

Regular Meeting of the Mayor and City Council of the City of Abilene, Texas, to be held in the Council Chambers of the City Hall on Thursday, September 13, 1984, at 9:00 a.m.

CITY COUNCIL: Mayor David Stubbeman; Council - Dr. Julian Bridges, Billye Proctor-Shaw, Walter E. Wheat, A. E. Fogle, Jr., Welton Robinson and Harold Nixon.

1. Call to Order.
2. INVOCATION: Councilman A. E. Fogle, Jr.
3. APPROVAL OF MINUTES: Budget Work Sessions held July 27, 30, 31, August 1 and 2, 1984, and the Regular Council Meeting held August 23, 1984.
4. Award - Employee Service

| | | |
|-----------------|----------------------------|----------|
| Billy W. Mims | Fire Lieutenant | 30 Years |
| Alton S. Hughes | Trtmt Plant Superintendent | 20 Years |

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 requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

5. Ordinances & Resolutions
 - a. Consider on second and final reading - ordinance repealing a portion of Chapter 13, Health and Sanitation, of the Abilene Municipal Code.
 - b. Consider on first reading - reclassification request from RS-8 (Residential Single Family) to GC (General Commercial) district, located on Lincoln Drive, north of Ambler Avenue and set a public hearing for September 27, 1984.
 - c. Consider on first reading - reclassification request from AO (Agricultural Open Space) to PDMX (Planned Development Mixed Use) district, located on Antilley Road, one quarter mile west of U.S. Hwy 83-84 and set a public hearing for September 27, 1984.
 - d. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located in the 200 block of Maxwell Street and set a public hearing for September 27, 1984.
 - e. Consider on first reading - thoroughfare abandonment being a 20' alley located on Southwest Drive and set a public hearing for September 27, 1984.
 - f. Consider on first reading - ordinance repealing Ordinance No. 829, regarding Police Department Rules and Regulations.
 - g. Resolution - easement release being a 15' utility easement located in Lot 103, replat of Lot 9, Block A, Section 3, Countryside South Addition.
 - h. Resolution - consider sale of land to Kiwanis Club of Abilene, being Lot 19, Block K, W. B. Hale Addition.
6. Award of Bid
 - a. Water Main Line.

REGULAR AGENDA

7. Ordinances & Resolutions
 - a. Public Hearing - consider on second and final reading ordinance amending the Hotel-Motel Occupancy Tax.

- b. **Public Hearing** - consider on second and final reading ordinance approving revised budget figures for FY 1983-84 and adopting and approving a budget for FY 1984-85.
 - c. **Public Hearing** - consider on second and final reading ordinance approving the assessment roll for 1984, levying an ad valorem tax for 1984 and providing for the assessment and collection thereof.
 - d. **Public Hearing** - consider on second and final reading ordinance granting rate request to West Texas Utilities.
 - e. **Public Hearing** - Oil and Gas Permit #8408, located in Section 14, Lunatic Asylum Lands, east of Maple Street and north of F.M. Hwy 707.
 - f. **Public Hearing** - consider on second and final reading ordinance granting rate request to Lone Star Gas Company.
 - g. Resolution authorizing condemnation proceedings for approximately .375 acres of land relating to F.M. 3438 project.
8. Award of Bid and Change Order
- a. Shop Remodeling.
 - b. Women's, Infant's and Children's (WIC) Facility (and change order).
9. Other Business
- a. Presentation of Parks Master Plan.
 - b. Discuss Abilene Economic Development Company, Inc., annual budget.
 - c. Pending and Contemplated Litigation.
 - d. Appointment and evaluation of Public Officials.
 - e. Consider possible land purchase in southwest Taylor County.
 - f. Consider possible leasing of real property in southeast Abilene.

ADJOURN

CITY COUNCIL MEETING - SEPTEMBER 13, 1984

CITY COUNCIL CHAMBERS-9:00 A.M. .

AGENDA ADDENDUM

Whereas there is an urgent public necessity that the City Council consider the franchise fee while a rate request is pending before the City Council to properly include it in the operating expenses and to avoid increasing Lone Star Gas expenses, the following item is hereby added to the agenda:

- 7f(1). An emergency ordinance approving a natural gas franchise fee increase for Lone Star Gas Company.

Whereas the immediate passage of an ordinance is necessary for the preservation of the public peace, safety and welfare, to-wit: the immediate implementation of revised Stage 4 mandatory water conservation measures, along with the other amendments, is necessary to preserve and prudently use the City's water resources in this continuing drought, the following item is hereby added to the agenda:

- 9b(1). An emergency ordinance amending Chapter 32, Utilities, of the Abilene Municipal Code, concerning the Water Conservation Plan.

CERTIFICATE

I hereby certify that the above notice of agenda addendum was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 12th day of September, 1984, at 5:00 p.m., and within such time as required for emergency notices.



City Secretary

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

The City Council of the City of Abilene, Texas, met in Regular Session September 13, 1984, at 9:00 a.m. in the City Council Chambers of City Hall. Mayor David Stubbeman was present and presiding with Councilman Julian Bridges, Councilwoman Billye Proctor-Shaw, Councilmen Walter E. Wheat, A. E. Fogle, Jr., Welton Robinson and Harold Nixon. Also present were Acting City Manager Curtis E. Hawk, Assistant City Manager Roy L. McDaniel, City Attorney Harvey Cargill, Jr., and City Secretary Patricia Patton.

Invocation was given by Councilman A. E. Fogle, Jr.

Councilman Bridges offered a correction to the minutes of the Budget Sessions held July 27 - August 2, 1984, concerning calculating the population figure at 99,585. The correction was duly recorded therefore, there being no other corrections or additions to the minutes of the Budget Sessions and the Regular Council Meeting held July 26, 1984, the minutes stand approved.

