CITY COUNCIL MEETING May 15, 2008, 8:30 a.m.

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

The City Council of the City of Abilene, Texas, met in Regular Session on May 15, 2008, at 8:30 a.m. in the Council Chambers at 555 Walnut Street. Mayor Archibald was present and presiding with Councilmen Sam Chase, Stormy Higgins, Joe Spano, Anthony Williams, and Councilwomen Laura Moore and Celia Davis (on item 1.0 only). New Councilman Robert O. Briley (following item 1.0). Also present were Assistant City Manager David Vela, City Attorney Dan Santee, City Secretary Danette Dunlap, and various members of the City staff.

Mayor Archibald gave the invocation.

Councilwoman Davis introduced her grandchildren Celie and Bryson Price, who live at Lampas and are here today to recognize their grandmother for the time that she has given to the City of Abilene. Celie and Bryson led the Pledge of Allegiance to the Flags of the United States of America and the State of Texas.

PROCLAMATION

Mayor Archibald presented the following proclamation:

National Cancer Survivor Day's, for June 3, 2008.

SPECIAL CONSIDERATIONS

1.0 Mayor Archibald requested that City Secretary Danette Dunlap report the May 10, 2008 General/Special Election results.

Ms. Dunlap addressed the Council by stating the purpose of the City's General Election was to elect a Mayor and Council members to Council Places 3 and 4, and the Special Election For/Against the Youth Sports Complex Proposition. Ms. Dunlap also stated the returns of the elections have been canvassed and the results show that in the General Election Norm Archibald was re-elected to Mayor having received 80.84 percent of the votes cast and Anthony Williams was re-elected to Council Place 3 having received 74.09 percent of the votes cast, and Robert O. Briley was elected to Council Place 4 having received 56.08 percent of the votes cast.

Total votes cast were as follows: **Mayor:** Norm Archibald – 8,746, Ron Konstantin – 2,073. **Council Place 3:** Anthony Williams – 7,560, Linda Horsley – 2,644. **Council Place 4:** Lydia Long – 3,898, Robert O. Briley – 5,921, Stephen D (Kirby) Kirby – 738. **For/Against the Youth Sports Complex Proposition** – For 2,846 and Against 8,214.

Ms. Dunlap noted Council has before them a resolution, canvassing the returns and declaring the results of the General/Special Election.

Councilwoman Davis made a motion to approve the Resolution canvassing the returns and declaring the results of the May 10, 2008 City General/Special Election as presented. Councilwoman Moore seconded the motion, and the motion carried.

AYES: Councilmen Chase, Higgins, Spano, Williams, Councilwomen Moore and Davis, and Mayor Archibald.

NAYS: None

The Resolution is numbered **19-2008** and captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE TEXAS CANVASSING THE RETURNS, DECLARING THE RESULTS OF THE GENERAL ELECTION AND SPECIAL CALLED ELECTION HELD IN THE CITY OF ABILENE ON MAY 10, 2008.

City Secretary Danette Dunlap presented to the Mayor and each member of the City Council their annual paycheck of one (\$1.00) dollar.

Mayor Archibald presented in appreciation of her years of service to outgoing Councilwoman Celia Davis a City of Abilene logo three topaz stone lapel pin (the stones are symbolic of the City's warmth, beauty and strength) and a plaque for appreciation of her years of service to the City.

Mayor Archibald then recognized and presented a plaque to former Mayor Grady Barr, Council Members Jimmy McNeil and Kris Southward in appreciation of their past years of service to the City.

City Secretary Danette Dunlap administered the Oaths of Office to Norm Archibald, Mayor, Anthony Williams Council Place 3 and Robert O. Briley, Council Place 4.

Mayor Archibald announced the Council would recess for a reception honoring the newly elected and outgoing member of the Council. The Mayor stated Council would reconvene, following the reception, in the Council Chambers to consider the remaining agenda items.

Following the reception Mayor Archibald reconvened the Council in Regular Session.

DISPOSITION OF MINUTES

2.0 Mayor Archibald stated Council has been given the minutes from the May 1, 2008 Special (Workshop) Council Meeting, There being no deletions, one correction on Page 9 under 16) of the discussion items to change the wording from North of Fort Phantom Lake to **South and East** of Lake Fort Phantom Lake. With no further additions to the minutes Councilman Chase made a motion to approve the minutes with the correction. Councilman Higgins seconded the motion, and the motion carried.

AYES: Councilmen Chase, Higgins, Spano, Williams, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

CONSENT AGENDA

Item 3.1 was pulled by Councilman Chase.

