

Pre-Council Work Session of the Mayor and City Council of the City of Abilene, Texas, to be held in the Basement Conference Room of City Hall on Thursday, December 6, 1984, at 8:30 a.m. to consider the following:

1. Discuss consent and/or regular agenda items.

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, December 6, 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 Julian C. Bridges.
3. APPROVAL OF MINUTES: Regular City Council Meeting held November 15, 1984
4. AWARDS:

Ceremony for outgoing Board Members.

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
 - a. Consider on first reading - an amendment to The Fairways Planned Development (PD) ordinance #1045 concerning modifying the requirements for screening swimming pools and set a public hearing for December 20, 1984, at 9:00 a.m.
 - b. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located at N. 2nd Street and Kirkwood Avenue, and set a public hearing for December 20, 1984, at 9:00 a.m.
 - c. Consider on first reading - reclassification request from AO (Agricultural Open Space) to HI (Heavy Industrial) district, located on F.M. 600, approximately 7 miles north of I-20, and set a public hearing for December 20, 1984, at 9:00 a.m.
 - d. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located at 202 Graham, and set a public hearing for December 20, 1984, at 9:00 a.m.
 - e. Consider on first reading - reclassification request from RM-2 (Residential Multi-Family) to LC (Limited Commercial) district, located in the 2300 block of Old Anson Road, and set a public hearing for December 20, 1984, at 9:00 a.m.
 - f. Consider on first reading - reclassification request from O (Office) to GC (General Commercial) district, located at Rolling Green & Ridgemont Drives, and set a public hearing for December 20, 1984, at 9:00 a.m.
 - g. Consider on first reading - street name change being Linda Joy Drive to Buffalo Gap Road and set a public hearing for December 20, 1984, at 9:00 a.m.
 - h. Consider on first reading - an ordinance amending Chapter 18, Abilene Municipal Code, concerning parking meter rates.
 - i. Consider on first reading - an ordinance amending Chapter 27, Refuse, Abilene Municipal Code, concerning rates and charges; Resolution adopting current rate schedule.

6. Resolutions
 - a. Oral Resolution to consider various Interlocal Agreements with Taylor County including, Ambulance, Bookmobile, District Attorney Investigator, Fire Fighting, and Health.
 - b. Oral Resolution ratifying Interlocal Agreement with Taylor County for Animal Control Services.
 - c. Resolution designating the City Manager as authorized representative for the Texas Department of Water Resources grant project.
 - d. Resolution to consider renewal of Mutual Aid Agreement with Dyess A.F.B. for Fire Protection.
 - e. Grant Easement, being a utility easement to Southwestern Bell, located at Cove and East Lake Roads at Lake Ft. Phantom Hill.
 - f. Oral Resolution authorizing staff to pursue professional training services with David S. Alcorn.
7. Award of Bid
 - a. Computer System for the Health Department.
 - b. Microprocessors for various Divisions.
 - c. Miscellaneous vehicles for Equipment Services Division.
 - d. Remodeling of City Hall Annex Building.

REGULAR AGENDA

8. Ordinances & Resolutions
 - a. Public Hearing - consider on second and final reading - a reclassification request from RM-3 (Residential Multi-Family) to PDR (Planned Development Residential) District located in the 3800 block of Wisteria Way.
 - b. Public Hearing - consider on second and final reading - a reclassification request from RM-3 (Residential Multi-Family) to O (Office) District, located at 1682 Hickory.
 - c. Public Hearing - consider on second and final reading - a reclassification request from AO (Agricultural Open Space) to HC (Heavy Commercial) District, located on West Highway 80.
 - d. Public Hearing - consider on second and final reading - a reclassification request from RM-3 (Residential Multi-Family) to HC (Heavy Commercial) District, located at 1026 Elm.
 - e. Public Hearing - consider on second and final reading - a thoroughfare abandonment being a 20' north-south alley, located between South 8th & South 10th Streets.
 - f. Public Hearing - consider on second and final reading - amendment to Chapter 18, Abilene Municipal Code, to prohibit parking on Sayles Boulevard from South 20th Street to a point south of South 24th Street.
 - g. Resolution for Abilene Higher Education Facilities Corporation regarding the issuance of bonds.
 - h. Oral Resolution to consider amendment of Abilene Bass Club's lease at Lake Fort Phantom.
 - i. Oral Resolution to consider Street Use License to College Heights Elementary School.
9. Award of Bid
 - a. Multi-user microcomputer for the Police Department.
10. Other Business
 - a. Discuss Water Conservation Plan.
 - b. Consider staff recommendation concerning handicapped transportation and set a public hearing for December 20, 1984.
 - c. Consider Dyess Area Study.
 - d. Pending and Contemplated Litigation.
 - e. Appointment and Evaluation of Public Officials.
 - f. Discuss Police Pay Petition.

ADJOURN

00405

PUBLIC NOTICE

A JOINT WORKSHOP WITH THE MAYOR, CITY COUNCIL, PLANNING AND ZONING COMMISSION AND LANDMARKS COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 6, AT 3:00 P.M. IN THE CITY COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL, 555 WALNUT, ABILENE, TEXAS, TO CONSIDER THE ITEMS ON THE FOLLOWING AGENDA:



Lee Roy George, Director
Planning Department

CITY COUNCIL
PLANNING AND ZONING COMMISSION
LANDMARKS COMMISSION

December 6, 1984

AGENDA

1. Call the Meeting to Order
2. Discussion of Landmarks Ordinance and Survey of Historic Structures
3. Adjournment

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 28 day of November, 1984, at 10 00 AM.