Mayor Stubbeman presented service awards to the following employees for their tenure of service to the City of Abilene:

| | | | |
|-----------------|----------------------------|----------|-------------------|
| Billy W. Mims | Fire Lieutenant | 30 Years | SERVICE AWARDS- |
| Alton S. Hughes | Trtmt Plant Superintendent | 20 Years | employee, various |

Mayor Stubbeman removed the following item from the agenda:

- 5. Ordinances and Resolutions
 - b. Consider on first reading - reclassification request from RS-8 (Residential Single Family) to GC (General Commercial) district, located on Lincoln Drive, north of Ambler Avenue. The item was denied by the Planning & Zoning Commission and not appealed at the present time.

Councilwoman Proctor-Shaw moved approval of the consent agenda items being 5a, 5c - 5h and 6a, as shown below and presented by the staff. The motion was seconded by Councilman Nixon and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.
NAYS: None.

- 5. Ordinances and Resolutions
 - a. Consider on second and final reading - ordinance repealing a portion of Chapter 13, Health and Sanitation, of the Abilene Municipal Code. The ordinance is numbered 90-1984 and is captioned as follows:
 - HEALTH & CODE-
repealing a portion
of Chapter 13 -
2nd and final read
apprvd. 90-1984

AN ORDINANCE AMENDING CHAPTER 13, "HEALTH AND SANITATION," BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

- c. Consider on first reading - reclassification request from A0 (Agricultural Open Space) to PDMX (Planned Development Mixed Use) district, located on Antilley Road, one quarter mile west of U.S. Hwy. 83-84 and set a public hearing for September 27, 1984.

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING" OF THE ABILENE MUNICIPAL CODE, CONCERNING CENTRAL PARK PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

ZONING - A0 to PDM
Antilley Rd.- One
Quarter Mile West
of US Hwy 83-84,
1st read. appvd.

- d. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located in the 200 block of Maxwell Street and set a public hearing for September 27, 1984.

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 - RM-3 to
GC, located in the
200 block of Max-
well St. 1st read.
appvd.

- e. Consider on first reading - thoroughfare abandonment being a 20' alley located on Southwest Drive and set a public hearing for September 27, 1984.

THOR. ABAND.-20'
alley/SW Dr., 1st
read. approved

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.

- f. Consider on first reading - ordinance repealing Ordinance No. 829, regarding Police Department Rules and Regulations.

POLICE & CIVIL
SERVICE-repeal Ord
829 re: depart.
rules & regs, 1st
read. approved

AN ORDINANCE REPEALING ORDINANCE NO. 829 WHICH ADOPTED RULES FOR THE POLICE DEPARTMENT; AND AUTHORIZING FIRE AND POLICE DEPARTMENT RULES.

- g. Resolution - easement release being a 15' utility easement located in Lot 103, replat of Lot 9, Block A, Section 3, Countryside South Addition. The Resolution is numbered 63-1984 and is captioned as follows:

EASE. REL-15'
utility/Lot 103,
replat of Lot 9,
Blk A, Sec. 3,
Countryside Addn
R63-1984

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED EASEMENT RELEASE.

- h. Resolution - consider sale of land to Kiwanis Club of Abilene, being Lot 19, Block K, W. B. Hale Addition. The resolution is numbered 64-1984 and is captioned as follows:

LAND SALE-to Kiwani
Lot 19, Blk K,
W.B. Hale Addn
R64-1984

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING THE PRIVATE SALE BY TAXING AUTHORITIES OF A LOT OBTAINED THROUGH A DELINQUENT TAX SALE.

6. Award of Bid

- a. Water Main Line. The bid was awarded to Trans-Tex Supply Company.

AWARD BID-water
main line to
Trans-Tex Supply

David Wright, Director of Finance, briefed the Council on an ordinance amending the hotel and motel occupancy tax increasing said tax from four (4%) percent to seven (7%) percent as discussed in detail during the budget sessions.

TAX, HOTEL-MOTEL
OCCUPANCY- amend
to increase tax
from 4% to 7%,
2nd and final read
approved
091-1984

Mayor Stubbeman opened a public hearing for the purpose of considering the hotel and motel occupancy tax amendment and there being no one present and desiring to be heard, the public hearing was closed. Councilman Nixon moved approval on second and final reading of the amendment to the hotel and motel occupancy tax ordinance as presented. The motion was seconded by Councilman Fogle and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

The ordinance is numbered 91-1984 and is captioned as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, PROVIDING FOR THE AMENDMENT OF THE HOTEL AND MOTEL OCCUPANCY TAX ORDINANCE; PROVIDING FOR A PENALTY, SEVERABILITY CLAUSE, EFFECTIVE DATE AND CALLING A PUBLIC HEARING.

David Wright, Director of Finance, briefed the Council on the proposed 1984-85 budget and submitted financial summaries and reconciliation of changes made by the Council during the budget sessions. He pointed out that the summaries reflect a major change which occurred since the sessions were adjourned; that being the settlement of the bank stock suit.

BUDGET - public
hearing

Mayor Stubbeman opened a public hearing for the purpose of considering the proposed 1984-85 budget on second and final reading, and the following persons spoke either in favor or in opposition to the budget.

Sharon Kushmar, 2009 S. 19th, disseminated to the Council a written letter concerning the Abilene Transit System. She then read aloud the letter for the record. Main points raised were: opposition to the fare increase due to economic hardships, inadequate service, and route changes; suggestions for decreasing the deficit and allowing the fare to remain unchanged, such as eliminating promotional advertising, eliminating a vehicle, operating of the system by a local organization, and reduce waste of fuel and time; and suggestions for increasing revenue by providing better service.

Wayne Kurfees, Director of Traffic and Transportation, responded to Ms. Kushmar's statements and informed the Council that at some point, each of her concerns have been addressed.

Councilman Nixon expressed the Council's concern over the deficit of the Transit System and the responsibility of the Council to provide a transportation system to the citizens of Abilene. Sometimes he felt it may have been more economical to eliminate the system and certainly easier for the Council to do that; however, he feels a need for a transportation system for our City and will continue to attempt to provide the best service possible.

