



CITY COUNCIL AGENDA

Tuesday, October 28, 2014

Notice is hereby given that the City Council of the City of Big Spring, Texas will meet in Regular Session on Tuesday, October 28, 2014, at 5:30 p.m. in the City Council Chambers located at 307 East 4th Street, Big Spring, Texas.

The City Council may discuss and/or take action on each of the following items before it and may go into Executive Session on any item listed on the agenda in accordance with Chapter 551 of the Texas Government Code.

As a courtesy to those in attendance, please place your cell phone on “Silent” or “Vibrate.”

Please, no talking during the meeting, take any conversations outside, so others can hear.

Thank You!

1. Invocation & Pledge of Allegiance to the United States Flag and to the Texas State Flag McLellan

“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

Public Hearings & Announcements

Disposition of Minutes

2. Approval of the Minutes of the Regular Meeting of October 24, 2014 4-8 Davis

Consent Items

3. Final Reading of a Resolution Declaring the Official Intent of the City to be Reimbursed for Certain Capital Expenditures from Proceeds of a Lease Purchase Agreement and Establishing an Effective Date 9-10 Moore

- | | | | |
|----|--|-------|--------|
| 4. | Acceptance of the McMahon-Wrinkle Airport and Industrial Park Development Board Minutes for the Meeting of August 21, 2014 | 11-13 | Little |
|----|--|-------|--------|

Bids

- | | | | |
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| 5. | Permission to Advertise for Bids for Lease Purchase Financing for Various Equipment | | Medina |
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Routine Business

- | | | | |
|----|---------------------------------------|--|-------|
| 6. | Vouchers for 10/09/14 \$ 964,010.58 | | Myers |
| | Vouchers for 10/16/14 \$ 951,127.06 | | |
| | Vouchers for 10/23/14 \$ 1,187,513.75 | | |

New Business

- | | | | |
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| 7. | Discussion of Regulation of the Use of Plastic Bags and a Presentation by Keep Big Spring Beautiful | | Peggy Hopper |
| 8. | First Reading of a Resolution Authorizing the Naming of the US 87 Reliever Route and the Exit and Road Off of the Reliever Route into the McMahon Wrinkle Airport to Honor William Crooker and Martha May Patterson; Providing for Severability; and Providing an Effective Date | 14 | Womack |
| 9. | First Reading of an Ordinance Approving a Rezone of an Approximately 16.15 Acre Tract Out of the S.E. ¼ of Section 32, Block 33, T-1-N, T & P Railroad Co. Survey, West Big Spring from Single-Family Dwelling (SF-2) to Multi-Family Dwelling (MF) District; Providing for a Severability; and Providing for Publication | 15-21 | Johnston |
| 10. | First Reading of an Ordinance Amending the Zoning Ordinance, More Specifically; Article 2, Section 2-1 Entitled “Definitions of Words and Terms” to Include a Definition for “Urban Design Review”; Amending Article 4 Entitled “Development Standards” by Adding a New Section 4-17 Entitled “Urban Design Review,” to Establish Procedures and Standards for Review of Large-Scale Development Projects; Providing for Severability; and Providing for an Effective Date | 22-28 | Johnston |
| 11. | First Reading of an Ordinance Amending Ordinance Number 048-2014, Which Adopted the Annual Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, to | 29-31 | Womack |

Transfer Budgeted Funds Within the General Fund from the Code Enforcement Department to the Planning Department; Providing for Repeal of Ordinances in Conflict Herewith; Providing for Publication; and Providing an Effective Date

- | | | | |
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| 12. | Consideration and Approval of Moving the Regular Council Meeting from November 11 th , Veterans Day, to Tuesday, November 18 th | | Darden |
| 13. | Approval and Acceptance of the Minutes of the Regular Meeting of the Big Spring Economic Development Corporation Held on August 19, 2014 and Special Meeting of September 22, 2014 | 32-38 | Sjogren |

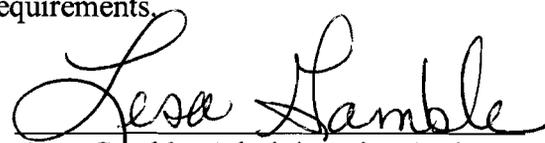
City Manager's Report

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| 14. | Colorado River Municipal Water District Regular Meeting on November 12, 2014 at 9 a.m. | | Darden |
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Council Input

- | | | | |
|-----|---------|--|----------|
| 15. | Input | | McLellan |
| 16. | Adjourn | | McLellan |

I hereby certify that this agenda was posted on the official bulletin boards at the Big Spring City Hall Building, 310 Nolan Street, Big Spring, Texas on Friday, October 24, 2014 at 4:00 p.m. In addition this agenda and supporting documents are posted on the City of Big Spring's website, www.mybigspring.com in accordance with legal requirements.