City Secretary

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

The City Council of the City of Abilene, Texas, met in a Pre-Council Work Session on December 6, 1984, at 8:30 A.M. in the Basement Conference Room of City Hall. Mayor David Stubbeman was present and presiding with Councilmen Julian Bridges, Councilwoman Proctor-Shaw, Councilmen Walter E. Wheat, A. E. Fogle, Jr., Welton Robinson and Harold Nixon. Also present were City Manager Jim C. Blagg, City Attorney Harvey Cargill, Jr., City Secretary Patricia Patton, and various members of the City staff.

Mr. Blagg briefed the Council on the remodeling of the City Hall Annex and the award of that construction contract. He reviewed with the Council the future plans for the use of the office space in that building and the utilization of the office space in City Hall that will be abandoned by those offices that will move to the City Hall Annex.

Director of Building Inspections Bob Fowler explained to the Council that the plans and specifications for this remodeling job were drawn by the architect and the City received very good bids for the construction. The bids came in so good, that it allows us to fund the alternate items. The Council discussed the flat fee payment to the architect for this item. Councilman Robinson questioned whether this building would be affected by any of the recommendations from the Reinvestment Zone Board of Directors. The staff responded that it did not look like this building would be affected by any of their recommendations, at least not at this time.

David Wright, Director of Finance, briefed the Council on the purchase of the multi-user microcomputer for the Police Department. This is a step in providing the Police Department with adequate management information systems. It will not solve all the record management problems and the other needs that they have, but it is a good starting point. This is a multi-user system whereby the Police Department can place six terminals throughout the office areas and have better utilization of the information they need. It is mainly a word processing system and indexing system.

Police Lieutenant Bill Stovall reiterated the statements made by Mr. Wright on the utilization of the equipment in the Police Department. The system will be a tremendous help to the record keeping process.

Councilmen Bridges and Nixon questioned the award of bid on the vehicles for various divisions, specifically, item #12 being a one ton cab and chassis. The recommended low bidder by the staff is Max Murrell at \$10,967; however, Star-Lincoln-Mercury's bid came in at \$10,818, which is a little lower. Staff explained that Star-Lincoln did not bid the body with that bid price and \$2,010 would have to be added to their bid for a comparable vehicle to that one bid by Max Murrell.

Councilman Bridges questioned the supervisory training program with Dr. David Alcorn and asked if this was a new program. Pamela Collins, Personnel Director, explained that the City conducted a similar program last year with Dr. Alcorn and received good feedback from the employees. This year's program would be for Division Heads and upper-level supervisors. The Council expressed some interest in attending the program.

Councilman Bridges explained some amendments to the minutes that he would like made, and after reviewing them, the corrections were duly recorded.

Councilman Fogle questioned the general insurance provisions that the City requires of a party, specifically, that for the Bass Club and the Abilene Independent School District and the cost for same. Risk Manager Ron Pollard responded that for the School District, the insurance would be very expensive for this street use license, because the School District does not have

an insurance plan. They would have to buy insurance for this one item. In regard to the Bass Club, costs would be approximately \$100 to \$150 per year. Councilman Fogle questioned whether the hold harmless clause would be satisfactory to cover the City. City Attorney Harvey Cargill stated that he has discussed this with the School's attorney and they are agreeable to the hold harmless clause that the City is asking for in this street use license and it is not as sufficient as supplying insurance and having the hold harmless clause, but it may have to suffice. The staff recommendation is to require the insurance, but from a practical standpoint, it does not look like the School District can get the insurance. In light of that, we could issue the permit with the hold harmless clause.

There being no more questions on any of the agenda items, the meeting was recessed to the City Council Chambers for the Regular Council Meeting.

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 December 6, 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 City Manager Jim C. Blagg, City Attorney Harvey Cargill, Jr., and City Secretary Patricia Patton.

Invocation was given by Councilman Julian C. Bridges.

Mayor Stubbeman and City Secretary Patricia Patton presented certificates of appreciation to sixteen board and commission members whose terms have expired. The certificates express the Council's appreciation to those board members for their untiring volunteer service to the community.

Two corrections were made and duly recorded to the minutes of the Regular City Council Meeting held November 15, 1984. There being no other additions or corrections, the minutes stand approved.

Mayor Stubbeman removed item 5a, being an amendment to The Fairways Planned Development ordinance concerning modifying the requirements for screening swimming pools. The item was withdrawn by the staff, due to insufficient notification to all property owners involved. It will be resubmitted to the Planning & Zoning Commission next month.

Councilman Nixon moved approval of the consent agenda items 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i, 6a, 6b, 6c, 6d, 6e, 6f, 7a, 7b, 7c and 7d, as shown below and as presented. 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.

5. Ordinances

- a. Removed from the agenda.
- b. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located at N. 2nd Street and Kirkwood Avenue, and set a public hearing for December 20, 1984, at 9:00 a.m.

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.