Mr. John Howard, 626 Hawthorne, spoke in support to Ms. Kushmar's statements regarding the Transit System and asked the Council to consider the elderly citizens on fixed incomes when considering the rate increase for the Transit System.

Mr. John Bruneau, Executive Director of the Abilene Council on Alcoholism, presented the Council with a letter from Mr. Leslie S. Ellis, President of the Council, concerning support for their original budget request and relating it to a percentage of the "mixed drink tax rebate" received by the City. He proposed that the Council allocate approximately 6.5% of this tax rebate for fiscal year 1982-83 and that a maximum of 7.5% be allocated in future fiscal years.

Mr. Earle Watts, member of the Board of Directors of the Council on Alcoholism, also supports the use of the mixed drink tax rebate and percentage allocation for funding to the Council on Alcoholism. He expressed appreciation to the City Council for their support and funding in the past.

Juanita Kring, 2333 Regent Dr., presented a letter to the Council requesting that service credits for retired City employees be updated fifty percent. Approximately twenty-five retired employees were present at the meeting.

Dr. Ben Pilcher, 3234 Beltway South, member of the Citizens Energy Council, which supports and directs the Energy Office for the City. He stated that he has written letters to each member of the Council requesting support for the Energy Office. He requested that the Council reconsider funding the Energy Office in the 1984-85 budget since he feels it will save the citizens of Abilene money.

Mr. Mark Whitton, representing the Abilene Fire Fighters Association, spoke in regard to the Fire Department budget and disseminated some written comments regarding three areas of concern: manpower, first response to medical emergencies, and salaries. He referenced the fire manning ordinance passed during an initiative election in 1981 regarding the Council stipulating annually the population. They feel the Council has not stipulated the annual population but reverted to the 1980 census population which does not reflect any annual increase. It is felt that at least six additional authorized positions are needed in fire suppression. The Association expressed an attempt to work within the system by asking the Council to act on the matter and not to force the Association into court action to resolve it.

Additionally, he solicited the Council's consideration and influence in helping the Fire Department acquire a "first response" to medical emergencies, which would of course reflect on the Fire

Department's budget and increase workload. He stated it is an increase in responsibility that most Abilene fire fighters would readily accept to benefit the community.

Thirdly, Mr. Whitton mentioned that the Abilene Fire Department salaries are not in line with fire department salaries of comparably sized cities. He stated there is a discrepancy in the number of salary levels in our Police and Fire Departments and suggested a solution to equalize the number of salary levels in both Departments by establishing equal pay for equally important professions as follows:

| Fire Fighter Salary | | Police Officer Salary |
|---------------------|-------|-----------------------|
| Recruit | equal | Recruit |
| 1 yr. fire fighter | " | 1 yr. police officer |
| 2 yr. fire fighter | " | 2 yr. police officer |
| 3 yr. fire fighter | " | 3 yr. police officer |
| Sr. fire fighter | " | 5 yr. police officer |

In closing, Mr. Whitton asked that the Council incorporate these three items into the 1984-85 budget.

Curtis Hawk, Acting City Manager, responded to the first response program question and stated that it has been a management program between the Fire Chief and Administration. A draft is presently being prepared and has been considered for several years. When the Abilene Emergency Medical Service contract is considered for renewal by the Council, in the upcoming month, the staff plans to report to the Council the progress on this program. He added that the program can be addressed in the 1984-85 budget and financial structure with an additional expenditure reflected in gasoline costs.

Mayor Stubbeman spoke in regard to the fire manning ordinance. It is extremely important the need to show as accurately as possible the exact population data; how it was determined. The Council used the 1980 census figures and added the population annexed since the 1980 census. We know the population estimates are arrived at by using a formula which is not exact and historically actual census counts are always lower, often significantly than planning estimates. Although the figure arrived at by the Council does not exclude the 1980 census population counted at Dyess Air Force Base, the Abilene Fire Department does not respond to fires at Dyess, except in the event of a need for mutual aid assistance, since Dyess does have its own fire department. We think the purpose of the manning ordinance is to see that an adequate number of fire fighters, which is defined at 1.5 fire suppression personnel per 1,000 population be established to provide protection. After examining the purposes and language of the ordinance, the difficulties of arriving at the exact population figures, and considering the needs of the community, the City Council has calculated and stipulated the population figure in the budget ordinance of 99,585.

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

Councilman Bridges favored allocating a percent of the mixed drink tax to the funding for the Council on Alcoholism based on last years figures. Councilman Nixon also supported the concept as well as Councilman Fogle. However, Councilman Fogle suggested the Council look at all the other agencies that have requested funding and possibly increase their funding if the Council on Alcoholism receives increased funding. Councilwoman Proctor-Shaw questioned the result of applying a percentage, when any Council would be able to alter the percentage.

Councilman Bridges moved to approve funding for the Council on Alcoholism at \$9,000 for 1984-85, based upon 5.37% of the mixed drink tax rebate for 1982-83, and the staff utilize that percentage of the tax rebate for 1983-84 when calculating funding for the Council in next years budget. The motion was seconded by Councilman Nixon and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

BUDGET-apply % of mixed drink tax rebate to funding of Council on Alcoholism, approved at 5.37%

00342

Roy McDaniel, Assistant City Manager, addressed the request for fifty percent increase in the updated service credit for retired employees. He explained to grant updated service credit for retired employees would require an updated service credit to active employees. He stated that the law has changed regarding the calculation of updated service credits for retirees and states the retirees update will be based upon a percentage of the CPI since their date of retirement, minus any previous increases they had received. Two increases were given to retirees, one in 1976 and 1980; one for 20% and the other 30%; therefore, anyone who retired prior to 1976, has received a total of 50% increases since their date of retirement. At the present time, if an increase was granted, those previous increases would be deducted from any future increase.