Councilman Spano made a motion to approve consent agenda items 3.2 through 3.7 as recommended by staff. Councilwoman Moore seconded the motion, and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

Resolution:

3.1 Resolutions directing the Publications of Notice of Intention to Issue Certificates of Obligation, Series 2008 and 2008A, and Approve General Obligation Bond Projects. Item pulled by Councilman Chase.

Ordinances:

- **Z-2008-15** Request to rezone property from RS-6 (Single-Family Residential) to RM-3/PH (Multi-Family Residential with Patio Home Overlay) zoning located at 1633 Griffith Rd. and setting a public hearing for June 12, 2008.
- **Z-2008-16** Request to rezone property from AO (Agricultural Open Space) to HC (Heavy Commercial) zoning located at North Clack Street and HWY 83-277 and setting a public hearing for June 12, 2008.
- **3.4 Z-2008-17** Request to rezone property from AO (Agricultural Open Space) to HC (Heavy Commercial) zoning located at 3774 West Overland Trail and setting a public hearing for June 12, 2008.
- **Z-2008-18** Request to rezone property from AO (Agricultural Open Space) to GC (General Commercial) zoning located at 5250 South Clack Street and setting a public hearing for June 12, 2008.
- **3.6 SNC-2008-01** Request to change the name of Glen Cove to Rhonni Court; and setting a public hearing for June 12, 2008.
- 3.7 Ordinance imposing a Temporary Suspension on the Processing of Special Exception Requests for a Social Service Organization Facility in a Residential Zoning District and setting a public hearing for June 12, 2008.

Item Pulled from Consent Agenda

Item 3.1 Resolutions directing the Publications of Notice of Intention to Issue Certificates of Obligation, Series 2008 and 2008A, and Approve General Obligation Bond Projects. **Item pulled by Councilman Chase.**

David Wright, Director of Finance answered the questions and concerns in regards to the debt tax rate policy of 10.7cents. The annual certificates of obligation program in the amount of \$2,000,000 is funded within the current certificate debt tax rate policy of 10.7cents, and \$425,000 for the container maintenance facility will be funded by solid waste fees; therefore, in keeping with City Council policy, no increase in the debt tax rate should occur as a result of the certificates. In addition, certificates to fund the energy conservation projects will be funded over fifteen years by energy cost savings. The General Obligation Bonds will be funded by a tax levy estimated at 2.5 cents for FY 2009.

It was also discussed that the 2.5 cents is not automatic and the amount will be set during the budget process for next year and there could be others ways of funding these GO's.

Councilwoman Moore made the motion to approve the Resolutions Directing the Publications of Notice of Intention to Issue Certificates of Obligation, Series 2008 and 2008A, and approve General Obligation Bond Projects. Councilman Higgins seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

The Resolution numbered #20-2008 and captioned as follows:

DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2008.

The Resolution numbered #21-2008 and captioned as follows:

DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2008A.

REGULAR AGENDA

4.1 David Wright, Director of Finance briefed the Council on the Ordinance that amends the existing Gas Franchise between the City of Abilene and ATMOS Energy Corporation to provide for a different consideration; providing an effective date; providing for acceptance by ATMOS Energy Corporation; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; and calling a public hearing.

Pursuant to the recent Settlement Agreement with Atmos, at the City's request Atmos will approve an amendment to the City's franchise agreement to increase franchise fee payments to the City. The agreement caps the increase at a maximum of five (5) percent of gross revenues for gas sold within the City limits. The current fee is four (4) percent of gross revenue. The increase will be calculated the same as currently on gross revenue from the prior year, with the payment being made for the privilege of gas operations during the current period.

The increase to five (5) percent will generate approximately \$275,000 annually. It is estimated that impact to residential customers will be .50 cents to .60 cents per month.

Councilman Chase made the motion to approve the Ordinance that amends the existing Gas Franchise between the City of Abilene and ATMOS Energy Corporation to provide for a different consideration; providing an effective date; providing for acceptance by ATMOS Energy Corporation. Councilman Spano seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

The Ordinance is numbered #23-2008 and captioned as follows:

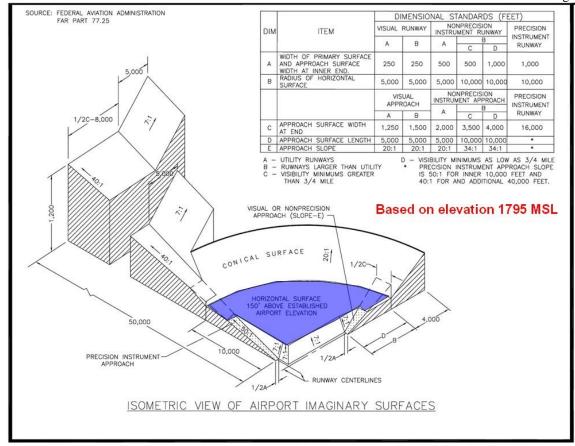
AN ORDINANCE AMENDING THE EXISTING GAS FRANCHISE BETWEEN THE CITY AND ATMOS ENERGY CORPORATION TO PROVIDE FOR A DIFFERENT CONSIDERATION; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY ATMOS ENERGY CORPORATION; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; CALLING A PUBLIC HEARING.