The following items 5c through 5f contain an identical caption as 5b, therefore, it will only appear one time.

- c. Consider on first reading - reclassification request from AO (Agricultural Open Space) to HI (Heavy Industrial) district, located on F.M. 600, approximately 7 miles north of I-20, and set a public hearing for December 20, 1984, at 9:00 a.m. (Appealed item.)
- d. Consider on first reading - reclassification request from RM-3 (Residential Multi-Family) to GC (General Commercial) district, located at 202 Graham, and set a public hearing for December 20, 1984, at 9:00 a.m.
- e. Consider on first reading - reclassification request from RM-2 (Residential Multi-Family) to LC (Limited Commercial) district, located in the 2300 block of Old Anson Road, and set a public hearing for December 20, 1984, at 9:00 a.m.

- f. Consider on first reading - reclassification request from O (Office) to GC (General Commercial) district, located at Rolling Green & Ridgemont Drives, and set a public hearing for December 20, 1984, at 9:00 a.m.
- g. Consider on first reading - street name change being Linda Joy Drive to Buffalo Gap Road and set a public hearing for December 20, 1984, at 9:00 a.m.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, CHANGING THE NAME OF LINDA JOY DRIVE TO BUFFALO GAP ROAD.

- h. Consider on first reading - an ordinance amending Chapter 18, Abilene Municipal Code, concerning parking meter rates.

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.

- i. Consider on first reading - an ordinance amending Chapter 27, Refuse, Abilene Municipal Code, concerning rates and charges; Resolution adopting current rate schedule.

AN ORDINANCE AMENDING CHAPTER 27, "REFUSE", BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; AND PROVIDING A SEVERABILITY CLAUSE.

The Resolution is numbered 72-1984 and is captioned as follows:

A RESOLUTION RELATIVE TO CHAPTER 27, REFUSE, ABILENE MUNICIPAL CODE.

6. Resolutions

- a. Oral Resolution to consider various Interlocal Agreements with Taylor County including Ambulance, Bookmobile, District Attorney Investigator, Fire Fighting and Health.
- b. Oral Resolution ratifying Interlocal Agreement with Taylor County for Animal Control Services.
- c. Resolution designating the City Manager as authorized representative for the Texas Department of Water Resources grant project.

The Resolution is numbered 73-1984 and is captioned as follows:

A RESOLUTION OF THE CITY OF ABILENE, TEXAS, DESIGNATING THE CITY MANAGER AS SIGNATORY AGENT FOR THE TEXAS DEPARTMENT OF WATER RESOURCES.

- d. Resolution to consider renewal of Mutual Aid Agreement with Dyess A.F.B. for Fire Protection.

The Resolution is numbered 74-1984 and is captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE RENEWAL OF MUTUAL AID AND FIRE PROTECTION AGREEMENT WITH DYESS AIR FORCE BASE.

- e. Grant Easement, being a utility easement to Southwestern Bell, located at Cove and East Lake Roads at Lake Ft. Phantom Hill. This easement was granted by oral resolution.
- f. Oral Resolution authorizing staff to pursue professional training services with David S. Alcorn.

7. Award of Bid

- a. Computer System for the Health Department. Bid was awarded to Commercial Systems in the amount of \$23,166.
- b. Microprocessors for various Divisions. The bids were awarded as follows:

Eight (8) Microprocessors with 10 Meg Disk to Radio Shack of Fort Worth, Texas, in the amount of \$27,288.40.

Two (2) Modems, Three (3) Letter Quality Printers, Two (2) Acoustical Covers, and One (1) Sheet Feeder to Entre Computer Center - Digital, Abilene, Texas in the amount of \$7,670.40.

Eight (8) Rough Draft Printers @ 100 CPS to Digital Equipment Corporation of Lubbock, Texas, in the amount of \$3,614.00.

Basic Software for above to Radio Shack of Fort Worth, Texas, in the amount of \$6,680.60.

Total recommendation is \$45,253.40.

- c. Miscellaneous vehicles for Equipment Services Division. The bids were awarded as follows:

The following items were awarded to Cee Gray of Abilene, Texas:

<u>Item</u>	<u>Amount</u>
27 Police Cars	\$277,182.00
1 Sedan for Fire Department	\$ 9,670.00
1 Suburban	\$ 11,616.00
1 Blazer	\$ 9,211.00
1 12 Passenger Window	\$ 12,816.00
3 Mini Size Pickup	\$ 17,178.00
1 Mini Size Pickup	\$ 7,826.00

The following items were awarded to Max Murrell of Merkel, Texas:

<u>Item</u>	<u>Amount</u>
2 5 Passenger Cargo	\$ 18,834.00
4 1/2 Ton Step Side Pickup	\$ 28,960.00
2 1 Ton Cab & Chassis	\$ 21,934.00
2 2 Ton Cab & Chassis	\$ 28,180.00

The following item was awarded to Arrow Ford of Abilene, Texas:

<u>Item</u>	<u>Amount</u>
9 Sedans	\$ 80,965.89

The following item was awarded to Hughes Diesel of Tye, Texas:

<u>Item</u>	<u>Amount</u>
1 2 ton w/14' Platform	\$ 17,132.79

The following item was awarded to Treanor Company of Abilene, Texas:

<u>Item</u>	<u>Amount</u>
2 Single Axle Dump	\$ 67,346.58

Total recommendation is \$608,852.26.