Lesa Gamble, Administrative Assistant

THE MEETING FACILITY IS ACCESSIBLE TO DISABLED PERSONS. ANY DISABLED PERSON NEEDING SPECIAL ACCOMMODATIONS OR HEARING-IMPAIRED PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT LESA GAMBLE AT 264-2401. REQUESTS FOR AN INTERPRETER SHOULD BE MADE AT LEAST 48 HOURS IN ADVANCE OF THE MEETING TIME.

Agenda Removal Notice - This public notice was removed from the official posting board at the Big Spring City Hall Building, 310 Nolan Street, Big Spring, Texas on

October _____, 2014 at _____ a.m./p.m.

By: _____
City Secretary's Office

STATE OF TEXAS :
COUNTY OF HOWARD :
CITY OF BIG SPRING :

The City Council of the City of Big Spring, Texas, met in a regular meeting in the City Council Chambers located at 307 E. 4th, Big Spring, Texas, at 5:30 p.m., October 14, 2014, with the following members present:

LARRY McLELLAN	Mayor
RAUL BENAVIDES	Mayor Pro Tem
RAUL MARQUEZ JR.	Councilmember
CARMEN HARBOUR	Councilmember
JUSTIN MYERS	Councilmember
BOBBY McDONALD	Councilmember
MARVIN BOYD	Councilmember

Same and constituting a quorum; and

TODD DARDEN	City Manager
LINDA SJOGREN	City Attorney
JOHNNY WOMACK	Public Works Director
JOHN MEDINA	Human Resource Director
CHAD WILLIAMS	Police Chief
CRAIG FERGUSON	Fire Chief
DON MOORE	Finance Director/ City Secretary
TIM GREEN	Municipal Court Judge
DEBBIE WEGMAN	Community Services Director

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor McLellan gave the invocation and led the Pledge of Allegiance to the American and Texas Flags.

DISPOSITION OF MINUTES

APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 25, 2014

Motion was made by Councilmember Myers, seconded by Councilmember Harbour, with all members of the Council voting “aye” approving the above listed minutes.

CONSENT ITEMS

FINAL READING OF AN ORDINANCE APPROVING AN ADDITION TO THE CITY OF BIG SPRING ZONING ORDINANCE, BY AMENDING ARTICLE 2, ENTITLED “DEFINITIONS,” SECTION 2-1, TO DEFINE TOWNHOME, TWINHOME, AND ZERO LOT LINE; ARTICLE 6, SECTION 6-1, TO ESTABLISH A NEW RESIDENTIAL ZONING DISTRICT TO BE ABBREVIATED “SF-4”; ARTICLE 6, SECTION 6-4 ENTITLED “GENERAL DESCRIPTION OF DISTRICTS” TO INCLUDE A DESCRIPTION OF THE SF-4 ZONE; ARTICLE 6, SECTION 6-6 ENTITLED “DISTRICTS AND PERMITTED,” TO INCLUDE A NEW RESIDENTIAL ZONING DISTRICT TO BE NAMED SF-4, ZERO LOT LINE, TWINHOME AND TOWNHOME DWELLING DISTRICT; AND AN ADDITION TO APPENDIX A, B AND C TO INCLUDE AREA REGULATION FOR SF-4 DWELLING USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

FINAL READING OF AN ORDINANCE APPROVING A FINAL PLAT ON AN APPROXIMATELY 10.049 ACRE TRACT OUT OF SECTION 25, TOWNSHIP 1-N, BLOCK 32, T & P RRCO. SURVEY IN EAST BIG SPRING LOCATED BETWEEN KENTUCKY WAY AND DARTMOUTH AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

FINAL READING OF AN ORDINANCE AMENDING CHAPTER 18, ENTITLED “TRAFFIC,” BY AMENDING ARTICLE FIVE SECTION 18-149 ENTITLED “SPECIFIC PARKING, STANDING, STOPPING AND STREET CLOSING PROVISIONS” BY ADDING A NEW SUBSECTION (n) ENTITLED “TRUCK PARKING ON NE 11TH FROM N. GOLIAD TO HIGHWAY 350 PROHIBITED” IN ORDER TO PROHIBIT TRUCK PARKING IN FRONT OF RESIDENTIAL PROPERTY; AUTHORIZING THE CITY MANAGER TO PLACE APPROPRIATE SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ACCEPTANCE OF THE CONVENTION AND VISITORS BUREAU COMMITTEE MINUTES FOR THE MEETING OF AUGUST 15, 2014

Motion was made by Councilmember Myers, seconded by Councilmember Harbour, with all members of the Council voting “aye” approving the above listed ordinances and minutes.