The retirees have requested a 50% increase, which would cost a total of \$19,829 in the 1984-85 budget, however, current active employees would also have to be increased. Calculating a 10% increase for active employees and 50% for retirees would benefit mainly the retirees that have retired between 1980 and 1984. Those that retired prior to 1980 have already received an update that would be deducted. There are approximately 132 current retirees and beneficiaries with an average retirement of \$331 per month and the average increase to those retirees would be \$24. He added that it is a very complex subject but these are the figures that were calculated. It is important to consider the unfunded liability in the upcoming years when considering the increase.

The staff reiterated that each year during budget preparation time, every aspect of the retirement system is reviewed with consideration given to retirees, as well as active employees nearing retirement and it was felt and presented that the ten year vesting program would best benefit all employees.

Mr. Charles Nolen, 2100 Glenwood Drive, spoke to the requested updated service credit for retired employees.

Curtis Hawk, Acting City Manager, responded to Mr. Pilcher's statement regarding the Energy Office and the staff feels the Energy Office is a needed program. He explained the procedure for budgeting programs that had previously been federally funded and that they must be considered a new program, once the City fully funds them for the first time. The staff will attempt to determine what functions of the Energy Office can be absorbed by other offices and possibly continue some of the activities. If the staff continues to support the activities of the Energy Office and cannot absorb the activities through other offices in the organization, this program will be presented for funding in the 1985-86 budget. Councilman Bridges commended the Energy Coordinator, Penny Boyett, and asked if she has been placed in another job in the City. Mr. Hawk echoed his sentiments and stated the staff is attempting to find her a job.

Councilman Fogle stated he would like to see the staff continue to look for ways to conserve energy and hoped we could find a place within our organization for some thought to be given to that and that the Council look at it again next year. Councilman Bridges commended Dr. Pilcher and the other members of the Energy Council and Office for their efforts.

Councilman Nixon moved approval on second and final reading of the ordinance approving revised budget figures for 1983-84, approving and adopting a budget for 1984-85, including Revenue Sharing and Community Development. The motion was seconded by Councilman Wheat and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

BUDGET-approve
1984-85, 2nd &
final read.
approved
092-1984

The ordinance is numbered 92-1984 and is captioned as follows:

AN ORDINANCE APPROVING REVISED BUDGET FIGURES FOR FISCAL YEAR 1983-1984; APPROVING AND ADOPTING BUDGET FOR THE FISCAL YEAR OCTOBER 1, 1984, THROUGH SEPTEMBER 30, 1985, FOR THE CITY OF ABILENE; APPROPRIATING FUNDS; AND CALLING A PUBLIC HEARING.

Mayor Stubbeman opened a public hearing for the purpose of considering the tax levy ordinance. No one present and desiring to be heard, the public hearing was closed.

Councilman Bridges moved approval on second and final reading of the ordinance approving the assessment roll for 1984 and levying an ad valorem tax for the City for the year 1984. The motion was seconded by Councilman Nixon and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

TAX-set levy for 1984, 2nd & final read. approved 093-1984

The ordinance is numbered 93-1984 and is captioned as follows:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, APPROVING THE ASSESSMENT ROLL FOR 1984, LEVYING AN AD VALOREM TAX FOR THE CITY OF ABILENE, TEXAS, FOR THE YEAR 1984; PROVIDING FOR THE ASSESSMENT AND COLLECTION THEREOF; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

Harvey Cargill, Jr., City Attorney, briefed the Council on the rate request from West Texas Utilities Company, however, Mr. Holman King, Vice-President W.T.U., is in route and it is requested that this item be postponed until later in the meeting. The Council granted the request.

The proponent for the oil and gas permit also is not present, and the Council, therefore, skipped down the agenda to the request for rate increase by Lone Star Gas Company.

Harvey Cargill, Jr., City Attorney, briefed the Council on the rate request from Lone Star Gas Company and introduced Mr. Bob Neyland, Touche Ross & Company, who will present the findings of the rate analysis. Mr. Neyland, Manager of the Dallas Office, presented the Council with a recommendation report, dated September 10, 1984. The report addressed the scope of review, recommendations, and results of their analysis. The recommendations are as follows:

- . Allow the company a rate increase to provide \$770,643 in additional revenue requirements for the Abilene, Texas, Distribution System, which represents a 4.6% increase over adjusted test year residential and commercial revenues. This amount is a reduction of \$197,050 from the Company's proposed additional revenue requirements of \$967,693. In the event that the City Council grant a franchise fee increase from 3% to 4%, the company should be allowed a rate increase providing \$947,021 in additional revenue requirements for the Abilene Distribution System. This represents a 5.6% increase over adjusted test year residential and commercial revenues.
- . The company would be allowed an invested capital rate base of \$5,183,737.
- . The company should be allowed an adjusted test year operating income of \$253,472.
- . The company should be allowed a fair rate of return of 12.55%, which reflects a return on common equity of 15.5%.

Mayor Stubbeman opened a public hearing to consider the aforementioned item. Mrs. Martha Harmon, District Manager for Lone Star Gas Company, approached the Council. She expressed that the company, when submitting their rate figures were very detailed and complete based on the actual operation in Abilene and that the entire request would be justified. The company will accept parts of the consultants fee, while they vary with them on their opinion. There is a compromise on the residential charges.

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

City Attorney Cargill recommended that the Council first consider the ordinance increasing the franchise fee from 3% to 4% and recommends its adoption.

Councilman Fogle moved adoption, on emergency basis, of an ordinance approving a natural gas franchise fee increase from 3% to 4% for Lone Star Gas Company. The motion was seconded by Councilman Bridges and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

FRANCHISE-Lone Star Gas franchise fee increased from 3% to 4%, emergency basis, approved 094-1984

The ordinance is numbered 94-1984 and is captioned as follows:

AN ORDINANCE APPROVING NATURAL GAS FRANCHISE FEE INCREASE FOR LONE STAR GAS COMPANY; DECLARING AN EMERGENCY; PROVIDING AN EFFECTIVE DATE.

