood protection level for the Stevenson Park area, however, until the remodel is completed on the computer program, it is uncertain. The Council discussed the cost of the 100 year flood protection level as a comparison. The process might be completed in the next couple of years, but would depend on the purchase of right-of-way for the channel improvements and the time frame involved in those proceedings.

The cost difference between the Flood Protection Program and a Relocation Program was discussed. Also the different time periods it would take to accomplish the Flood Protection compared to a Relocation Program.

The purchase of right-of-way along the creek channel was discussed along with the amount of right-of-way purchase would be required. which cost figures previously mentioned for the improvements do allow some monies for right-of-way purchase. The Council discussed the anticipated cooperation of the property owners along the creek where right-of-way may be purchased and any conflicts that may become apparent. Also the economical value that might be an advantage to said property owners when the channel improvements have been completed by no longer being in the floodway.

The Council expressed a need to proceed with some action to assist the Stevenson Park area. Councilman Bridges stated he would have to leave the meeting and expressed his personal support to proceed with the Flood Protection Program for Stevenson Park. Councilman Bridges then left the meeting.

Councilman Robinson stated he agreed with the work that has been accomplished to date in the channel improvements, but expressed some concern about the houses north of I-20 and the flooding caused there. The staff feels that problem could be alleviated when maintenance on the creek is done to clean out the channel, then the creek could handle the flow of water down stream. Therefore, if the channelization began at I-20 and maintenance from I-20 down the creek and the remodeling is completed on the creek, the City might be able to offer some assurances.

Ed Seegmiller responded to Mayor Hall's question of what the staff would recommend the Council take action on today. Mr. Seegmiller suggested that items number one through five in Council's memo dated October 17, 1983, be approved and item six and seven be authorized in a manner to proceed in a planning style and bring the modeling and planning back to the Council. At that time, further authorization can be given for condemnation if necessary and the major channelization can begin shortly thereafter.

Mayor Hall expressed a concern about the proceedings of future Council's in regard to their support for the Flood Protection Program and earmarking of funds to complete the project in Stevenson Park. There are no guarantees, as Councilman Rodriguez added, in the availability of Community Development funds in the future to finance the completion of the project. Councilman Robinson stated he felt any work in this area would be more helpful than doing nothing at all, and agreed that no guarantees can be made to the availability of funding. The Council mentioned the possibility of conducting a public hearing on the subject to receive input from the citizens on the use of these funds for this project.

Councilman Nixon moved to approve recommendations #1 through #5, in memorandum dated October 17, 1983, and authorize the staff to proceed with items #6 and #7 to prepare and design a modeling plan for the Flood Protection Program for Stevenson Park. The motion was seconded by Councilman Robinson and the motion carried as follows:

AYES: Councilwoman Proctor-Shaw, Councilmen Rodriguez, Fogle, Robinson, Nixon, and Mayor Hall.

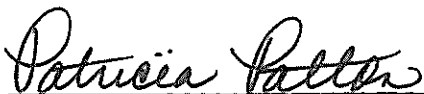
NAYS: None.

CD FUNDS-
approve
use of
FY1983-84
funds for
Stevenson
Pk/Flood
Protection

The Council then heard a report and review from the Planning and Development Department staff regarding the proposed Zoning Ordinance. Lee Roy George, Director of Planning and Development, began the report with a brief history of the development of the Zoning Ordinance and introduced Brad Stone, Principal Planner Current Planning, and Tony Neitzler, Assistant Director, to further discuss the highlights of the changes. Specific areas discussed were:

1. Single Family Residents
2. Mixed Use Overlay Districts
3. Setback Regulations
4. Office Activities

After the report was concluded and it was decided not to consider appointment and evaluation of public officials at this time, the meeting was adjourned at 10:45 a.m.



Patricia Patton
City Secretary



Elbert E. Hall
Mayor