OTHER BUSINESS

FINAL READING OF AN ORDINANCE AMENDING THE CITY OF BIG SPRING ZONING ORDINANCE, ARTICLE 2, SECTION 2-1 ENTITLED “DEFINITIONS OF WORDS AND TERMS” TO AMEND DEFINITION 66 ENTITLED “HOME OCCUPATIONS” TO PROVIDE REQUIRED CRITERIA FOR HOME OCCUPATION, TO ALLOW HOME BEAUTY SALONS AND PET GROOMING IN CERTAIN CIRCUMSTANCES, AND TO REQUIRE INSPECTIONS; PROVIDING

FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

After a lengthy discussion a motion was made by Councilmember Harbour and seconded by Councilmember Myers to approve the above captioned ordinance to allow home beauty salons but not to allow pet grooming as home occupations. Councilmembers Harbour, Myers and McLellan voting “aye” approving the motion. Councilmembers Marquez, Benavides, McDonald and Boyd, being opposed voting “nay” for passage of same. Motion **fails** four to three.

ROUTINE BUSINESS

Councilmember Marquez reviewed the vouchers in the amount of \$869,068.75 (09/11/14) and \$909,232.74 (09/18/14). Councilmember Harbour reviewed the vouchers in the amount of \$748,899.37 (09/25/14) and \$563,418.12 (10/02/14).

Motion was made by Councilmember Harbour, seconded by Councilmember Marquez, with all Councilmembers voting “aye” approving the above listed vouchers.

NEW BUSINESS

FIRST READING OF A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY TO BE REIMBURSED FOR CERTAIN CAPITAL EXPENDITURES FROM PROCEEDS OF A LEASE PURCHASE AGREEMENT AND ESTABLISHING AN EFFECTIVE DATE

Motion was made by Councilmember Myers, seconded by Councilmember Marquez, with all Councilmembers voting “aye” approving the above captioned resolution.

CONSIDERATION OF A PETITION BY ALLEN MCGEE THE TRUE AND ONLY OWNER OF THE REFERENCED LAND, TO ANNEX INTO THE BIG SPRING CITY LIMITS APPROXIMATELY 12.552 ACRES OF UNDEVELOPED LAND, BEING GENERALLY LOCATED SOUTH OF ANN DRIVE AND WEST OF ANN DRIVE TO LYNN DRIVE; MORE SPECIFICALLY BEING APPROXIMATELY 5.96 ACRES OUT OF A 169.723 ACRE TRACT OF SECTION 9, BLOCK 32, T-1-S TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, HOWARD COUNTY, TEXAS, AND APPROXIMATELY 6.592 ACRES OUT OF A 169.723 ACRE TRACT IN SECTION 9, BLOCK 32, T-1-S TEXAS AND PACIFIC RAILROAD COMPANY, HOWARD COUNTY, TEXAS

Motion was made by Councilmember McDonald, seconded by Councilmember Marquez, with all members of the Council voting “aye” approving the above captioned petition.

APPROVAL AND ACCEPTANCE OF THE TEXAS “J” REGIONAL ADVISORY COUNCIL 2014 EMS/TRAUMA CARE SYSTEM AWARD FOR \$8314.00 AND ALLOWING THE USE OF SUCH FUNDS TO MAKE ALLOWABLE PURCHASES IN EXCESS OF THE EMS DEPARTMENT’S CURRENT BUDGET

Motion was made by Councilmember Myers, seconded by Mayor Pro Tem Benavides, with all members of the Council voting “aye” approving the above captioned funds.

APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF BIG SPRING AND THE WEST COMPANY OF MIDLAND, LLC FOR PROFESSIONAL SERVICES TO PREPARE A STORMWATER DRAINAGE MANUAL AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS

Motion was made by Councilmember Harbour, seconded by Councilmember Myers, with all members of the Council voting “aye” approving the above captioned agreement.