- d. Remodeling of City Hall Annex Building. The bid was awarded to Benchmark Company of Abilene, Texas, in the amount of \$79,999.00, and includes alternates #1, #2, & #4.

John Hancock, Senior Planner, briefed the Council on a reclassification request from RM-3 (Residential Multi-Family) to PDR (Planned Development Residential) district located in the 3800 block of Wisteria Way. The ordinance requires setback requirements of 25' from Wisteria Way. A different site plan has been submitted which shows a new canopy projected from the building over part of the driveway in the direction of Wisteria Way. The new canopy is closer to the street, to the front building line than that 25' stipulation. The staff and Planning & Zoning Commission recommend approval of this project and the ordinance subject to resolution of this conflict of the setback requirements.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and the following persons spoke in favor:

- . Randy Wilson, #10 Lilac Circle.
- . Tim McClarty, Project Architect, read aloud a change in the Specific Modifications, Part 7, Paragraph 5 to add the following phrase to the end of the sentence: "except that an open porch or canopy with a roof but no vertical walls, may extend into the required front yard no more than ten (10) feet over, and a length of no more than sixty-five (65) feet. Columns supporting the covered canopy and located within the required front yard, shall be no more than ten (10) feet thick.

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

Councilwoman Proctor-Shaw commended the Developers and the people of the neighborhood for working together to solve their problems.

Councilwoman Proctor-Shaw moved to approve the ordinance being a reclassification request from RM-3 to PDR district, located in the 3800 block of Wisteria Way, with the changes as agreed upon by the staff and Mr. McClarty, on second and final reading. 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 ordinance is numbered 114-1984 and is captioned as follows:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 21, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING WISTERIA PLACE PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

John Hancock, Senior Planner, briefed the Council on a reclassification request from RM-3 (Residential Multi-Family) to O (Office) district, located at 1682 Hickory. The Planning and Zoning Commission recommend approval of the request, as well as the staff.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and the following person spoke in favor of the item:

- . Norman Bonds, Business Manager for Dr. Ramsey.

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

Councilman Bridges moved approval of the reclassification request from RM-3 to O, located at 1682 Hickory, on second and final reading 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.

The ordinance is numbered 115-1984 and is captioned as follows:

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

John Hancock, Senior Planner, briefed the Council on a reclassification request from A0 (Agricultural Open Space) to HC (Heavy Commercial) district, located on West Highway 80. The Planning & Zoning Commission and the staff recommend approval of the request with the requirement that any future outdoor storage of goods or materials on the property be effectively screened from view with a solid, opaque fence.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and the following person spoke in favor of the item:

. David Adams, Curry Engineering, representing the proponent.

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

Councilman Bridges commended the staff on the screening procedure and hopes that all entrances to the City will be properly screened, making the entrance thoroughfares more attractive.

Councilwoman Proctor-Shaw moved to approve the reclassification request from A0 to HC district, located on West Highway 80, on second and final reading, as presented by the staff. 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 116-1984 and is captioned as follows:

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.

John Hancock, Senior Planner, briefed the Council on a reclassification request from RM-3 (Residential Multi-Family) to HC (Heavy Commercial) district, located at 1026 Elm. The Planning and Zoning Commission and the staff recommend approval.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and there being no one present and desiring to be heard the public hearing was closed.

Councilman Wheat moved to approve the reclassification request from RM-3 to HC district, located at 1026 Elm, on second and final reading, 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.

The ordinance is numbered 117-1984 and is captioned as follows:

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.

John Hancock, Senior Planner, briefed the Council on a thoroughfare abandonment, being a 20-foot north-south alley, between Lots 1-10 and 11-20, Rollins Subdivision out of Lot 1, Block 189, Original Town, Abilene, Taylor County, Texas, and located between South 8th and South 10th Streets. The Planning and Zoning Commission and the staff recommend approval of the request.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and there being no one present and desiring to be heard, the public hearing was closed.

Councilman Wheat moved to approve the thoroughfare abandonment, being a 20-foot north-south alley, between Lots 1-10 and 11-20, Rollins Subdivision out of Lot 1, Block 189, Original Town, Abilene, Taylor County, Texas, and located between South 8th and South 10th Streets, on second and final reading, 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.

The ordinance is numbered 118-1984 and is captioned as follows:

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.

Wayne Kurfees, Director of Traffic and Transportation, briefed the Council on an amendment to Chapter 18, Abilene Municipal Code, to prohibit parking on Sayles Boulevard from South 20th Street to a point south of South 24th Street.

Mayor Stubbeman opened a public hearing for the purpose of considering the aforementioned request and the following persons spoke in opposition of the request:

- . Leo Rynders, 2042 Sayles Blvd., also manages rent property at 2026 Sayles Blvd. He feels it will be hazardous to pull out of their driveways since it is dangerous now with the amount of traffic. He feels that prohibiting parking on the west side of the street will devalue the property 15%-20% and 10% on the east side of the street because of increased traffic. He also stated that the residents of that area were requested to place their garbage can in the street not up on the curb and that protrudes four (4) feet out in the street.
- . Bennie Young, 2218 Sayles Blvd., presented to the Council, letters of concern, from all but four (4) residents in the affected area. He mentioned the garbage pick up problem and also the danger of entering or leaving their driveways. He requested that the Council allow parking on the west side of the street; leave Highland alone; consider some signals for Sayles between South 20th and 24th; and replace the left turn lane and signal at Sayles and South 20th.
- . Ron Harris, 2202 Sayles, recommends that the City eliminate parking on both sides of the street and widen all traffic lanes to handle the driveway problems and to better accommodate the traffic.