Councilman Wheat moved to approve on second and final reading an ordinance granting a rate increase to Lone Star Gas Company and providing for a schedule of service charges, and a main line extension rate. The motion was seconded by Councilwoman Proctor-Shaw and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

FRANCHISE-Lone Star Gas Rate Increase approved, 2nd and final read. 095-1984

The ordinance is numbered 95-1984 and is captioned as follows:

AN ORDINANCE FIXING AND DETERMINING THE GENERAL SERVICE RATE TO BE CHARGED FOR SALES OF NATURAL GAS TO RESIDENTIAL AND COMMERCIAL CONSUMERS IN THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS; PROVIDING FOR THE MANNER IN WHICH SUCH RATE MAY BE CHANGED, ADJUSTED, AND AMENDED; AND PROVIDING FOR A SCHEDULE OF SERVICE CHARGES, AND PROVIDING FOR A MAIN LINE EXTENSION RATE.

Sandra Trosky, Assistant Land Agent, briefed the Council on a proposed oil and gas drilling permit #8408 located within the city limits and on private property. The drill site is not within the floodplain and the applicant is TDC Engineering, Inc., with Scott L. Taliaferro as the surface owner. Staff recommends the permit be granted as submitted, by oral resolution.

Mayor Stubbeman opened a public hearing to consider the aforementioned item and there being no one present and desiring to be heard, the public hearing was closed.

Councilman Bridges moved, by oral resolution, to grant an oil and gas drilling permit #8408 to TDC Engineering, Inc., as presented. The motion was seconded by Councilman Robinson and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon, and Mayor Stubbeman.

NAYS: None.

OIL & GAS-permit #8408 to TDC Eng., Inc. approved Oral

John Pierce, Land Agent, briefed the Council on a resolution concerning eminent domain proceedings for the FM 3438 Project, Parcel 3, Lance J. Trigg, Jr. and wife, Martha J. Trigg, Hartford Street. It has been determined that negotiations are futile on the aforementioned parcel and the final offer letter dated August 1, 1984, was delivered to Mr. & Mrs. Trigg by certified mail, with total compensation offered of \$2,200 for .375 acre of land.

There is one outstanding lien on the property in favor of United Savings of Texas and they have refused to execute the partial release of lien unless they receive the total \$2,200.

Councilwoman Proctor-Shaw moved to adopt the resolution concerning eminent domain proceedings for parcel 3, Lance J. Trigg and wife Martha J. Trigg, on Hartford Street, concerning the FM 3438 Project. The motion was seconded by Councilman Bridges and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

The resolution is numbered 65-1984 and is captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, DECLARING THE NECESSITY FOR ACQUIRING BY CONDEMNATION THE FEE SIMPLE TITLE TO CERTAIN DESCRIBED PROPERTY FOR RIGHT-OF-WAY PURPOSES OF THE F.M. 3438 PROJECT, AND ORDERING THE CONDEMNATION OF SAID PROPERTY TO PROCEED.

Mayor Stubbeman opened a public hearing for the purpose of considering the rate increase request by West Texas Utilities.

Mr. Holman King, Vice President West Texas Utilities, approached the Council and requested the Council take some action on the matter. It is their desire to have an end result of uniform rates that will go into effect at the same time throughout their system territory. Therefore, they request that the Council either deny the increase; accept it; adopt the City-intervene case as recommended by Touche Ross; or modify that case and adopt it so that it can be appealed and consolidated with the cases being developed before the Public Utilities Commission in Austin. Proceedings are developing to go before the Public Utilities Commission on the case. It is desirable to them for as many cities as possible to consolidate into that one case in order to achieve some uniformity.

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

Harvey Cargill, Jr., City Attorney, stated that the City's rate analyst, Touche Ross, recommends a \$9.1 million reduction in rates on September 4. West Texas Utilities filed an application for a rate increase of \$30.8 million on June 8, 1984. Staff recommends the Council adopt an ordinance reducing West Texas Utilities' rates by approximately 3% to 5%.

Councilman Nixon moved to adopt the ordinance as recommended by the staff and considered on second and final reading, approving electric utility rate schedules for West Texas Utilities. The motion was seconded by Councilman Robinson and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson and Nixon.

NAYS: None.

ABSTAIN: Mayor Stubbeman.

The ordinance is numbered 96-1984 and is captioned as follows:

AN ORDINANCE APPROVING ELECTRIC UTILITY RATE SCHEDULES FOR WEST TEXAS UTILITIES COMPANY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Director of Public Works Bob Whitehead briefed the Council on an award of bid and change order for remodeling of the Equipment Services Shop. Staff recommends the contract for this project be awarded to Don Faulkner in the amount of \$50,745 and approval of Change Order No. 1 be awarded also to Don Faulkner in the amount of \$9,250, for a total of \$59,995 for the project.

Councilman Nixon moved approval of the contract and change order no. 1 to Don Faulkner, as presented by the staff. The motion was seconded by Councilman Robinson and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

STR. IMPROVEMENTS-
F.M. 3438 Project.
condemnation
proceedings appd,
Parcel 3, Lance J.
Trigg, Hartford St
R65-1984

FRANCHISE-WTU Rate
request, 2nd &
final read.,
reduction in rates
approved
096-1984

AWARD BID & CON-
TRACT- Shop re-
modeling to Don
Faulkner & Change
Ord. No. 1,
approved
Oral

Director of Community Services Mike Hall briefed the Council on an award of bid for construction of the Women's, Infants' and Children's (W.I.C.) facility project. The project is funded by the State Health Department and an architect was selected to prepare the plans. A budget has been established for the project of \$95,000. Benchmark Company submitted the most advantageous bid of \$105,000. Since the bid received was higher than the budgeted amount, the architect submitted a list of items to be deducted from the base bid in change order no. one, placing the cost of construction at \$95,000. Staff recommends the Council award the construction contract to Benchmark Company and approve change order no. one, for a total project cost of \$95,000.