APPOINTMENT TO BIG SPRING ECONOMIC DEVELOPMENT CORPORATION FOR UNEXPIRED TERM/EXPIRING 9-30-2017

Kay McDaniel was appointed to the Big Spring Economic Development Corporation Board of Directors by paper ballot.

CITY MANAGER’S REPORT

Mr. Darden reported that City is currently working to resolve an issue with the Football League on an incident at the sports complex. Mr. Darden also announced that thoughts and prayers went out to a fallen officer with the Midland County Sheriff’s Office.

COUNCIL INPUT

Mayor McLellan and several Councilmembers reported that the annual TML Conference they attended was very good. Mayor McLellan also read a letter from a citizen thanking the city staff on some work done in their area.

Councilmember Boyd thanked everyone who supported the Big Spring Symphony and reminded everyone that early voting starts Monday, October 20, 2014.

EXECUTIVE SESSION

QUARTERLY UPDATE FROM BIG SPRING ECONOMIC DEVELOPMENT CORPORATION

No executive session was held but Mr. Wegman updated the Council in open meeting on the progress of some current projects.

ADJOURN INTO EXECUTIVE SESSION IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.07(1)(A) TO CONSULT WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION (QUARTERLY UPDATE) AT 6:40 P.M.

RECONVENE IN OPEN SESSION AND TAKE ANY NECESSARY ACTION AT 7:10 P.M.

No action taken.

ADJOURN

Mayor McLellan adjourned the meeting at 7:11 p.m.

CITY OF BIG SPRING, TEXAS

Larry McLellan, Mayor

ATTEST:

Tami L. Davis, Assistant City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, DECLARING THE OFFICIAL INTENT OF THE CITY OF BIG SPRING (LESSEE) TO BE REIMBURSED FOR CERTAIN CAPITAL EXPENDITURES FROM PROCEEDS OF A LEASE PURCHASE AGREEMENT AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Lessee intends to build, construct or purchase vehicles and equipment or renovate certain facilities as more particularly described below (the Project);

WHEREAS, Lessee expects to pay certain capital expenditures in connection with the Project prior to its receipt of Lease Proceeds for such expenditures;

WHEREAS, Lessee reasonably expects it will make expenditures with respect to the Project in an amount not reasonably expected to exceed \$1,722,500 for which the Lessee may (or expects to) enter into a Lease Purchase Agreement with a Leasing Corporation; and

WHEREAS, Treasury Department and Internal Revenue Service Regulations do not allow the proceeds of a tax exempt borrowing to be spent on working capital;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Big Spring, Texas, as follows:

Section 1. The City Council of the City of Big Spring finds and determines that the foregoing recitals are true and correct.

Section 2. This resolution is adopted by the City Council of the City of Big Spring solely for the purpose of establishing compliance with the requirements of Section 1.150.2 Treasury Regulations. This resolution does not bind the Lessee to make any expenditures, incur any indebtedness, or proceed with the Project.

Section 3. The City Council expects the Lessee will pay certain capital expenditures in connection with the Project prior to the receipt of lease proceeds from the Project.

Section 4. The City Council of the Lessee hereby declares the Lessee's official intent to use proceeds of a Lease Agreement to reimburse itself for future project expenditures.

Section 5. Description of Project: Aerial Fire Truck (1); 1-Ton Dually/with 3-Ton Crane (1); 72" Zero Turn Mower (1); Utility Crew Truck (1); Pintle Hitch Trailer (1); Sewer Jet Truck (1); 14-yrd Dump Truck (2); 4" Trash Pump (1); 42" Zero Turn Lawn

Mower (1); 1-Ton Dually Service Truck (1); Box Style Ambulance (1); Sanitation Trucks (2); 1-Ton Dump Truck (1).

Section 6. That this resolution shall take effect immediately from and after its passage upon two readings in accordance with the provisions of the Charter of the City of Big Spring.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the 14th day of October, 2014, with all members of the Council voting “aye” for passage of the same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the 28th day of October, 2014, with all members of the Council voting “aye” for passage of the same.

Larry McLellan, Mayor

ATTEST:

Tami L. Davis, Assistant City Secretary

City of Big Spring
Big Spring McMahon-Wrinkle Airport and Industrial Park
Development Board Meeting Minutes
August 21, 2014

The Big Spring Airport and Industrial Park Development Board met in Regular Session at 5:30 p.m., on Thursday, August 21, 2014 at the Airport Terminal conference room, 3200 Rickabaugh Drive, Big Spring, Texas. Phillip Welch called the meeting to order at 5:36 p.m. with the following members in attendance:

Phillip Welch, Chairman
Wayne Dawson, Safety Officer
Jane Armstong
Terry Hansen

Paschal Odom, Vice Chairman
Ned Crandall
Willie Rangel

Also in attendance:

Jim Little, Airport Director
Orville Spradling

Karen Reagan, Director's Assistant

Item # 1

Call to Order

Phillip Welch called the meeting to order at 5:36 p.m.