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

Bob Whitehead, Director of Public Works, addressed the problem of garbage containers. He stated that the general policy on a major street is to have the residents place their roll-out container on the curb. His office will be working with the residents who have a problem with slopping yards and similar problems. He also stated that it will not cause a problem for the Refuse Department.

Councilman Robinson discussed the possibility of tabling the item until after the reconstruction of Linda Joy is completed and wait a month or so to see what the traffic problems are. Mr. Kurfees expressed that there is a dilemma in waiting, since the curb line construction is already in place to accommodate four lanes and if the lanes are not marked now, there will be a safety problem. The reconstruction of Linda Joy should be complete before the next Council meeting, necessitating a decision on the parking at this time. The Council sympathized with the concerns of the residents in the area, but explained that a decision has to be made at this time to reduce any additional safety hazards. The feasibility of widening the street was also discussed; however, no funds are available at the present time.

Councilman Bridges moved to approve the ordinance on second and final reading, being an amendment to Chapter 18, Abilene Municipal Code, concerning prohibiting parking on Sayles Boulevard from South 20th Street to a point south of South 24th Street, as presented by the staff, and to request the staff to conduct a cost analysis study of the feasibility to widen Sayles Boulevard from South 20th to South 24th Streets and bring the study back to the Council during the next budget review session. The motion was seconded by Councilwoman Proctor-Shaw and the motion carried:

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

NAYS: Councilman Robinson.

The ordinance is numbered 119-1984 and is captioned as follows:

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.

Roy L. McDaniel, Assistant City Manager, briefed the Council on an item concerning the Abilene Higher Education Facilities Corporation. This Corporation was created by the City Council this year for the purpose of allowing the sale of tax exempt bonds to construct or renovate physical facilities on the three school campuses, Abilene Christian University, Hardin-Simmons University and McMurry College. These bonds must be approved by the City Council; however, they cannot and will not ever be an obligation of the City. The resolution that was in the agenda packet called for issuing bonds for all three intities, Abilene Christian University, Hardin-Simmons University and McMurry College, but there has been a change. The new resolution only calls for two (2) of the intities, but it also calls for a "subject to" provision - subject to the fact that Abilene Christian University acquires the insurance, insuring the bonds, and Hardin-Simmons University, acquires the Letter of Credit, that guarantees the bonds. McMurry College can be added subject to getting their commitment secured and in that case, Council can approve all three intities for a total package.

Councilwoman Proctor-Shaw moved to approve the resolution approving the Abilene Higher Education Facilities Corporation's issuance of \$40,650,000 in bonds to finance various projects at Abilene Christian University, Hardin-Simmons University and McMurry College subject to meeting all provisions of the resolution. 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 resolution is numbered 75-1984 and contains no caption.

Harvey Cargill, Jr., City Attorney, briefed the Council on an oral resolution to consider amendment of Abilene Bass Club's lease at Lake Fort Phantom. In August, 1984, the City Council considered and authorized a new lease with the Abilene Bass Club to cover the land where its bass rearing ponds at Lake Fort Phantom are located. However, since that time the club has asked the City to reconsider that lease and make some proposed changes.

At this time, the staff would recommend for the Council's approval, the changes made to the insurance requirements. The City's Risk Manager, Ronald L. Pollard, has reviewed the lease and believes that the proposed insurance will both protect the City while also being coverage that the Bass Club can afford. Also, the staff would recommend the addition of a new provision allowing the club to drill a water well at the site of their lease. This well will allow them to keep the rearing ponds full even when the lake level is low, as it is now. Dwayne Hargesheimer has no

objections to this possible well and believes it would not have any effect on the level of Lake Fort Phantom due to its location.

The Bass Club has two other proposed changes that the staff needs direction from the Council on. One of these is to change the term of the lease from five (5) years, with an option to renew under conditions that may then be offered by the City and upon renegotiated rates, to a 20 year term. The Bass Club also proposes to change the staff proposed \$25 per year rent back to the \$1 per year that the rent was previously.

The staff is not recommending a change in the lease that was approved in August, 1984, having a five (5) year term and \$25 rental.

Warren Lawler, representing the Abilene Bass Club, explained their operation. He feels that they are providing a service for the community and would like this to be considered when the Council decides on the 20 year term and the \$1 a year rental.

Ronald L. Pollard, Risk Manager, discussed the changes that are being requested in the insurance requirements. He explained that initially the insurance provisions required by the City were for commercial operations at Fort Phantom Hill. This particular lease is a non-profit lease and the provisions have been changed in essence to require insurance to provide protection for their operation, the premise they are leasing and contractual responsibility to provide insurance protection for the indemnity clause built in the lease.

