

**PRE-COUNCIL WORK SESSION, THURSDAY
August 11, 1994, 8:30 A.M.**

**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 August 11, 1994, at 8:30 A.M. in the Basement Conference Room of City Hall. Mayor Gary D. McCaleb was present and presiding with Councilmen Paul R. Vasquez, A. Don Drennan, Jimmy McNeil, Russell Berry, Ray Ferguson, and Councilwoman Liz Herrera. Also present were City Manager Roy McDaniel, City Attorney Harvey Cargill, Jr., City Secretary Jo Moore, Assistant to the City Manager Debra Guerra, and various members of the City staff.

The Council briefly discussed various consent and regular agenda items, and there being no further discussion, the meeting was recessed to the City Council Chambers until 9:00 a.m. for the regular Council Meeting.

**REGULAR CITY COUNCIL MEETING
August 11, 1994, 9:00 A.M.**

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

Mayor McCaleb reconvened the City Council of the City of Abilene, Texas, into Regular Session August 11, 1994, at 9:00 a.m. in the City Council Chambers of City Hall.

Invocation was given by Councilman Ray Ferguson.

There being no corrections, additions, or deletions to the minutes of the Special Council Meeting held July 25, 1994; Pre-Council Session and Regular City Council Meeting held July 28, 1994, Councilman McNeil moved to approve the minutes as printed. The motion was seconded by Councilman Vasquez and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, Councilwoman Herrera, and Mayor McCaleb.

NAYS: None.

Mayor McCaleb, assisted by City Secretary Jo Moore, presented **Employee Service Awards** to the following individuals for their years of service:

25 Years	Charles O. Webb	Park Worker Community Services
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20 Years	Charlene W. Bennett	Principal Librarian Community Services
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Councilman Vasquez moved to approve consent agenda items 6b, 7a and 7b. Item 6a was removed from the Consent Agenda to be considered separately, at the request of Councilman Drennan. The motion was seconded by Councilman Ferguson and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, Councilwoman Herrera, and Mayor McCaleb.

NAYS: None.

6. Ordinances and Resolutions:

a. Removed from Consent Agenda to be considered separately.

b. Resolution approving use of Tax Increment Funding for pedestrian walkway improvements and restoration of storefronts at 401 Pine Street (Windsor).

The Resolution is numbered **27-1994** and is captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AUTHORIZING A GRANT OF TAX INCREMENT FINANCE (TIF) FUNDS FOR IMPROVEMENTS TO THE PEDESTRIAN WALKWAYS ADJACENT TO THE BUILDING LOCATED AT 401 PINE STREET, ABILENE, TEXAS, (WINDSOR) AND A LOAN OF TIF FUNDS FOR THE RESTORATION OF THE HISTORIC STORE FRONTS OF THE WINDSOR.

7. Award of Bid:

a. Traffic signal materials, Bid #CB4052. The bid was awarded as follows: Items A, B, D, & E to Vulcan Signs in the amount of \$42,413.60; and Item C to AMSIGN Corporation in the amount of \$4,514.15, as recommended by staff.

b. Resolution authorizing Mayor to execute FAA Grant #3-48-0002-15/Overlay of taxiways at airport, **Bid #CB4053**. The bid was awarded to Contract Paving Company of Tye, the low responsible bidder, based upon unit prices bid for an estimated amount of \$263,838.00 as recommended by staff.

The Resolution is numbered **27A-1994** and is captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING GRANT AGREEMENT 3-48-0002-15 FROM THE FEDERAL AVIATION ADMINISTRATION FOR IMPROVEMENTS AT THE ABILENE REGIONAL AIRPORT.