Councilman Bridges moved to award the construction contract for the W.I.C. facility project to Benchmark Company and adoption of change order no. one, as presented by the staff. The motion was seconded by Councilman Wheat and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

AWARD BID &
CONTRACT-WIC
facility to Bench-
mark Co., and
change order #1
approved
Oral

Director of Community Services Mike Hall introduced Mrs. Amber Cree, Chairman of the Parks and Recreation Board, and Dr. Ralph Hester, Past Chairman of the Board, to the Council to present the Parks Master Plan.

Dr. Hester began the presentation with a brief overview of the Plan. He stated the project was completed in-house with the cooperation of the Community Services Department, Planning Department, members of the subcommittee of the Parks Board and the citizens of Abilene. He commended individually, Mr. Bob Payne, and Mr. Nelson Ho, Planners, for the tremendous effort they contributed to the project.

Dr. Hester pointed out that nothing in the plan is permanent nor does it commit the Council other than a philosophy of future growth and development of the City's parks and recreation facilities. There are specific goals and objectives for long range development which covers all areas including the Zoo and Golf Course. The Plan considers the joint utilization of facilities and joint acquisition of facilities.

Mrs. Cree summarized the Plan by adding that it reflects on the quality of life for the citizens of Abilene and that the Board is very proud to submit this Plan to the City Council for their consideration and adoption.

The Council commended the staff and every member of the Parks and Recreation Board for their proceedings of the in-house development of the Plan and the time and effort put forth in the creation of such a complete Plan.

Councilman Fogle moved to approve and accept the Parks and Recreation Master Plan for the City in concept. The motion was seconded by Councilman Bridges and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

PARKS & COMM. SVCS
approve concept
of Parks Master
Plan
Oral

Terry Meza, Executive Director of the Abilene Economic Development Corporation (A.E.D.C.), presented the Council with the Corporation's annual budget for fiscal year 1984-85. The Board of Directors of the A.E.D.C. considered and approved for submission to the Council the budget on September 11, 1984. The budget estimated total expenditures of \$131,264.

Councilman Bridges moved approval of the Abilene Economic Development Corporation's budget for fiscal year 1984-85 in the amount of \$131,264. The motion was seconded by Councilman Robinson and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

BOARD & BUDGET
A.E.D.C. 1984-85
budget adopted

Dr. Bridges requested that the A.E.D.C. Board, when presenting its proposed 1985-86 budget, also include revised 1984-85 figures for a comparison.

00347

Director of Water Utilities Dwayne Hargesheimer presented to the Council an ordinance amending the Water Conservation Plan concerning modifying Stage 4 of the Plan, increasing the fines from \$200 to \$1,000 for Stages 4 and 5, and some minor revisions. The modifications for Stage 4 would result in a prohibition of lawn watering and vehicles, unless the washing of a vehicle is in the immediate interest of the public health, safety, or welfare, or the washing is at a commercial car wash meeting specific characteristics and only operating Tuesday through Saturday.

Mr. Buzz Jones, 3117 S. Danville, independent nursery owner. He commended the hard work that the Water Department is performing to try and conserve the water. He supports their efforts and will continue to support and work with them. He recommends a change in the ordinance proposed to allow lawn watering between the hours of 5 a.m. to 9 a.m. every ten days. Currently, the ordinance allows for watering shrubs and trees with a hand-held hose or bucket any day at any time. He further proposes, to work in conjunction with the lawn watering, that watering for shrubs and trees only occur between 7 a.m. and 12 noon on any day. Thereby, this does not increase the water usage, rather redistributes it to accommodate both the shrubs and trees and lawns. In his opinion, the next four weeks will be a very critical stage for lawns and if watering is completely eliminated, approximately 80% of the lawns will be destroyed and not come back in the spring.

Mr. John Hemphill, E-Z Serve, Inc., approached the Council regarding the restrictions place on the commercial car washes. E-Z Serve favors sharing the responsibility of water rationing with other citizens of Abilene, however, they feel any rationing program that will be adopted should be based on fairness and equity. E-Z Serve operates two automatic car washes. They feel the drought situation should not present an opportunity for a competitor in a business to take advantage of their competition and get an unfair advantage that is imposed by government intervention. He feels some restrictions should be adopted that addresses all the car washes instead of singling out certain ones.

The Council and staff discussed in detail some of the following areas of concern regarding amending the Water Conservation Plan:

- . maintaining Lake Phantom at a certain level;
- . singling out certain car washes;
- . use of Lake Kirby water for watering the golf courses.
- . affect of the drought and conservation measures on the City's water supply contracts;
- . feasibility of an additional pipeline to Hubbard Lake;
- . regulating or decreasing water usage for cooling towers;
- . concern of the local schools regarding watering their ballfields;
- . restricting water consumption for other commercial users;
- . using sewer effluent for lawn watering;
- . allowing some lawn watering on certain days;
- . tell the other cities under water contract not to water outside.

The staff reported the current condition of Lake Fort Phantom and elevation level of the Lake; the consumption of water used, for outside watering as well as total consumption; water evaporation. The Council concluded that there is a need to monitor Stage 4 and determine the value of eliminating outside watering, and the equity of watering with hoses or sprinklers. It was felt there is an urgent necessity to take strong steps to reduce the Lake level from dropping any further. Therefore, Councilman Fogle moved to approve the ordinance amending the Water Conservation Plan as presented by the staff, on emergency basis, and that the staff report back to the Council at the next regular Council Meeting on the areas of concern discussed during today's meeting. The motion was seconded by Councilman Bridges and the motion carried.

