

**CITY COUNCIL MEETING**  
**April 22, 2021 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 Regular Session on April 22, 2021, at 4:30 p.m. in the Council Chambers, 555 Walnut St. Mayor Anthony Williams was present and presiding with Mayor Pro-tem Shane Price, Deputy Mayor Pro-tem Jack Rentz and Councilmembers Donna Albus, Weldon Hurt, Kyle McAlister and Travis Craver. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, City Secretary Shawna Atkinson, and various members of the City staff.

**EXECUTIVE SESSION**

Mayor Williams recessed into Executive Session at 4:30 p.m. pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 17. B. 551.072 (Deliberations about Real Property)
  - 1. Clyde Water
  - 2. 4725 Loop 322
- 17. F. 551.087 (Business Prospect/Economic Development)
  - 1. Abilene Convention Center Hotel Project
  - 2. Agenda Item 14 – Economic Development Agreement with Cimarron Meadows
  - 3. DCOA Project Legacy

The Executive Session ended at 5:08 p.m. and reconvened to Open Session at 5:30 p.m. as noted on the posted agenda. Mayor Williams reported no votes or action were taken in Executive Session.

Deputy Mayor Pro-tem Jack Rentz delivered the invocation.

Sheridan Johnson, Kelsie Bureson, Abbie Bulls, and McKenzie McElyea, representing the Destination Imagination team from Wylie High School, the Metallic Chickens, led the Pledge of Allegiance to the Flag of the United States of America and State of Texas Flag.

**PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS, ANNOUNCEMENTS**

- Proclamations:
  - Children's Book Week – accepted by Trish Dressen and staff from the NCCIL
  - Mental Health Awareness Month – accepted by William Boyd with the National Alliance for Mental Illness
  - National Work Zone Awareness Week – accepted by City of Abilene Public Works employees

**CONSENT AGENDA**

The Consent Agenda consisted of items 4-13. Items 7 and 11 were pulled for individual consideration.

Councilmember Hurt moved to approve items 4-6 and 8-10. Deputy Mayor Pro-tem Rentz seconded the motion. Motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister and Craver  
NAYS (0): None

4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 8, 2021
5. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action Approving the Appointment of Haley Napier as Assistant City Attorney  
**[ASSIGNED RESOLUTION NO. 49-2021]**
6. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the First Amended Bylaws of Abilene Convention Center Hotel Development Corporation  
**[ASSIGNED RESOLUTION NO. 50-2021]**
8. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Child Advocacy Center OVAG Grant  
**[ASSIGNED RESOLUTION NO. 52-2021]**
9. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action to Execute A Professional Services Contract With OccMedTX To Conduct Annual Medical Physicals For Employees Of The Abilene Fire Department (AFD)  
**[ASSIGNED RESOLUTION NO. 53-2021]**
10. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Signal Repair at the Intersection of S14th & Clack  
**[ASSIGNED RESOLUTION NO. 54-2021]**
12. Ordinance (First Reading) Z-2021-07: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Heart of Texas Hearing Centers, represented by Fallen Perrie Busenlehner, to rezone property from a Neighborhood Office (NO) to a Planned Development (PD) District intended to allow retail sale of apparel and related accessories, in addition to all uses ordinarily allowed in NO Districts
13. Ordinance (First Reading) Z-2021-08: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Cimarron Meadows Development Corporation, represented by Jacob & Martin LLC, to rezone property from a Residential Medium-Density (MD) to a Planned Development (PD) District intended to allow duplex dwellings as well as townhomes (with no more nor fewer than two dwellings in any one row of attached buildings) on approximately 14 acres of now-vacant land located on the 2000 block (east side) of Maple Street and directly north from the Abilene State-Supported Living Center in southeast Abilene

#### **ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

7. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Annual Budget of the Abilene Convention Center Hotel Development Corporation  
**[ASSIGNED RESOLUTION NO. 51-2021]**

*The item was pulled by Bob Thomas, citizen.*

Having pulled the item, Bob Thomas stated that we are giving the City Manager what the media calls "small powers" concerning the hotel, but when talking about \$23 million, it's not a small amount. It is 27% of the income of Abilene. Mr. Thomas asked what is changing here that was not originally agreed upon.

Robert Hanna, City Manager, addressed Mr. Thomas's concerns and stated that this is granting him the responsibility only. Council still has final authority.

With no other speakers coming forward, the public comment period was closed.

Councilmember McAlister moved to approve the item as presented. Councilmember Albus seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister and Craver  
NAYS (0): None

11. Ordinance (First Reading) Z-2021-06: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from all five owners of the subject properties, represented by Jacob & Martin LLC, to amend terms and conditions of Planned Development District Number 82 (PD 82) specifically as they affect certain commercial properties located directly north of Lone Star Drive and east of Loop 322, to allow use and development in compliance with requirements of General Retail (GR) zoning, instead of specific uses and standards now required by PD 82

*The item was pulled by Mayor Pro-tem Price*

Having pulled the item, Mayor Pro-tem Price stated that from what he has read we are taking the PD requirements and reducing to a GR, but still within the parameters of a PD. In 5-10 years someone who is looking at this will have to do research to figure this out. Mayor Pro-tem Price asked if we could change it to a straight GR zoning.

Mike Warrix, Director of Planning and Development Services, addressed Mayor Pro-tem Price's concerns stating that this PD consists of 2 tracts. The requester is only proposing this for tract 1. The requester is wanting to eliminate the permitted uses originally adopted as part of the PD, and replace those with basic general retail permitted uses. There is no distinguishing factor between this and GR, but it is still a PD though. The applicant wants to keep the two tracts together in the PD.

