

CITY COUNCIL MEETING
November 17, 2022 at 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 November 17, 2022, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Pro-tem Weldon Hurt was present and presiding, along with Deputy Mayor Pro-tem Donna Albus, and Councilmembers Shane Price, Lynn Beard, Kyle McAlister, and Travis Craver. Mayor Anthony Williams was absent. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Mayor Pro-tem Hurt delivered the invocation.

Ayden Mumford, Hannah Dizes and Gabriel Amador, third and fourth graders from Dyess Elementary, led the Pledge of Allegiance to the Flag of the United States of America and State of Texas Flag.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 2-11. No items were pulled for individual consideration.

PUBLIC COMMENTS

Mayor Pro-tem Hurt opened the public comment period. The following addressed the city council:

- David Swart – spoke about the work on the right-of-way of HWY 83 and questioned why it doesn't appropriately say Business 83 in the backup. Mr. Swart also spoke about the election results and the Houston Astros victory.
- Corey Dulin – spoke on item 8, on behalf of the applicant, and availed himself to council for questions.
- Tammy Fogle – spoke about her experiences with learning the process of Council meetings.
- Cynthia Alvidrez – spoke in opposition to item 12.
- Ryan Goodwin – spoke about the Library Advisory Board and stated he was very impressed with how the last meeting went.

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

CONSENT AGENDA

Councilmember Beard moved to approve the consent agenda consisting of items 2-11. Deputy Mayor Pro-tem Albus seconded the motion. Motion carried.

AYES (6): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus and Councilmembers Price, Beard, McAlister and Craver

NAYS (0): None

ABSENT (1): Mayor Williams

The following councilmembers had conflicts of interest on the items as follows: Mayor Pro-tem Hurt: item 9 and item 10; Councilmember Craver: item 11; Councilmember Price and McAlister: item 7. Each abstained from voting on those items alone. Conflict of Interest Affidavits were filled out before the meeting and filed with the City Secretary's office. The vote for item 7 was:

AYES (4): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, Councilmembers Beard and Craver
NAYS (0): None
ABSTAIN (2): Councilmembers Price and McAlister
ABSENT (1): Mayor Williams

The vote for items 9 and 10 was:

AYES (5): Deputy Mayor Pro-tem Albus, Councilmembers Price, Beard, McAlister and Craver
NAYS (0): None
ABSTAIN (1): Mayor Pro-tem Hurt
ABSENT (1): Mayor Williams

The vote for item 11 was:

AYES (5): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus, Councilmembers Price, Beard and McAlister
NAYS (0): None
ABSTAIN (1): Councilmember Craver
ABSENT (1): Mayor Williams

2. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on November 3, 2022
3. Resolution Receive a Report, Hold a Discussion and Take Action on the Purchase of KeyValet Motorpool Software, Hardware and Installation Services from AssetWorks through the United States General Services Administration Contract GS-35F-317GA
[ASSIGNED RESOLUTION NO. 203-2022]
4. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding Bid #2310 Honey Bee And Honey Bee Circle Road Construction to Bontke Brothers, Inc.
[ASSIGNED RESOLUTION NO. 204-2022]
5. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving an Agreement to Contribute Right of Way Funds for Improvements on US Highway 83
[ASSIGNED RESOLUTION NO. 205-2022]
6. Ordinance (First Reading) Z-2022-24: Receive a Report, Hold a Discussion and Take Action on A Request From Leticia Leija, Represented By Matthew Muzechenko, To Change The Zoning Of Approximately 5 Acres From Agricultural Open (AO) To Heavy Commercial (HC)
7. Ordinance (First Reading) Z-2022-25: Receive a Report, Hold a Discussion and Take Action on A Request From Mike And Buffi Awtry, Represented By Matthew Muzechenko, To Change The Zoning Of Approximately 5.27 Acres From Agricultural Open (AO) To Heavy Commercial (HC)
8. Ordinance (First Reading) Z-2022-26: Receive a Report, Hold a Discussion and Take Action on A Request From West Texas Land Guys, Represented By Sean Hanfeld, To Change The Zoning Of Approximately 187 Acres From Agricultural Open (AO) To Planned Development District 177 (PDD-177) To Allow For Single Family Residential Uses, Multi-Family Uses, And Commercial Uses

9. Ordinance (First Reading) Z-2022-27: Receive a Report, Hold a Discussion and Take Action on A Request From John Felder To Change The Zoning Of Approximately 3.02 Acres From Heavy Commercial (HC) To General Retail (GR)
10. Ordinance (First Reading) CUP-2022-09: Receive a Report, Hold a Discussion and Take Action on A Request From John Felder, To Apply A Conditional Use Permit To Approximately 3.02 Acres To Allow Multi-Family Uses In General Commercial
11. Ordinance (First Reading) TC-2022-03: Receive a Report, Hold a Discussion and Take Action on a Request from the City of Abilene, Applicant, to Abandon Simmons Avenue Between Ambler Avenue and University Boulevard

REGULAR AGENDA

12. Ordinance (Final Reading) Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Tax Increment Reinvestment Zone (TIRZ) #3
[ASSIGNED ORDINANCE NO. 58-2022]

Robert Hanna, City Manager, introduced the item. Adoption of the item would approve the creation of Tax Increment Reinvestment Zone (TIRZ) number three, for a single family residential development that is expected to create \$436 million in incremental taxable value, and the addition of 911 single family homes to Abilene's north side. Mr. Hanna introduced Natalie Moore and David Pettit with David Pettit Economic Development Group, who went over process for creating a TIRZ, what a TIRZ is, what they can pay for, and specifics on this proposed TIRZ.

Mayor Pro-tem Hurt opened the public hearing. The following addressed the council:

- Robin Walls – stated he owns lots in the Pasadena Heights area and is requesting council to expand the boundary of this TIRZ to include this neighborhood. He is concerned that his taxes will go up if Pasadena Heights is not included in this.
- Ryan Goodwin – questioned how the conversation on this project got started.
- Cynthia Alvidrez – spoke in opposition of this item.
- David Swart – spoke in favor of this item, but questioned why a developer would do this now with the cost of inflation.

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

Councilmember Price and McAlister had conflicts of interest for this item and abstained from voting. Councilmember McAlister left the room for this item. Conflict of Interest Affidavits were filled out before the meeting and filed with the City Secretary's office.

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

AYES (4): Mayor Pro-tem Hurt, Deputy Mayor Pro-tem Albus and Councilmembers Beard and Craver
NAYS (0): None
ABSTAIN (2): Councilmember Price and McAlister
ABSENT (1): Mayor Williams

EXECUTIVE SESSION

Mr. Hanna stated there were no items to discuss during Executive Session, therefore it was not held.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:17 a.m.



Shawna Atkinson
City Secretary



Anthony Williams
Mayor

Minutes approved on: December 1, 2022