AYES: Councilman Bridges, Councilwoman Proctor-Shaw, Councilmen Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

WATER UTILITIES &
CODE- amend Water
Conservation Plan,
emergency basis
approved
097-1984

00348

The ordinance is numbered 97-1984 and is captioned as follows:

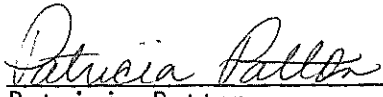
AN ORDINANCE AMENDING CHAPTER 32, UTILITIES, OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AND DECLARING AN EMERGENCY.

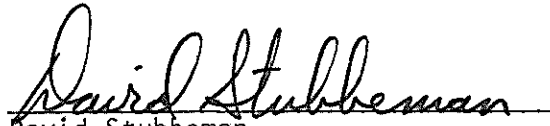
The Council convened into executive session in accordance with law, to consider the appointment and evaluation of public officials, pending and contemplated litigation and to discuss the purchase, exchange or value of real property.

The Council reconvened in public session and reported no action taken during executive session.

The Council requested an opinion of the lawn watering situation from the City's Golf Course Superintendent, therefore, Perry Turnbow approached the Council. Mr. Turnbow stated that possibly over 85% of the common lawn grasses are bermuda, which is very tough grass. Most of the grasses in the community are currently being kept in an acceptable condition for moisture levels. There is some stress, but approximately 80% are adequate, therefore, keeping that in mind, during the next four weeks, they should not die. However, the 20% that is not adequately watered could die.

There being no further business, the meeting was adjourned at approximately 4:10 p.m.


Patricia Patton
City Secretary


David Stubbeman
Mayor

PUBLIC NOTICE

A JOINT MEETING OF THE ABILENE CITY COUNCIL AND THE REINVESTMENT ZONE NUMBER ONE, CITY OF ABILENE, (TAX INCREMENT BOARD), WILL BE HELD ON MONDAY, SEPTEMBER 17, 1984, AT 1:00 P.M. IN THE FIRST NATIONAL BANK'S OLD BOARD ROOM, 401 CYPRESS, ABILENE, TEXAS, TO CONSIDER ITEMS ON THE FOLLOWING AGENDA:

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NUMBER ONE
(Tax Increment Board)

AGENDA

September 17, 1984

First National Bank

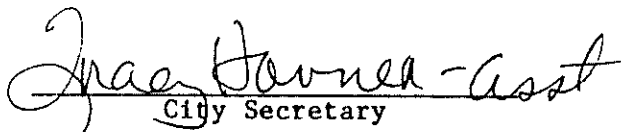
1:00 P.M.

Board Room-Second Floor

1. Call the Meeting to Order
2. Consultant Workshop to Discuss Downtown Needs, Opportunities and Constraints
3. Adjournment

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 13 day of September, 1984, at 5:00.


City Secretary

**Minutes are located in the Reinvestment Zone FILE located in the City Secretary's Office.

00350

MINUTES

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NO. 1 (Tax Increment Board)

FOLLOWING ARE THE MINUTES OF A JOINT MEETING OF THE ABILENE CITY COUNCIL AND THE ABILENE REINVESTMENT ZONE NUMBER ONE (TAX INCREMENT BOARD), HELD ON THE 17TH DAY OF SEPTEMBER, 1984, AT 1:00 P.M. IN THE BOARD ROOM OF FIRST NATIONAL BANK. THE FOLLOWING LIST INDICATES ATTENDANCE AT THIS MEETING:

City Council Members Present: David Stubbeman, Mayor
Welton Robinson
Walter E. Wheat
Julian C. Bridges
A.E. Fogle, Jr.
Billye Proctor-Shaw

City Council Members Absent: Harold Nixon

Tax Increment Board Members Present: H.C. Zachry
Lee Moore
Jim Tittle
Sara Hudman
Walter Johnson
Downing A. Bolls, Sr.
Wade Terrell
Joe Cannon
Sam Waldrop

Tax Increment Board Members Absent: Raymond McDaniel, Jr., Chairman
Syd Niblo
Frank Puckett
Mel Richards
Mike Young, Jr.
Glen Churchill
Jesse Harris
Lee Underwood
Adolfo Gonzales
Dick Spalding
Lynn Barnett

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City Staff Present: Roy McDaniel, Assistant City Manager
Lee Roy George, Director of Planning
Wayne Kurfees, Director of Traffic
and Transportation
Bradley Stone, Principal Planner
Robert Payne, Principal Planner
Patricia Patton, City Secretary
John Hancock, Senior Planner
Edlyn Vathauer, Planner
Ron Quarles, Planner

Media Present: John E. Turner, KFMN Radio
Janis Cochran Test, KWKC Radio
Richard Horn, Abilene Reporter-News

Others Present: Nicholas Trkla, President,
Trkla, Pettigrew, Allen and Payne
Ron Bussey, Metro Economics
Brian Bochner, Barton-Aschman
Jay Fisher, Barton-Aschman
Charles Nolen

In the absence of Raymond McDaneil, Jr., the meeting was chaired by H.C. Zachry. Mr. Zachry explained that the purpose of this meeting was to receive a report on the completion of Phase I of downtown redevelopment by the firm of Trkla, Pettigrew, Allen and Payne. This report was made through the presentation of two reports: (1) assessment of conditions in the downtown area, and (2) report of possible financing vehicles that may be utilized by the district.

The Council and Board members were provided with four (4) discussion papers. Mr. Trkla stated that these papers are to be considered as draft documents subject to the review of the Council and TIF Board. The objective is to put together a project plan that has the maximum amount of input of those who live and work in the community and understand the situation fully. It was emphasized that this first meeting is focused on issues - issues that are understood and agreed upon by both the redevelopment specialists and the City representatives. Mr. Trkla stated that the most overriding issue is that the redevelopment specialists have very serious concerns as to whether or not the people of Abilene have the capacity to bring the public and private sectors together with a unity of purpose with respect to revitalizing and strengthening the downtown. The present conditions in the downtown area coupled with the growth trends in this market area indicate that the downtown is already showing serious evidence of decline, economically and physically. Also, the outward growth will continue unless some conscientious efforts are made to reverse some of these trends.