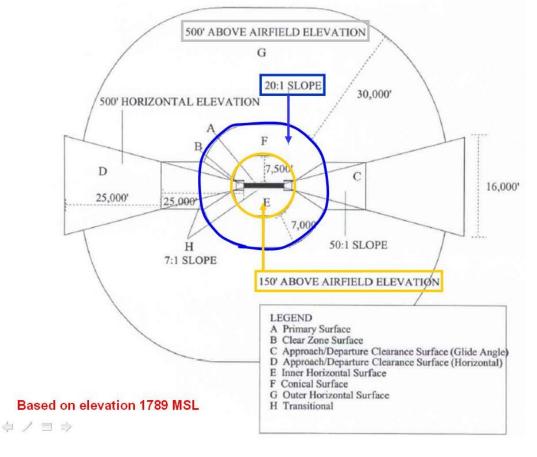
4.2 Jon James, Director of Planning and Development Services, briefed the Council on the Ordinance to amend Section 23-319 of the City of Abilene Zoning Ordinance regarding Airport Zoning.

Purpose

- •Establish regulations limiting height of:
 - -Structures
 - -Natural growth
 - -Potential obstructions
- •Establish compatible land uses
- •Establish noise attenuation standards







ABILENE REGIONAL AIRPORT

	Below					
Land Use	65	65-70	70-75	75-80	80-85	85
RESIDENTIAL						
Residential, other than Mobile Homes and	Y	N(1)	N(1)	N	N	N
Mobile Home Parks	Y	N	N	N	N	N
Transient Lodgings	Y	N(1)	N(1)	N(1)	N	N
PUBLIC USE						
Schools, Hospitals, and Nursing Homes	Y	25	30	N	N	N
Churches, Auditoriums, and Concert Halls	Y	25	30	N	N	N
Government Services	Y	Y	35	30	N	N
Transportation	Y	Y	Y(2)	Y(3)	Y(4)	Y(4
Parking	Y	Y	Y(2)	Y(3)	Y(4)	N
COMMERCIAL USE						
Offices, Business and Professional	Y	Y	25	30	N	N
Wholesale and Retail - Building Materials,						
Retail Trade - General	Y	Y	25	30	N	N
Utilities	Y	Y	Y(2)	Y(3)	Y(4)	N
Communications MANUFACTURING AND PRODUCTION	Y	Y	25	30	N	N
Manufacturing - General	Y	Y	Y(2)	Y(3)	Y(4)	N
Photographic and Optical	Y	Y	25	30	N	N
Agriculture (except Livestock) and Forestry	Y	Y(6)	Y(7)	Y(8)	Y(8)	Y(8
ivestock Farming and Breeding	Y	Y(6)	Y(7)	N	N	N
Mining and Fishing, Resources, Production, and						
RECREATIONAL						
Outdoor Sports Arenas and Spectator Sports	Y	Y(5)	Y(5)	N	N	N
Outdoor Music Shells, Amphitheaters	Y	N	N	N	N	N
Nature Exhibits and Zoos	Y	Y	N	N	N	N
Amusement Parks, Resorts, and Camps	Y	Y	Y	N	N	N

Golf Courses, Riding Stables, Water Recreation
Source: Federal Aviation Regulations (FAR) Part 150

ABILENE REGIONAL AIRPORT

LAND USE COMPATIBILITY WITH YEARLY DAY-NIGHT AVERAGE SOUND LEVELS

Numbers in parentheses refer to notes.

*The designations contained in this table do not constitute a Federal determination that any use of land covered by the program is acceptable or unacceptable under Federal, State, or local law. The responsibility for determining the acceptable and permissible land uses and the relationship between specific properties and specific noise contours rests with the local authorities. FAA determinations under Part 150 are not intended to substitute federally determined land uses for those determined to be appropriate by local authorities in response to locally determined needs and values in achieving noise compatible land uses.

25

30

N

KEY TO TABLE

Y (Yes) Land Use and related structures compatible without restrictions.

N(N0) Land Use and related structures are not compatible and should be prohibited.

NLR Noise Level Reduction (outdoor to indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.