Dr. Bridges expressed his concern with making an exception for one organization. He feels that not raising the rental fee from \$1 to \$25 for one organization would not be fair to the other organizations that are required by the Council to pay that amount. He feels that the organization is a good one and that they help bring revenue to the citizens of Abilene, but the Council is trying to put organizations on a cost basis and allowing one organization not to pay \$25 would not be fair.

After some discussion, Councilman Bridges moved to approve by oral resolution, the changes made to the insurance requirements and that the term of the lease be for five (5) years and an amount of \$25 a year be charged for rent, as presented by the staff. 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.

Bob Whitehead, Director of Public Works, briefed the Council on an oral resolution concerning a Street Use License to College Heights Elementary School, located on North 17th Street at Beech Street. Staff recommends the Street Use License be granted. Staff also feels it is in the City's best interest for the Licensee to provide the hold harmless and indemnification, and insurance coverage as stated in the Street Use License. However, if the Council feels the Abilene Independent School District (AISD) cannot provide the insurance, then the Council can eliminate that insurance provision but retain the hold harmless provision.

Mr. Walter Bryan, Assistant Superintendent for Adm. Svcs. (AISD), said the school does not have insurance because the State does not require public schools to have liability insurance. He stated that the School District is protected under the Texas TOR Claims Act.

Councilman Wheat moved to approve by oral resolution a Street Use License to College Heights Elementary School, located on North 17th Street at Beech Street, and to eliminate Section 2B, insurance requirements, of the License. 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.

David Wright, Director of Finance, briefed the Council on an award of bid for a multi-user microcomputer for the Police Department. Staff recommends the bid be awarded to Computerland of Abilene, Texas, in the amount of \$17,198.80.

Councilman Nixon moved to award the bid to Computerland of Abilene, Texas, for a multi-user microcomputer for the Police Department, in the amount of \$17,198.80, as presented by the staff. 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.

Dwayne Hargesheimer, Director of Water Utilities, briefed the Council on the Water Conservation Plan. He stated that the lake level is 16.5' below spillway and that the current usage is very low and it is expected to stay that way for the next three (3) months.

Councilman Bridges, asked what the plans for the future are. Is the Council going to continue this policy all through winter, and deny the citizens the opportunity to water their lawns at all, or will we eventually relax to Stage 2 sometime during the winter months? If so, I would like a recommendation from the staff as to when this should be done.

Dwayne Hargesheimer stated that he personally does not want to go into Stage 3 because of the wording of the ordinance. It allows outside watering every five (5) days and eventhough a persons' lawn may not need to be watered they may encourage a person to water when it was not necessary. He mentioned going into Stage 2 rather than Stage 3 for 30-45 days and monitor the water usage, and if there was a problem to bring it back to the Council at that time.

After some discussion, Councilwoman Proctor-Shaw moved to change to Stage 2 and have the staff report back to the Council in a month and provide statistics on this years and last years water usage. The motion was seconded by Councilman Bridges.

Councilman Nixon expressed that he felt that water to drink next summer is more important than watering grass this winter. He mentioned that the lake has not been filled yet and that we should preserve the water that we have. He doesn't feel like the Council should go back and ask people to use water that is really not necessary at this time.

Councilman Fogle agreed with Nixon and said that we do not have the water to be watering lawns with at the present time. He doesn't want to see the people confused because of changing the Stages.

The motion and second were withdrawn.

Councilman Bridges expressed that he didn't want a person to lose his entire lawn. He feels that this year was an unusually severe drought year and there is a chance to have another one next year. He agrees with Councilman Nixon about using drinking water to water lawns. He feels that this may not be the time to change to a less restrictive stage.

Wayne Kurfees, Director of Traffic and Transportation, briefed the Council on recommendations concerning door-to-door transportation for the handicapped.

Since October, the staff has been investigating the feasibility of instituting door-to-door transportation for the handicapped. We have looked into the operation of door-to-door service in other cities and formulated a recommendation for such a program for Abilene. Also, a captial grant application has been prepared for submission to the Urban Mass Transportation Administration.

A public hearing is required to be held before the grant application can be formally submitted and the staff recommends that the Council call the public hearing for December 20, 1984.

Mr. Kurfees stated that after investigating this type of service, he found that nearly every city that has a transit system also provides a door-to-door service, and Abilene is one of the few cities that does not. While investigating handicapped transportation services in other cities, he inquired as to the types of vehicles used, eligibility, hours of service, advance notification, and fares. He showed the Council several slides on the various types of vehicles that are available.

Estimated project cost is \$268,900, less \$2,500 for the sale of three existing buses, for a net project cost of \$266,400. Capital equipment is eligible for eighty percent federal participation or \$213,120; thirteen percent state participation or \$34,632; leaving the City with a seven percent share or \$18,648. The City's cost is available from funds previously set aside in the shop revolving fund as depreciation for the three existing GMC buses.

Councilman Nixon questioned the staff in regard to a recommended fare for the service. Mr. Kurfees stated that most all other systems charge what is referred to as a premium fare. The federal regulations require the fare to be comparable and does not give any specifics. He would recommend that the Council not charge less than our regular adult cashfare and would feel comfortable if the charge was the same as our regular fare of sixty cents.

Councilman Nixon moved to call a public hearing for December 20, 1984, for the purpose of considering making application to UMTA for a handicapped transportation system. 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.