000350-B

Mr. Trkla described the process (which is in three major phases) which will be utilized by the redevelopment specialists.

Phase I - Designed to identify the basic issues represented in terms of needs, opportunities and constraints; but, primarily to serve as a basis for the next phase

- Review all existing reports, documents and publications completed by the City, past consultants, public interest groups and the Chamber of Commerce to identify the basic project and define planning issues
- Key people interviews - the range of attitudes and perceptions gathered at these interviews will be summarized
- Marketability and economic feasibility analysis
- Planning and urban design analysis
- Circulation and parking analysis
- Project improvements and engineering analysis
- Financial strategies analysis
- Synthesis of needs and opportunities

Phase II - Evaluate the alternatives

- Land use and circulation and parking concepts
- Basic planning unit for the downtown
- Actions to be taken
- Alternatives with respect to public improvements, parking, improvements from private sector which represent the building blocks of specific projects that might be incorporated into an overall strategy

Phase III - Refined project plan

- Basic overview plan for guiding the downtown
- Strategy and project plan components as identified under State law and as mandated to be identified through the TIF Board

o Regional Setting

Overall, as identified in the market analysis, there is a modest but steady growth but in a trade area that is very large. The downtown area is located strategically in the center of the community within the major regional circulation system. An interesting development pattern is reflected in this area in that the growth to the south and southwest has shifted the "center of gravity." This is one of the main reasons why the downtown has seen such an economic depression. An interesting phenomenon is that with the flood management problems growth is being somewhat

00350 - C

squelched in this area and new growth is taking place in the north and northeast. (This information is contained in the handout entitled "Downtown Abilene Project Plan - Planning and Design Analysis.") The great frame of the downtown contains areas in need of overall environmental improvement. This frame or entrance to the downtown does not convey a positive image.

Brian Bochner with the firm of Barton-Aschman addressed the traffic and parking issues. Some of the issues and problems discussed included:

- o approach to downtown area
- o circulation issues in the CBD
- o parking supply and occupancy

Ron Bussey with Metro Economics presented the Marketing Overview work paper to the Council and Board members. Mr. Bussey stated that in preparing this work paper he had an opportunity to review a great deal of information about the economy, land use inventory, and development trends in the CBD. In doing this the perimeters and potential for certain types of development appropriate to the downtown area have been identified. "The following market-oriented 'building block' developments have been identified as being market supportable within downtown Abilene over the next six-year period:

- o Office development (such as the First National Bank facility)
- o Retail development (in the form of a specialty center - 65,000 sq. ft.)
- o Hotel development (200+ rooms with meeting facility)
- o Housing (Within the next six years, it is anticipated that an additional 10,000 housing units will be needed within Abilene's metropolitan market.)

Mr. Trkla stated that as the redevelopment review proceeds into the next phase, it will take a very committed public and private cooperative effort. The competition among the various factions within the downtown must attempt to step above individual values and interests and pull together to find the common ground upon which downtown revitalization must be based. Mr. Trkla provided maps delineating the following areas:

- o location of a target area in which to begin the revitalization process
- o location of a major pedestrian connection to bring the north and south sides of the downtown together
- o protective zone - provides "edge" to downtown

Mr. Trkla then opened the meeting for questions and discussion:

- o The question was asked if redevelopment specialists had had any communication with the railroad people as to what might be done, if anything, with the property on which their facilities are located.

00350-D

Mr. Trkla responded that he wanted to have more information in the formulative stage as to what some of our objectives are before this is done.

- o Discussed briefly was the issue of downtown parking, both present and future
- o The question was asked where should redevelopment begin.

Mr. Trkla stated that the first step is to get in place the public/private interface. This means that the leading educators, bankers, business persons along with the "City fathers" must be involved in this process and to equate whatever legal and financial mechanism they will need so that their commitment can be reflected. This will require the identification of the first "near term" objective. An attempt should be made to identify a combination of public and private actions that will come together in a targeted zone.

Public actions - public buildings, public improvements in the rights-of-way and parking

Private actions - retail complex, remove public impediments (such as those that may be associated with the Drake Hotel) to allow private sector involvement, and identify growth potential area and stimulate interest in this area

At this point the work paper on Financial Resources Analysis was reviewed. Mr. Trkla stated that the financial planning, as is the entire process, is incremental. "The objective of this task is to identify and evaluate the financial resources that may be made available to assist in the implementation of the Project Plan for the Reinvestment Zone Area. The federal programs that may be investigated for federal funding include:

- o Urban Development Action Grants (UDAG)
- o Community Development Block Grants (CDBG)
- o Housing Development Grants (HODAG)
- o Federal-Aid Highway Funding Programs
- o Public Transportation Funding

State and local programs include:

- o Industrial Revenue Bonds
- o Tax Increment Financing

Mr. Trkla stated that all of these programs are primarily good because of the leverage capacity they afford.

00350-E

Mr. Trkla explained that the information provided at this meeting is intended as a summary and an inventory. The usage and practicability of usage will be applied when looking at alternatives in the next phase of the process.

Phase II of the process will be a four to six week period addressing "Evaluation of Alternatives." Once a consensus position as to what are the existing conditions and issues has reached between the redevelopment specialists and the City alternative development concepts can be addressed. The overall master plan for the downtown consisting of the functional land use, circulation, parking concept and basic urban design for the downtown will be prepared by identifying alternatives. To lead into this task, a statement on the basic planning and design principles and standards will be prepared. At the end of the four to six week period the result of the workshops held during this time frame will be presented as the preferred development concept for the downtown, a preferred list of projects that represent the "building blocks" and the preferred strategy. This becomes the basis for the "Refinement" stage.

The date of the next meeting was scheduled for October 2, 1984. There being no further business, the meeting adjourned.

Lee Roy George, Director
Planning Department

Raymond McDaniel, Jr., Chairman
Abilene Reinvestment Zone No. One

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