

**SPECIAL CITY COUNCIL MEETING**  
**June 7, 2007, 8:30 a.m.**

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

The City Council of the City of Abilene, Texas, met in a Workshop on June 7, 2007, at 8:30 a.m. located in the Basement Conference Room of City Hall, 555 Walnut Street. Mayor Archibald was present and presiding with Councilmen Sam Chase, Stormy Higgins, Anthony Williams, Joe Spano, and Councilwomen Celia Davis and Laura Moore. Also present were City Manager Larry Gilley, Interim City Attorney Dan Santee, Assistant City Secretary Renee Scott, and various members of the City staff.

1. Mayor Archibald called the meeting to order.

Mayor Archibald stated the funeral of Officer Jeff McCoy will be held tomorrow, Friday June 8<sup>th</sup> and requested the citizens of Abilene show their respect and give tribute to the family by carrying flags and lining the streets of the funeral procession route. The Mayor expressed condolences to Officer McCoy's family and asked everyone to keep them in their thoughts and prayers.

2. Councilman Higgins gave the invocation.

3. Mayor Archibald led the Pledge of Allegiance. Mayor Archibald noted the Pledge of Allegiance to the Texas State Flag will also be recited at all future Council meetings.

Mayor Archibald stated today's meeting has been called for Council to be given an Economic Development presentation and to be updated on Senate Bill 3 and related Legislative matters. The Mayor further stated the Public Works Departmental presentation has been removed from today's agenda and will be presented at a future Council Workshop. Mayor Archibald then turned the meeting over to City Manager Larry Gilley.

4. **Removed from the Agenda:** Public Works Departmental presentation.
5. Economic Development presentation.

City Manager Larry Gilley introduced Richard Burdine, Assistant City Manager for Economic Development.

Mr. Burdine stated today's presentation will consist of the Semi-Annual Report on Develop Abilene, the accomplishments in the downtown area, and to brief Council on two recommendations from the TIF Board concerning destination/wayfinding signage and the Cedar Street public parking lot improvements.

Mr. Burdine briefed Council on the performance measures for the Abilene Industrial Foundation (AIC) for the periods of 2003-04 through 2006-07 (6 months) and the AIC's plans to update their website this summer (2007). Mr. Burdine stated the following individuals serve on the five member Board of Directors for the Development Corporation of Abilene (DCOA) which govern and operate according to state law and the DCOA charter, bylaws, and policies:

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- Ray Ferguson, President
- Joe Crawford, Vice President
- Dee Moore, Secretary/Treasurer
- Stan Lambert
- Mike Schweikhard

Mr. Burdine reviewed the ½ cent sales tax for Economic Development Revenue, the 2006-07 expenditures on revenues of \$9.36 million, and the assistance amount, committed job retention/job creation, and actual to date job retention/job creation for local companies for the period of October 1, 2006 through March 31, 2007. Mr. Burdine discussed the downtown programs and different funding sources for various downtown projects and noted the destination/wayfinding signage, Cedar Street public parking, and Streetscape 2007 (Cypress, Pine & Cedar) projects are priority considerations of the TIF Board.

Mr. Burdine briefed Council on the Economic Development Department staff responsibilities, Military Affairs, the Texas Tech Small Business Development Center, the statistics of Hispanic, veteran and women clients served, the statistics of client racial background, the statistics of SBDC-Assisted business openings, the statistics of SBDC-assisted jobs created, and the statistics of Capital formation.

Mr. Burdine reviewed the TIF Board recommendations for the destination/wayfinding signage as follows:

- Fund Destination/Wayfinding Signage directing people to or within Downtown for \$432,000 as follows:
  - \$347,000 for signs
  - \$35,000 for maintenance
  - \$50,000 for replacement banners

Council and staff discussion included: 1) the availability of TIF funds and the possibility of creating a master plan for the downtown area utilizing those funds; 2) staff noting there are currently plans in place for the downtown area and the possibility of updating the plans to include the south side; 3) timeline for utilizing the TIF funds; 4) the Destination/Wayfinding signage and the Cedar Street Public Parking Lot improvements would be presented for Council approval at the June 14, 2007 Council meeting; 5) the types and number of signs to be placed in and around the City and TIF to fund the majority of the signs at the direction of the DCOA Board; 6) Council expressing their appreciation for the proposed signage; 7) the kiosks being utilized for more detailed information; 8) Council's concerns of the proposed signage not being complete coverage of the outer areas and the need to include the different venues of the Fort Phantom area (the Fort, the bird watching area at Fort Phantom, and Lake Fort Phantom); 9) City parks signage to be considered at another phase of the project; 10) the utilization of City funds versus TIF funds, and; 11) staff to review the possibility of the Fort at Fort Phantom being included in the funding for the downtown area and to present Council with a proposal.

