

CITY COUNCIL MEETING
January 23, 2018 at 4:30 p.m.

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

The City Council of the City of Abilene, Texas met in a Special Called Work Session Meeting on January 23, 2018, at 5:30 p.m. in the Council Chambers, 555 Walnut St. Mayor Pro-tem Shane Price was present and presiding with Deputy Mayor Pro-tem Steve Savage, and Councilmembers Bruce Kreidler, Donna Albus, Weldon Hurt, and Kyle McAlister. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, City Secretary Rosa Rios, and various members of the City staff. Mayor Anthony Williams was absent.

Mayor Pro-tem Price delivered the invocation and led the Pledge of Allegiance to the Flags of the United States of America and the State of Texas.

AGENDA ITEMS

3.1. Presentation: Development Pressures within Abilene and its effect upon the City of Abilene

City Manager Robert Hanna introduced the item, which was to outline the challenges currently being faced with new development, present possible tools available to address those challenges, and obtain direction from the city council on the economic tools available to the city to ensure it meets its own funding requirements. City Manager Hanna clarified staff was not pushing for any one particular strategy, but simply presenting options for the city council to consider as well as identify any options they would want incorporated into the solution process.

Councilmember Kyle McAlister arrived at the meeting.

Michael Rice, Assistant City Manager, presented the item. The three categories discussed were in the commercial, residential and ongoing operations arenas. Excerpts from Articles 1 and 2 of the Development Code were covered. Paving requirements for new subdivisions, linear feet required to be paid by the developer and that by the city were detailed, as well as related costs as applicable to residential, collector and arterial streets. Specific areas of the city were discussed and development needs detailed: (1) Coyote Run, between Beretta Drive & Industrial; (2) Forest Hill at Lantana; (3) Memorial Drive; (4) Griffith Road; and (5) Maple & Colony Hill. Discussion centered on specific challenges to those areas.

Rodney Taylor, Director of Water Utilities, continued with the presentation, also covering Articles 1 and 2 of the Development Code as related to (1) municipal water extensions, (2) water facilities, and (3) municipal sewer extensions applicable to new development. Chapter 32 (Utilities) outlining monetary expense responsibilities of the developer and city were discussed. Specific areas of the City were detailed and needed improvement in water/sewer infrastructure needs/related costs were discussed: (1) East of Maple Street, near Kirby Lake; (2) Northeast Abilene – Highway 351; (3) South Abilene – Beltway South and Highway 83/84; and (4) Southwest Abilene – Highway 277 and Rebecca Lane.

Michael Rice, Assistant City Manager, ended the presentation by continuing to cover Articles 1 and 2 of the Development Code as related to stormwater detention, detention and drainage facilities, major drainage systems, detention facility, and drainage structures and facilities. Street lighting in the city was discussed with the areas of responsibility for both the developer, subdivisions and city being outlined. Discussion also included the city's proposal to turn off approximately 3,097 lights, netting a year tax payer savings of

\$433,895. Further, the city could realize a savings of \$50,000 to \$100,000 per year, by reallocating the installation expense of new street lights to the developer. Comparison chart of what the Cities of Carrollton, Denton, Grand Prairie, Killeen, Lubbock, Midland, Odessa, San Angelo, Waco, and Wichita Falls are doing on street lighting was detailed. The general consensus of the city council was to hold further discussion on staff's proposed shut off of 3,097 street lights throughout the city.

Discussion ended on the consensus of the city council being for staff to return with additional information on infrastructure funding tools: (1) 380 Agreements, although not historically done in the city; (2) Public Improvement Agreements; (3) Pro Rata Cost Sharing; (4) Budgeting, to be included in the proposed budget; (5) Balance/Adjust Costs between developers and cost payers. Paving Assessments may be considered in the future under extenuating circumstances, but was not generally accepted as an option at this time.


- 3.2 Public Comment: There will be no votes or any formal actions taken on subjects presented during public comment. The public comment period will only allow members of the public to present ideas and information to city officials and staff

The following individuals addressed the city council:

- Bruce Bixby – keeping home costs and development affordable; recommended staff work with developers and architects on changes to the Development Code and then present them to the city council, possibly also through the Planning and Zoning Commission; language in Chapter 32 (Section 32-113A) being construed as impact fees; keeping in mind what has been done in the past when considering balancing costs with the community and development; and developable land outside of the floodplain
- Doug Offerman – parliamentary procedures, promoting citizen involvement, and keeping the 3-minute time limit for citizens addressing the city council; accountability when it comes to infrastructure; inquired on city's policy about funding reserves; street lights; and telephone application encouraging voting.
- Bob Thomas – turning off street lights being a good idea (5 Points Park); increasing tourism
- Dennis O'Dell – AEP Texas supporting what the city will want to do and not installing street lights without the city itself requesting it; energy efficient lighting and related costs
- Ryan Holmes – Taylor Electric Cooperative; renter fee for street lights and related costs; homeowners association paying for street lights
- Grant Vandever – being proactive on issues for future development; smart meters; roads; spending more now but spending less in the future
- Ron Kinder – street lighting in school bus stops; cost of \$500,000+ to replace three sets of gates but turning street lights off to save \$400,000+; city not assuming liability by having staff report road deterioration when they observe it; enjoying what the city doing to get people involved; poor lighting in development center; hiring more staff for code enforcement; working together to resolve issues

ADJOURNMENT

There being no further business, the meeting adjourned at 8:12 p.m.


Rosa Rios, TRMC
City Secretary


Shane Price
Mayor Pro-tem

Minutes approved on: February 8, 2018