Item # 2

Review and approve minutes from June 19, 2014 meeting

Motion to approve made by Jane Armstrong, seconded by Wayne Dawson, with all members voting "aye" for acceptance of the minutes as written.

Item # 3

Big Spring Economic Development Corporation Update

Jim informed the board some of these items would be covered later in the agenda.

Item # 4

Rail Yard Development Activity

Jim reported that this area is really active. The EDC has proposed and accepted extending down the road to the tarmac. There have been several rail lines added to be utilized by Western Container, HiCrush, and Ft. Worth Pipe. We have a new company coming in that would also need to have rail access. There are even discussions of adding more rail and three silos. The major complaint at this time seems to be train horns which by federal law must signal every time they come to a public road crossing with 2 long-1 short-1 long blasts.

Item # 5

T-Hangar Project, Status

Jim stated that things were going slower than expected on the T-Hangar project. Next week there will be a request for bids to the public.

Item # 6

Comprehensive Master Plan for Airpark

Jim reminded the board of the presentation that was previously given by Freese & Nichols and that this master plan is a guide and can be changed if needed.

Item # 7

Airport Terminal Apron Upgrade Project, Status

Jim mentioned to the board that reconstruction plans will begin on September 7th for the apron asphalt. He stated that the concrete is finished and acceptable.

Item # 8

Airport Fuel Tank Farm Project, Status

Jim briefed the board that everything was good to go except for the phone line being buried and connected. The representative from Bassco is expected next week to provide training and finalize the project.

Item # 9

National Hang Gliding Competition, Recap

Jim felt the competition went extremely well. He included comments made on the Oz Report website and an e-mail from Belinda Boulter, Meet Organizer. Wayne reported that there were few injuries with none occurring to individuals outside of the Hang Gliding Competition. Wayne stated that safety wise things went fairly well and agreed that there was no reason why they could not return next year. Jim closed discussing the cooperation of Air Evac and the perfect weather conditions that contributed to 3 hang glider pilots having their best flights ever.

Item # 10

Airport Director Update

Jim reported the city budget will include replacement vehicles, 1 new staff member, 1 elevated staff member, and an electronics display for the conference room. The fuel flowage fee item was discussed at length by the board with the final outcome being a motion being made by Willie Rangel and seconded by Jane Armstrong to continue pursuing the fuel flowage fee on the airport. The board was unanimous in support. Jim told the board that the northern part of the Truck Reliever Route has been approved and funded with construction beginning in 2016. For the Truck Reliever Route Airport Access Road, the board discussed possible options of making it into a boulevard with planned zoning and construction. Jim felt the Ports to Plains Committee Meeting in Big Spring, July 16th, went extremely well with a meal at Red Mesa and a beautiful view at sunset at the Big Spring State Park. Also, he talked about a new company, Prime Eco Group, that is coming to the Industrial Park and a potential company, Panama Fruit Importer that might be coming to the Big Spring Airport. On Oil/Gas Drilling, Jim stated that it is a wait and see moment while things develop. In closing, Jim briefly discussed the contract with Price Construction for water to be used for Truck Reliever Route construction.

Item #11

Leased Building Issues

Due to time constraints this item was not covered.

Item # 12

Airport Safety Committee Report

Due to time constraints this item was not covered.

Item # 13

Other Events and Activities

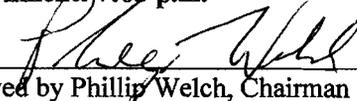
Due to time constraints this item was not covered.

Item # 14

Next Meeting Date

September 18, 2014

Adjournment: 7:05 p.m.


Approved by Phillip Welch, Chairman

10-16-14
Date

**McMahon-Wrinkle Airport & Industrial Park
Development Board Meeting
August 21, 2014**

Notice is hereby given that the McMahon-Wrinkle Airport & Industrial Park Development Board of the City of Big Spring, Texas, will meet in Regular Session on Thursday, August 21, 2014 at 5:30pm. The meeting will be held at the Air Terminal located at 3200 Rickabaugh Drive West, Big Spring, Texas.