25, 30, or 35 Land Use and related structures generally compatible; measures to achieve NLR or 25, 30, or 35 dB must be incorporated into design and construction of structure.

NOTES FOR TABLE

- (1) Where the community determines that residential or school uses must be allowed, measures to achieve outdoor to indoor Noise Level Reduction (NLR) of at least 25 dB and 30 dB should be incorporated into building codes and be considered in individual approvals. Normal residential construction can be expected to provide a NLR of 20 dB, thus, the reduction requirements are often stated as 5, 10, or 15 dB over standard construction and normally assume mechanical ventilation and closed windows year round. However, the use of NLR criteria will not eliminate outdoor noise problems.
- (2) Measures to achieve NLR of 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
- (3) Measures to achieve NLR of 30 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
- (4) Measures to achieve NLR of 35 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
- (5) Land use compatible provided special sound reinforcement systems are installed.
- (6) Residential buildings require an NLR of 25.
- (7) Residential buildings require an NLR of 30.
- (8) Residential buildings not permitted.

TABLE 4: LAND USE COMPATIBILITY

LAND USE		ACCIDENT POTENTIAL ZONES			NOISE ZONES			
SLUCM NO.	NAME	CLEAR ZONE	APZ I	APZ II	65-70	70-75	75-80	80+
10	Residential							
11	Household units							
11.11	Single units; detached	N	N	Y^1	A11	B11	N	N
11.12	Single units; semidetached	N	N	N	A ¹¹	B ¹¹	N	N
11.13	Single units; attached row	N	N	N	A ¹¹	B11	N	N
11.21	Two units; side-by- side	N	N	N	A ¹¹	B11	N	N
11.22	Two units; one above the other	N	N	N	A ¹¹	B11	N	N
11.31	Apartments; walk up	N	N	N	A11	B11	N	N
11.32	Apartments; elevator	N	N	N	A11	B11	N	N
12	Group quarters	N	N	N	A11	B11	N	N
13	Residential hotels	N	N	N	A11	B11	N	N
14	Mobile home parks or courts	N	N	N	N	N	N	N
15	Transient lodgings	N	N	N	A^{11}	B11	C11	N
16	Other residential	N	N	N^1	A11	B11	N	N
20	Manufacturing							
21	Food & kindred products;	N	N ²	Y	Y	Y12	Y13	Y14
22	manufacturing Textile mill products; manufacturing	N	N^2	Y	Y	Y12	Y13	Y14
23	Apparel and other finished products made from fabrics, leather, and similar materials; manufacturing	N	N	N ²	Y	y12	Y13	Y14
24	Lumber and wood products (except furniture); manufacturing	N	Y ²	Y	Y	Y12	Y13	Y14
25	Furniture and fixtures; manufacturing	N	Y^2	Y	Y	Y12	Y13	Y14
26	Paper & allied products; manufacturing	N	Y ²	Y	Y	Y12	Y13	Y ¹⁴
27	Printing, publishing, and allied industries	N	Y^2	Y	Y	Y12	Y13	Y14

NOTES

- Suggested maximum density of 1-2 dwelling units per acre, possibly increased under a Planned Unit Development (PUD) where maximum lot coverage is less than 20 percent.
- Within each land use category, uses exist where further definition may be needed due to the variation of densities in people and structures.
- The placing of structures, buildings, or above-ground utility lines in the clear zone is subject to severe restrictions. In a majority of the clear zones, these items are prohibited. See AFM 19-10, AFI 32-7063, and AFJMAN 32-3013 for specific guidance.
- 4. No passenger terminals and no major above-ground transmission lines in APZ I.
- Factors to be considered: labor intensity, structural coverage, explosive characteristics, and air pollution.
- Low-intensity office uses only. Meeting places, auditoriums, etc., are not recommended.
- 7. Excludes chapels.
- 8. Facilities must be low intensity.
- 9. Clubhouse not recommended.
- 10. Areas for gatherings of people are not recommended.
- 11. a. Although local conditions may require residential use, it is discouraged in DNL 65-70 dB and strongly discouraged in DNL 70-75 dB. An evaluation should be conducted prior to approvals, indicating that a demonstrated community need for residential use would not be met if development were prohibited in these zones, and that there are no viable alternative locations.
 - b. Where the community determines the residential uses must be allowed, measures to achieve outdoor to indoor Noise Level Reduction (NLR) for DNL 65-70 dB and DNL 70-75 dB should be incorporated into building codes and considered in individual approvals. See Appendix E for a reference to updated NLR procedures.
 - c. NLR criteria will not eliminate outdoor noise problems. However, building location and site planning, and design and use of berms and barriers can help mitigate outdoor exposure, particularly from near ground level sources. Measures that reduce outdoor noise should be used whenever practical in preference to measures which only protect interior spaces.