Mr. Burdine reviewed the TIF Board recommendations for the Cedar Street public parking lot improvements as follows:

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- Fund Cedar Street Public Parking Lot Improvements:
  - \$128,225 to complete work including demolition, repairs to party wall, surveying, lot design and construction, materials, revenue control equipment and 15% contingency.

Council and staff discussion included: 1) the fees for parking and the funds generated from the parking lot would be utilized for the maintenance for equipment and security; 2) the need for parking enforcement, and; 3) the projected revenue from the parking lot is to be placed in the City's General Fund with the stipulation, as stated in the proposed resolution to be considered by Council at the June 14<sup>th</sup> Council meeting, that the Abilene Improvement Corporation (AIC) requests these funds be utilized for the maintenance and parking enforcement

Mr. Burdine introduced Don Green, Director of Aviation to brief Council on the Terminal Parking and Roadway Improvements at the Abilene Regional Airport.

Mr. Green addressed Council noting his presentation would consist of reviewing the design of the new terminal parking lot and the current parking facility. Mr. Green briefed Council on the current parking facility as follows:

- The Airport currently has 210 total paved parking spaces of which 155 are for paid public parking, including 10 handicap spaces. In addition, 45 spaces are reserved for on-airport car rental ready/return parking.
- The terminal parking area also includes an unimproved parking lot that will accommodate approximately 200 vehicles.
- The entrance to the paved lot is controlled with a parking ticket dispenser. The entrance/exit to the unpaved parking area is uncontrolled and located across a street from the parking booth, which is attended 19 hours daily, 7 days weekly.

Mr. Green reviewed an aerial map of the current parking lot and a map of the proposed lot which will consist of approximately 731 paved parking spaces. Mr. Green briefed Council on the proposed roadway improvements and the specifications for the proposed covered parking.

Mr. Green reviewed the estimated costs of improvements as follows:

- Parking Lot Construction: \$5,628,595
- Road Relocation: \$ 537,700
- Terminal Area Drainage: \$ 163,500
- Temporary Shuttle Service: \$ 200,000
- Construction Administration: \$ 300,000
- Total Estimated Costs \$6,829,795

Council and staff discussion included: 1) covered parking for perimeter parking spaces; 2) consideration of shuttle service for parking lot will be based on customer needs; 3) curb side drop off for customers will continue in the future as well as during construction; 4) customers will pay to park in the remote parking lot during the construction process; 5) Council's concerns of car burglaries in the parking lot and staff noting vandalism or burglaries in the parking lot are very infrequent; 6) all trees will be removed from the parking lot due to the covered parking, but there will be other

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landscaping; 7) Council's appreciation to staff for the proposed project and noting the positive impression it will create for the City of Abilene, and; 8) the proposed parking lot to be constructed of concrete.

Mayor Archibald expressed his appreciation to Mr. Green for the presentation and noted it is a great project for the Airport and the City of Abilene and congratulated Mr. Green for his recent promotion to Director of Aviation.

No Council action required.

6. Update on and discussion concerning Senate Bill 3 and related Legislative matters. Mayor Archibald requested City Manager Larry Gilley brief the Council on the item.

City Manager Larry Gilley stated in the last Legislative Session water was the major issue. Mr. Gilley further stated the City of Abilene had a particular interest in the outcome of Senate Bill 3 due to the proposed Cedar Ridge Reservoir project being part of that proposed legislation. Mr. Gilley stated his appreciation to Martin Rochelle and his staff of Lloyd Gosselink Blevins Rochelle & Townsend, P.C. in representing the City of Abilene during the Legislative Session. Mr. Gilley introduced Mr. Rochelle to brief Council on Senate Bill 3.