Section I

- A. Call to Order

Section II

- A. Review and approve minutes from June 19, 2014 meeting.

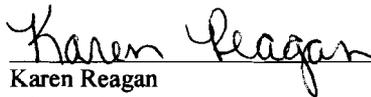
Section III

- A. Big Spring Economic Development Corporation Update
- B. Rail Yard Development Activity
- C. T-Hangar Project, Status
- D. Comprehensive Master Plan for Airpark
- E. Airport Terminal Apron Upgrade Project, Status
- F. Airport Fuel Tank Farm Project, Status
- G. National Hang Gliding Competition, Recap
- H. Airport Director Update
- I. Leased Building Issues
- J. Airport Safety Committee Report
- K. Other Events and Activities

Section IV

- A. Board Member Updates
- B. Next Meeting Date: September 18, 2014

I hereby certify that this notice was posted on the bulletin boards at the Big Spring City Hall Building, 310 Nolan Street, Big Spring, Texas by Monday, August 18, 2014 before 4:30 pm.



Karen Reagan
Airpark Secretary

THIS MEETING FACILITY IS ACCESSIBLE TO DISABLED PERSONS. ANY DISABLED PERSON NEEDING SPECIAL ACCOMMODATIONS OR HEARING IMPAIRED PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT KAREN REAGAN @ 432-264-2362. REQUESTS FOR AN INTERPRETER SHOULD BE MADE AT LEAST 48 HOURS IN ADVANCE OF THE MEETING TIME.

Agenda Removal Notice

This public notice was removed from the Official posting boards at the Big Spring Municipal Building, 310 Nolan Street, Big Spring, Texas on _____, 2014 at _____ p.m.

By: _____
City Secretary's Office
City of Big Spring

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS AUTHORIZING THE NAMING OF THE US 87 RELIEVER ROUTE AND THE EXIT AND ROAD OFF OF THE RELIEVER ROUTE INTO THE MCMAHON WRINKLE AIRPORT TO HONOR WILLIAM CROOKER AND MARTHA MAY PATTERSON; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City Council finds that the naming of the US 87 Reliever Route would make a positive impact on the community by naming the route the "William "Bill" Crooker Highway" in honor of William Crooker a distinguished member of this community who worked many years to further the creation of the reliever route; and

WHEREAS, The City Council finds that the naming of the South Exit and road into the McMahon Wrinkle Airpark would make a positive impact on the community by naming the exit the Martha May exit in honor of Martha May Patterson a distinguished member of this community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

SECTION 1. That the US 87 Reliever Route be named the "William "Bill" Crooker Highway".

SECTION 2. That the south exit and road from the reliever route into the McMahon Wrinkle Airpark be named the "Martha May Road".

SECTION 3. Should any section, paragraph, sentence, clause, phrase or word of this resolution be declared unconstitutional or invalid for any purpose, the remainder of this resolution shall not be affected thereby.

SECTION 4. That this Resolution shall be effective from and after its passage in accordance with the City Charter of the City of Big Spring.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the _____ day of _____, 2014, with all members present voting "aye" for the passage of the same.

PASSED AND APPROVED on the second and final reading at a regular meeting of the City Council on the _____ day of _____, 2014, with all members present voting "aye" for the passage of the same.

Larry McLellan, Mayor

ATTEST:

Tami Davis, Assistant City Secretary



Memo

Meeting Date: October 28, 2014

To: City Council members

From: Roxanne Johnston, City Planner

Subject: Z14-02, a request for approval of a zone change from a Single Family Dwelling District (SF-2) to a Multi-Family Dwelling District (MF), on the following property:

Location: 1100 Martin Luther King Road; located north of Martin Luther King Road and more specifically, a 16.15 acre tract of land out of the S.E. ¼ of Section 32, Block 33, T-I-N, T & P RR Co. Survey, west Big Spring.

Purpose: Approval of this request would zone the property Multi-Family Dwelling District (MF) and allow for multi-family development.

Contacts: Roxanne Johnston, City Planner 432-264-2319
Rick Watson, Applicant 512-564-1500

Recommendation: Staff recommends approving the proposed zone change request from Single Family Dwelling (SF-2) to a Multi-family Dwelling (MF) District.

Analysis:

The applicant is requesting a zone change on the subject 16.15 acre tract in order to place 20 to 25 two-story fourplex upscale condominiums on the north side of Martin Luther King Boulevard and north of the Scenic Mountain Medical Center. The subject property is undeveloped and staff believes that such residential development would supplement the city's current housing stock and provide alternative housing options over traditional single-family housing. The applicant is proposing that the buildings be spaced in order to create an environment of openness to avoid crowding.