The revisions to the Airport Zoning section would impose specific height regulations for structures within certain zones adjacent to the airports, would restrict certain uses adjacent to the airports, and would impose building construction standards to achieve specific noise attenuation standards. The Airport Zoning Ordinance would apply to all properties within the newly defined zones, whether within the City of Abilene, its ETJ, or beyond.

Council and Staff discussion included: 1) staff has worked with Commissioners from Taylor and Jones County, and Dyess Air Force Base; 2) FAA does not have regulatory authority over Dyess Air Force Base; 3) this ordinance will regulate outside the City's ETJ – but not inside of the City of Tye or the City of Buffalo Gap; 4) working on various ways to get the word out to citizens about the new regulations; 5) the need to

protect the flight paths of each airport; 6) variance procedures have been incorporated into the Ordinance; and 7) Are there any wind turbines in the flight area.

Mayor Archibald opened the Public Hearing and the city council heard from the following:

- Mike McMahan, with the Military Affairs Committee. Mr. McMahan stated that the number one issue is Safety, two Economics they are not counter to the Wind Turbines and three the positive impact this will have on Dyess Air Force Base.
- Mike Schultz, Deputy Civil Engineer with Dyess Air Force Base. Mr. Schultz stated that there was 1 wind turbine in the area and 1 telecommunication tower. Dyess wants to be good neighbors. Mr. Schultz also explained that the structures already built north (City of Tye) and south of the airstrip are grandfathered in.
- Dennis Reiling, View/Caps Water Supply. Mr. Reiling stated that this information really needed to be given to Developers and Engineers. Additional water lines are being installed in the flight path south of the runway.

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

Councilman Spano made the motion to approve the amendment of Section 23-319 of the City of Abilene Zoning Ordinance regarding the Airport Zoning. Councilman Williams seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

An Ordinance numbered #24-2008 and captioned as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE REPEALING ORDINANCE NO. 462, IN ITS ENTIRETY; REPLACING SECTION 23-319 OF THE ZONING ORDINANCE, AS SET FORTH BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND CALLING FOR A PUBLIC HEARING.

4.3 Jon James, Director of Planning & Development Services briefed the council on the ordinance to annex and establish zoning on approximately 5.0 acres of land south of the existing Beltway Park Baptist Church located at 4009 Beltway South and east of the Bella Vista Estates subdivision, and set a public hearing for June 12, 2008.

Annexation Timeline

January 7, 2008 Petition received by Planning Dept.

February 14, 2008 Memo placed on City Council agenda: Oral

Resolution concerning annexation of Beltway Park Baptist Church property

March 17, 2008 Finalize Service Plan

March 17, 2008 Written notice to proposed area of annexation

April 10, 2008 First Public Hearing
April 24, 2008 Second Public Hearing

May 15, 2008 First Reading of Annexation Ordinance
June 12, 2008 Second Reading of Annexation Ordinance



Council and Staff discussion included: 1) Clarification of the location of Sierra Sunset; and 2) a simple service plan is included.

Mayor Archibald opened a public hearing on the item and here being no one present and desiring to be heard the public hearing was closed.

Councilman Briley made the motion to approve the first reading on an Ordinance to annex and establish zoning on approximately 5.0 acres of land located south of the existing Beltway Park Baptist Church located at 4009 Beltway South and east of the Bella Vista Estates subdivision, and set a public hearing on June 12, 2008. Councilman Williams seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF ABILENE; TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY LYING ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARY LIMITS OF THE CITY OF ABILENE.

Mayor Archibald recessed the Council into Executive Session pursuant to Sections 551.071, 551.074, 551.072 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.

The Council reconvened from Executive Session and reported no votes or action was taken in Executive Session.

5.5 Councilman Williams made a motion to approve by Oral Resolution the appointments to the West Central Texas Municipal Water District. Councilman Spano seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

West Central Texas Municipal Water District

- Dr. Gary McCaleb
- Joe Cannon
- Mike Waters
- **5.6** Councilman Higgins made the motion to approve by Oral Resolution the appointment of Councilman Chase as Mayor Pro-tem and Councilman Spano as Deputy Mayor Pro-tem. Councilwoman Moore seconded the motion and the motion carried.

AYES: Councilmen Chase, Higgins, Williams, Spano, Briley, Councilwoman Moore, and Mayor Archibald.

NAYS: None

There being no further business the meeting was adjourned at 11:23 a.m.

Danette Dunlap	Norm Archibald
City Secretary	Mayor