8. Ordinances and Resolutions:

6a. Mike Morrison, Director of Economic Development, briefed the Council regarding an Oral Resolution approving use of Tax Increment Financing (TIF) funds to match Texas Department of Transportation's ISTEA grants for the following projects:

1. Cypress Street/T&P Historic District pedestrian pathways and streetscape.
 $\$2,000,000 + 200,000 (10\%) = \$2,200,000$
20% = \$440,000
2. T & P Depot plaza rehabilitation project.
 $\$221,000 + \$22,100 (10\%) = \$243,000$
20% = \$48,620
3. Acquisition of right-of-way and restoration and adaptive reuse of T & P Freight Warehouse. (Railroad tract from Hickory to Walnut and Walnut to Treadaway = \$700,000; Freight Warehouse rehab = \$1,100,000.)
 $\$1,800,000 + \$180,000 (10\%) = \$1,980,000$
20% = \$396,000
4. Elks building historic restoration.
 $\$1,000,000 + \$100,000 (10\%) = \$1,100,000$
20% = \$220,000

Total Costs = \$5,523,100
20% = \$1,104,620

Councilman Drennan moved to approve by Oral Resolution use of Tax Increment Financing (TIF) funds to match Texas Department of Transportation's ISTEA grants, as outlined and recommended by staff. The motion was seconded by Councilman McNeil and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, Councilwoman Herrera, and Mayor McCaleb.

NAYS: None.

Councilman Vasquez moved to remove from the table an Ordinance considered on second and final reading changing zoning district boundaries - **Z-00694** - Request from Fairway Oaks Country Club Inc.; agent David Todd, to amend PDD #4 to allow residential development on Lot 101, Block A, The Fairways; located on Antilley Road. The motion was seconded by Councilman Berry and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, Councilwoman Herrera, and Mayor McCaleb.

NAYS: None.

Ron Quarles, Acting Assistant of Development Services for Planning, briefed the Council on the above-mentioned Ordinance. Staff recommends approval; the Planning and Zoning Commission recommends denial.

Mayor McCaleb stated a public hearing was held at a prior meeting. When it was tabled, it was determined that another public hearing would not be necessary, unless requested. With no such requests being made, today's meeting was not posted as a public hearing.

City Attorney Harvey Cargill stated that 6 votes in favor was required to pass the item; and Councilwoman Herrera would be abstaining.

Councilman Vasquez indicated he had received a letter that there had been a meeting and an offer made, but no effort has been made to purchase the land.

Councilman Berry stated he had felt tabling this item earlier was needed to provide time for possible resolution, which has not happened.

Councilman Ferguson noted that the restriction could be cut down so as not to rezone the entire lot.

Mayor McCaleb stated all members of the Council have visited the site and sense a responsibility to make a sound decision with both parties' interests in mind.

Following Council discussion concerning the green belt area, landscaping height restriction to houses in parts of the area, access to the property (entry) and watershed; Councilman Vasquez moved to approve the Ordinance considered on second and final reading changing zoning district boundaries - **Z-00694** - Request from Fairway Oaks Country Club Inc.; agent David Todd, to amend PDD #4 to allow residential development on Lot 101, Block A, The Fairways; located on Antilley Road with the stipulation that the developer will bring back to the Council a plan prior to development, to address Council in the areas of landscaping, structure height, access (entrance) to area, and watershed. The motion was seconded by Councilman Berry and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, and Mayor McCaleb.

NAYS: None.

ABSTAIN: Councilwoman Herrera.

The Ordinance is captioned as follows, but will not be numbered or published until the exhibit to the Ordinance outlining the developer plan is presented to and approved by the Council.

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUPPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, AND ORDINANCE NO. 1045 CONCERNING THE FAIRWAYS PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

9. Other Business:

Mayor McCaleb recessed the Council into executive session pursuant to Sections 551.071 and 551.074 of the Open Meetings Act, and to seek the advice of the City Attorney with respect to pending and contemplated litigation and to consider the appointment and evaluation of public officers.

The Council reconvened from executive session and reported no action taken.

Councilman Vasquez moved to appoint Paul Jungmeyer to fill a vacancy created by the resignation of Morris Baker on Civic Abilene, Inc., term expiring 5/97. The motion was seconded by Councilman McNeil and the motion carried.

AYES: Councilmen Vasquez, Drennan, McNeil, Berry, Ferguson, Councilwoman Herrera, and Mayor McCaleb.

NAYS: None.

There being no further business, the meeting was adjourned at 11:05 a.m.

Jo Moore
City Secretary

Gary D. McCaleb
Mayor