Additionally, the applicant is considering amenities which include walking trails. This latter amenity, along with housing, would allow for more diverse use of the property in

terms of living and recreation, which staff believes would constitute the highest and best use at the subject location.

The subject property contains a variety of elevations and sits on a hill. Engineering the property will be a function of the development process and will include a stormwater analysis. There is currently a vegetation buffer of over 300 feet to the north between the single-family residential property and the subject property. The high elevations within the subject property, buffer, and existing vegetation will serve to provide an appealing transition from the proposed use to neighboring properties.

When considering this zone change request, staff considered the possible effects such a housing project could have on the environment. Once development occurs, there will definitely be a change in surface runoff from storm water and a requirement to ensure that such water will not add to any flow that currently runs off the property onto neighboring property. Staff is confident that such considerations will be monitored through the platting and site review processes. Traffic will also be considered through this process, and any traffic entering from the north of the subject property once streets are installed, will most likely be minimal given that access from Martin Luther King Boulevard will be the quickest route to desired destinations. Additionally, the presence of multiple stop signs through the single-family neighborhood streets will likely serve as a deterrent for traffic simply drivers prefer to take the path of least resistance.

In examining the overall area in terms of ensuring that the proposed zone change to MF is consistent with development patterns and compatible with surrounding uses, staff noted that there is a two-story apartment complex less than ¼ of a mile to the west of the subject property along Martin Luther King Boulevard. This complex, in concert with the single-family development to the north of the subject property, further underlines the compatibility of the proposed zoning as residential in nature.

Furthermore, given that the proposed buildings would be two stories in height, and given the 300 foot or more buffer between the single-family residences to the north, it is probable that the height of the subject buildings will pose no visual nuisance to these neighboring properties. Additionally, it is unlikely that internal traffic would impact these properties as well.

In conclusion, the proposed zoning appears to be in keeping with the residential aspect of the area north of Martin Luther King Boulevard and is also compatible with area uses. Should this MF zoning be approved, the proposed housing could potentially create an opportunity for housing of Scenic Mountain Clinic staff who would then be within walking distance to work, which is a concept desirable in nearly every community.

General Information:

Existing Zoning: Tract 1, 4.8 acres, Single Family Dwelling (SF-2) and Tract 2, 24.6 acres, Agriculture (A)

Existing Land Use: Vacant, primarily undeveloped tracts

Surrounding Zoning/Land Use:

North:	Single-Family Dwelling (SF-2), General Residential (GR)	Single-family residence, vacant land
South:	Single-Family Residential (SF-1)	Scenic Mountain Medical Center
East:	Single-Family Dwelling (SF-2), General Residential (GR)	Vacant property
West:	Single-Family Dwelling (SF-2)	Vacant property

Thoroughfares/Streets: Martin Luther King Boulevard is identified as an arterial in the City of Big Spring's Thoroughfare Plan. The posted speed limit along this street is 45 mph. Future internal streets that may be proposed would be identified as local streets, and designed to carry light neighborhood traffic and low speeds.

Zoning History: The property contains no special zoning overlays

Applicable Regulations: Allowed uses for this property can be found in Section 6-6 of the Zoning Ordinance, entitled "ML, Multi-Family Dwelling"

Development Standards: **Zoning Ordinance, Article 4 and Appendix C**

Minimum Lot Area-7500 sq ft for one to two-story multi-family development

Minimum Lot Dimensions- 60X120 feet for multi-family uses

Minimum Front Yard- 25 ft

Minimum Side Yard- 15 ft for multifamily dwellings not exceeding 35' in height

Maximum Floor Area Ratio- 45%

Special Information

Traffic Concerns: Traffic entering and exiting the site will affect traffic patterns on Martin Luther King Boulevard; however, given the lack of dense development in the area and the width of Martin Luther King Boulevard, staff is confident that the street will support an increase in traffic.

Parking Requirements: **Zoning Ordinance, Article 4, Section 4-9**

“One (1) space for each dwelling unit for single-family residence and one and one-half (1 ½) spaces for each dwelling in two-family or apartment unit”

Zoning Ordinance, Article 4, Section 4-11

“There shall be provided handicapped parking spaces in accordance to the Architectural Barriers Act, Article 9102, Texas Civil Statutes as amended.”