Mayor Pro-tem Price has asked staff to reach back out to the applicant to see if they are still wanting to do this before the final hearing.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

Mayor Pro-tem Price moved to approve the item as presented. Deputy Mayor Pro-tem Rentz seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister and Craver  
NAYS (0): None

## REGULAR AGENDA

14. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving an Economic Development Agreement with Cimarron Meadows Development Corporation regarding approximately 59 acres of land out of Lot 102, Block A, Parkview Addition, Section 2, Taylor County, Texas, located on Maple Street and Berry Lane  
**[RESOLUTION 55-2021]**

Robert Hanna, City Manager, presented the item. Adoption of the item would approve an Economic Development Agreement with Cimarron Meadows Development Corporation regarding approximately 59 acres of land out of Lot 102, Block A, Parkview Addition, Section 2, Taylor County, Texas, located on Maple Street and Berry Lane.

Mayor Williams opened the public hearing. With no speakers coming forward, the public hearing was closed.

Councilmember McAlister moved to approve the item as presented. Councilmember Craver seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister, and Craver  
NAYS (0): None

15. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on creation of the Mayor's Entertainment District Task Force  
**[RESOLUTION 56-2021]**

Robert Hanna, City Manager, presented the item. Adoption of the item would create a task force for the Mayor's Entertainment District. This task force will have 7 voting members that will study and review options to create a downtown entertainment district.

Mayor Williams opened the public hearing. The following addressed the Council:

- David Swart – stated that in Las Vegas you can go out onto the strip with open containers, with the exception of glass. Mr. Swart suggested more trash containers and a boundary at North 8<sup>th</sup>, South 7<sup>th</sup>, Treadaway, Hickory and Butternut. This would encompass most businesses that would benefit from this. Mr. Swart stated this is an opportunity to expand our city.

With no other speakers coming forward, the public hearing was closed.

Councilmember Hurt moved to approve the item as presented. Councilmember Craver seconded the motion; motion carried.

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister, and Craver  
NAYS (0): None

16. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter.  
**[ASSIGNED RESOLUTION NO. 57-2021]**

Mayor Williams opened the public hearing. With no other speakers coming forward, the public hearing was closed.

Councilmember McAlister moved to (re)appoint the following:

Board	Term End Date
<i>Mayor's Entertainment District Task Force</i>	
Katherine Beeman [New]	
Jeff Ronquillo [New]	
Cindy Frazer [New]	
Mandy Schumann [New]	
Steve Davis [New]	
Ian Nickerson [New] [Chair]	
J.R. Cochran [New]	
<i>Parks &amp; Recreation Board</i>	
David Fitman [Reappointment]	May 2024
Gary Grubbs [Reappointment]	May 2024
<i>Senior Citizens Advisory Board</i>	
Joe Lopez [Reappointment]	May 2023
Sydny Moore [Reappointment]	May 2023
Debra Williams [New]	May 2023

Mayor Pro-tem Price seconded the motion; motion carried

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Rentz, and Councilmembers Albus, Hurt, McAlister, and Craver

NAYS (0): None

### PUBLIC COMMENTS

Mayor Williams opened the public comment period. The following addressed the city council:

- David Swart – stated that there is nothing on the city calendar for the Convention Center, and that the public would attend more events if they knew about them. Mr. Swart stated that the Abilene Reporter News had an article about the individuals running for Council and one of them mentions a deficit in the City's budget, and as far as he knows, only the feds can have a deficit. Mr. Swart thinks we need to see what can be done about getting Fire Station 9 moving forward, since Station 2's service area is 25 miles and that is too large. The Governor said he would wear a cheese head for the new Great Lakes Cheese Factory ribbon cutting, so Mr. Swart suggested that Council should too.
- Delores Moore – wanted to thank Misty Mayo, City staff, and the State for everyone who had a part in bringing in Great Lakes Cheese to Abilene. She thinks this was an exciting announcement, and likes that they look at organizations that are viable and have longevity. Ms. Moore thinks this company is going to offer something to our citizens and show we have good paying, long range jobs.
- Kelsey Mangra – stated on behalf of the Chamber executive board, that they wanted to show their enthusiasm and support of Great Lakes Cheese locating to Abilene. Misty Mayo and her team at the DCOA have done an incredible job in creating a partnership with them and creating 500 jobs. Ms. Mangra stated that this investment would not only stimulate small businesses but have a huge impact on schools and property values. She thinks we should be proud of a company with a family business culture.
- Gary Grubbs – chairman of the AIF board and wanted to thank the Council and the DCOA for all the hard work with Great Lakes Cheese. AIF and Develop Abilene are working on business retention and expansion to help create, equip and grow businesses. Mr. Grubbs is committed to the future of Abilene and proud to be a part of it.
- John Beckham – stated he wanted to thank Council and the City Manager, and that he is gracious to the business community here. Mr. Beckham stated that the hiring of Misty Mayo was undoubtedly the highlight of his board service on the DCOA. He thinks Abilene is poised for great things and it's time for it to shine.


- Samuel Garcia – stated he got a different take on this announcement and is very disappointed that it was done during a special called meeting, as it was a little surprising to him. He stated that the success will happen when people actually get these jobs and there is longevity. Mr. Garcia stated that it looks like a big portion of the factory will be built in Eula ISD and wants to know what Abilene ISD will get in property taxes. He is wanting to know how many of the jobs are going to be production jobs and what is the median salary.

With no other speakers coming forward, the public comment period was closed.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 6:24 p.m.

  
Shawna Atkinson  
City Secretary

  
Anthony Williams  
Mayor

Minutes approved on: May 13, 2021