Mr. Rochelle stated Senate Bill 3 was a very large bill and there are four (4) articles that are very important to the City of Abilene. Mr. Rochelle reviewed the four articles as follows:

- Environmental Flows
- Major Water Conservation
- Creation of an Interim Study Commission comprised of Senate and House members
- Designation of nineteen (19) sites around the State of Texas deemed as unique locations for construction of reservoirs (the proposed Cedar Ridge Reservoir being one of the locations)

Mr. Rochelle expressed his appreciation to Mayor Archibald and Mr. Gilley for their willingness to testify in favor of Senate Bill 3. Mr. Rochelle reviewed the Senate and House practices used in the passing of Senate Bill 3. Mr. Rochelle stated the City's consulting engineers are conducting environmental, engineering, and technical evaluations on the proposed Cedar Ridge Reservoir project to ensure the validity of the project not only for the City of Abilene but for the West Central Texas Region. Mr. Rochelle noted the passing of Senate Bill 3 will help ensure that the proposed Cedar Ridge Reservoir project is not prevented to move forward through the action of a state agency or political subdivision of the state in accepting real property interests. Mr. Rochelle further noted there are approximately eight years left on the contract that the City of Abilene has with the Brazos River Authority (BRA) to have an application filed with the Texas Commission on Environmental Quality (TCEQ) deemed administratively complete before the protections afforded by the contract with BRA is dissolved, therefore Senate Bill 3 will ensure the City has the time available to reach an agreement with the landowners on acquisition of real property, water rights, and water supplies to the landowners. Mr. Rochelle stated Senate Bill 3 is an important bill in the perspectives of site designations, environmental flows, measures dealing with permitting protocol that is pursued with the proposed Cedar Ridge Reservoir project, the importance of the City's conservation to be

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placed in context for the regulators at the state and federal level, and the pursuit of funding for the proposed Cedar Ridge Reservoir project.

Mayor Archibald expressed his appreciation to Mr. Rochelle and his staff for their work in the House and Senate for the passing of Senate Bill 3. The Mayor stated with the passing of Senate Bill 3 another milestone has been passed and a unique designation for the Cedar Ridge Reservoir project has been set. Mayor Archibald noted the lengthy process that will be involved in the future concerning the proposed Cedar Ridge Reservoir project.

Discussion included: 1) Council's concerns of the agreement timeline with the Brazos River Authority (BRA) coinciding with the sunset of Senate Bill 3 and Mr. Rochelle noting one of the provisions of Senate Bill 3 was to sunset all designations by September 1, 2015 unless Council has voted to fund the permitting of the land acquisition, noting that requirement in regards to the Cedar Ridge Reservoir project may have already been met (environmental engineering assessment); 2) Mr. Rochelle stating the benefits and importance of not jeopardizing the loss of the BRA agreement and noting the proposed Cedar Ridge Reservoir project will be determined, from the technical perspective, as a viable project within the next year; 3) Mr. Rochelle noting many political decisions by Council are yet to be made concerning the proposed Cedar Ridge Reservoir project including the funding of the project and the feasibility of the project being a cost efficient supply of water; 4) the unknown number of landowners involved in the acquisition of the property for the proposed Cedar Ridge Reservoir project; 5) Mr. Rochelle stating his appreciation to the Mayor, City Manager Larry Gilley and representatives from the West Central Texas Municipal Water District Board for their support in attending the Legislative hearings, and; 6) Council recognizing the resource of water as one of the top four objectives for the community and continual water supplies for the future being very important.

No Council action required.

**EXECUTIVE SESSION**

Mayor Archibald convened the Council into Executive Session pursuant to Sections 551.071, 551.072, 551.074, and 551.087 of the Open Meetings Act, to seek the advice of the City Attorney with respect to pending and contemplated litigation, to consider the appointment and evaluation of public officers, to consider the purchase, exchange, lease or value of real property, and to discuss contemplated business prospects and or economic development matters.

Councilman Chase left during executive session.

The Council reconvened from Executive Session and reported no votes or action was taken in Executive Session. There being no further business, the meeting was adjourned at 11:05 a.m.

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Renee Scott  
Assistant City Secretary

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Norm Archibald  
Mayor