Curtis Hawk, Assistant City Manager, briefed the Council on Phase I of the Dyess Area Study Recommendations relative to the corridor bordering the east side of the Dyess Air Force Base. The report is a result of the City Manager's Dyess Area Study Committee's work over a four-month period and the Committee is in full support of the recommendations.

On March 22, 1984, the City Council asked the staff to investigate the conditions adjacent to the Base and to address specific zoning and land use policies relative to that property and develop some recommendations for Council consideration. The issues addressed were quality and intensity of the development around the Base, the impact on the development around the Base, relocation of the base entrance, the impact that the extension of F.M. 3438 would have, and the impact of the arrival of the B-1 bomber on the Base.

In July, 1984, a City Manager's Dyess Area Study Committee was formed which included a diversified group of citizens such as area landowners, Dyess officials, representatives from the City Council, Planning and Zoning Commission, realtors, and others who were interested in the future development of the area.

The purpose in bringing this report to the Council today is to update the Council on the progress that has been made and to deliver the recommendations for the Phase I Area. A special public meeting is planned for mid-December at which time Committee representatives and staff propose to invite all property owners in the Phase I area to discuss the recommendations and get neighborhood input. Once this has been accomplished, the staff proposes to ask the City Council to consider these recommendations, neighborhood comments gained from the meeting, and the land use plans for the area.

Lee Roy George, Director of Planning, presented the recommendations of the Study Committee to the Council. He thanked the members of his staff, Public Works staff, Community Services staff, and the Highway Department staff that all worked very diligently on the Committee, plus the Council Members that worked with the Committee.

The recommendations are summarized as follows:

- . A program of landscaped screening be undertaken along F.M. 3838 extension from Texas Avenue north to Highway 80. Landscaping should consist of evergreen plants that are hardy and as drought-resistant as possible. The City should play the lead role in funding the cost of the program, including continual maintenance and acquisition of land if necessary. Efforts will be taken to seek private funds for costs related to installation and maintenance of landscaping.
- . Frontage roads should be extended along both the east and west sides of F.M. 3438, from Military Drive north to Highway 80. The Texas Department of Highways and Public Transportation has tentatively expressed willingness to design these frontage roads and provide funds for their installation.
- . In the area between Military Drive and Hartford, the existing alignment of Vapor Trail is planned to be paved over its entire length. This street will function as a frontage road along the east side of F.M. 3438. Along some portions of this frontage road, additional land at the margin of the street may be necessary to accommodate utility lines and/or drainage ditches. This additional right-of-way should be acquired by purchase, if it is necessary in the immediate future, or by dedication as adjacent property is subdivided, if the additional right-of-way is not necessary until that adjacent property is actually developed.
- . In the area between Hartford Drive and Texas Avenue, there are currently no plans for (nor does the Committee recommend) the extension of a frontage road bordering the eastern margin of the proposed F.M. 3438. Street access onto F.M. 3438 in this section should be limited to collector or subcollector streets, where feasible and subdivisions east of F.M. 3438 should be designed accordingly. Direct frontage of adjoining residential lots onto F.M. 3438, in this vicinity, should be prohibited.
- . That the area along the F.M. 3438 extension, from City limits south to Highway 277, be given special consideration for annexation. Some plans for development of land presently outside City limits and alongside the F.M. 3438 alignment are already being formulated by the private sector, and others will soon be. In an effort to maximize the compatibility of these plans with the proposals described in this report, and in order to encourage suitable development patterns in the area, it is recommended that the annexation issue be resolved as expeditiously as possible.
- . The Committee believes that the previously-developed land use plans for the area adjacent to the F.M. 3438 extension, in conjunction with the other recommendations herein, will contribute to the long-range development of this area in a positive manner. The Committee recommends that the Council adopt these plans as recommended by the Planning and Zoning Commission.
- . The Committee recommends that a comprehensive planning for the large study area surrounding Dyess Air Force Base be pursued by the City Council in the short-term future.
- . That a suitable name be selected for the new F.M. 3438 or, if the name Arnold Boulevard is to be continued, that the section of Arnold Boulevard within the Base limits be renamed.

Colonel Pintard Dyer thanked the members of the Study Committee, staff, and City Council for the spirit and cooperation exhibited throughout the course of the study. Additionally, he thanked the Council for setting up the Study Committee.

Mayor Stubbeman recessed the Council into executive session, in accordance with law, to consider the appointment and evaluation of public officials, and consider pending and contemplated litigation. The Council reconvened into public session and reported no action taken.

Councilman Nixon moved to appoint Mr. Jim Rose, J. R. Distributing Company, to the Abilene Housing Finance Corporation to replace Mr. Doyle Caughey who vacated a position expiring April, 1985. The motion was seconded by Councilman Bridges and the motion carried.

AYES: Councilmen Bridges, Wheat, Fogle, Robinson, Nixon and Mayor Stubbeman.

NAYS: None.

ABSTAIN: Councilwoman Proctor-Shaw.

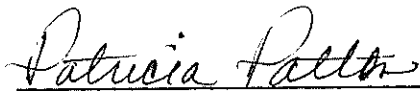
City Attorney Harvey Cargill stated that a petition for a police pay increase in the amount of twenty-seven (27%) percent over a three year period has been submitted. At previous meetings, Mr. Cargill has advised the Council that if such a petition is submitted in this fashion, that an election not be called because it is not in compliance with the State law. At this time, Mr. Cargill reiterated that an election not be called based on the petition submitted, since it is not in compliance with State law.

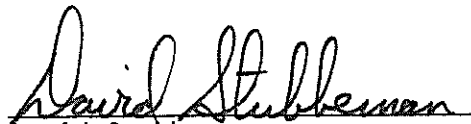
Councilman Bridges moved to take the advice of the City Attorney and not call an election based on the twenty-seven (27%) percent petition, as recommended by the City Attorney. The motion was seconded by Council Nixon and the motion carried.

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

NAYS: None.

There being no further business, the meeting was adjourned at 2:30 p.m.


Patricia Patton
City Secretary


David Stubbeman
Mayor

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

The City Council of the City of Abilene, Texas, met in a joint workshop with the Planning and Zoning Commission and the Landmarks Commission in the City Council Chambers of City Hall. The following people were present:

Billye Proctor-Shaw, Mayor Pro Tempore
Julian C. Bridges, Councilman
A. E. Fogle, Councilman
Welton Robinson, Councilman
Harold Nixon, Councilman
Truett Roberts III, Landmarks Commission
Eddie Harrison, Landmarks Commission
Bruce Bixby, Landmarks Commission
Woodlief Brown, Landmarks Commission
Denny McFarland, Landmarks Commission
Noble Harris, Landmarks Commission
Woodrow Clemmer, Planning & Zoning Commission
Evelyn Niblo, Planning & Zoning Commission
Dale Scoggins, Planning & Zoning Commission
Jim Johnson, Planning & Zoning Commission
Keith Garner, Planning & Zoning Commission
Jim C. Blagg, City Manager
Patricia Patton, City Secretary
Brad Stone, Staff
John Hancock, Staff
Bob Payne, Staff
Nelson Ho, Staff
Wayne Herrington, Staff
Edyln Vathauer, Staff
Ron Quarles, Staff

Mayor Pro Tempore Proctor-Shaw introduced Dale Scoggins, Chairman of the Planning and Zoning Commission, and Truett Roberts, III, Chairman of the Landmarks Commission. Chairman Roberts explained that the purpose of the meeting was to review the Landmarks Ordinance and to develop a communication among the Planning & Zoning Commission, the Landmarks Commission, and the City Council in this regard. Everyone present received a notebook containing a copy of the current Landmarks Ordinance and the proposed list of historic structures.

Brad Stone, Principal Planner, described the responsibilities of the Landmarks Commission and expressed the four principle duties of the Commission which are listed below:

1. To formulate a survey or list of historic structures.
2. To recommend Historic (H) Overlay Zones, which include some historic building or site.
3. To approve or disapprove requests for "Certificates of Appropriateness".
4. To pursue and formulate a program of public and private action to promote and encourage the preservation of Historic Landmarks.

Mr. Stone briefed those in attendance on the creation of the Landmarks Commission. The Commission was created in the fall of 1983 and the Commission Board Members were appointed shortly thereafter. The first meeting of the Commission was held in January 1984. The Commission was specifically created to administer and enforce the regulations pertaining to the historic overlay zone, which is a part of the City's Zoning Ordinance. The Commission's duties and responsibilities are

outlined in this section of the Zoning Ordinance. The idea for a historic overlay zone has been in the planning for many years and was mentioned during the Strategies for Responsible Growth program of 1980-81.

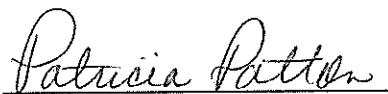
Early in 1983, the Planning and Zoning Commission appointed a special task force, comprised of citizens from various interest groups, to specifically address the possibility of the creation of a historic overlay zone or some means by which landmarks preservation could be incorporated within the Zoning Ordinance structure. The task force recommended the development of the historic overlay zone, which is intended to encompass isolated landmarks--buildings of historic, architectural, or cultural significance in and around Abilene.

Mr. Stone then explained each of the four duties of the Landmarks Commission in detail, describing the process to formulate a survey or list of historic structures in Abilene; the process for historic overlay zones, including time frames for public hearings, notification to owners of significant structures, recommendations to the Planning and Zoning Commission and City Council, and the appeal process; and the process involved for a request for a certificate of appropriateness. The duty to pursue and formulate a program of public and private action to promote and encourage the preservation of historic landmarks will be addressed on a separate occasion.

Bob Payne, Principle Planner, discussed three basic areas: the City's earliest involvement with historic preservation, which was during the 1977 historic survey; the City's involvement in the 1979 historic survey, which lead to the Landmarks Commission; and a synopsis of the Commissions' work and their presentation to the Planning and Zoning Commission. He concluded his outline with stating that the 1979 Survey has been tabled by the Planning & Zoning Commission pending this joint meeting to receive input from all three bodies.

A question and answer period followed discussing all the segments and duties of the Landmarks Commission and how an individual could be removed from the list of historic structures if they did not wish to be on it.

There being no further discussions, Mayor Pro Tempore Proctor-Shaw adjourned the meeting by thanking all members for participating in this session.


Patricia Patton
City Secretary

Billye Proctor-Shaw
Mayor Pro Tempore