Notifications Required:	Yes
Notifications Sent:	13
Responses in Favor:	1
Responses in Opposition:	0

Attachments: Excerpt from zoning maps, highlighting subject property;
Survey of subject property; and
Metes & Bounds Descriptions for Subject Property



Zoning Case File

Case: Z14_02

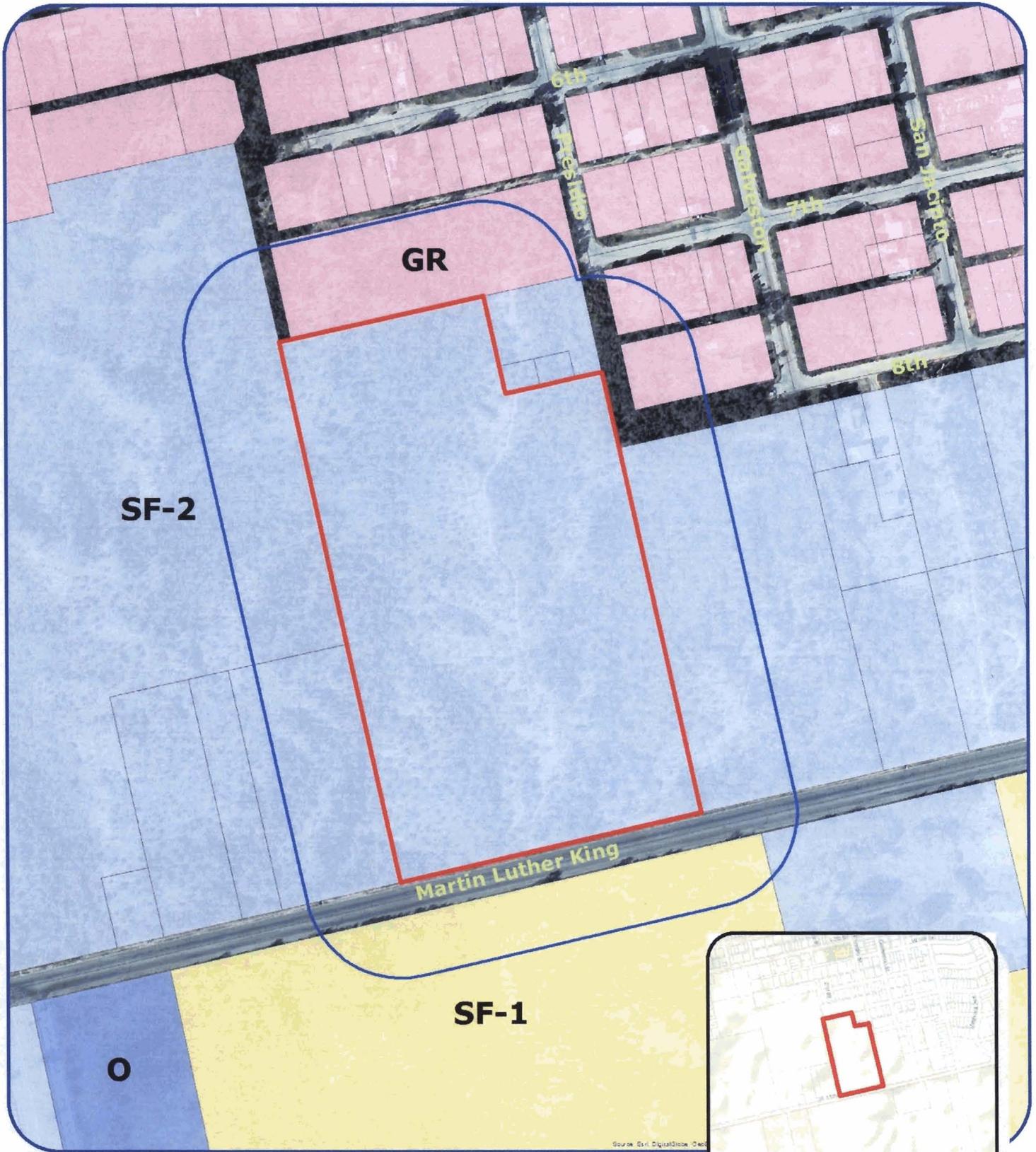
Council District: Marquez

0 55 110 220 330 440
 Feet

Legend

- Subject Property: ———
- Current Zoning: SINGLE FAMILY (SF-2)
- Requested Zone Change: MULTI FAMILY (MF)
- Vision: N/A

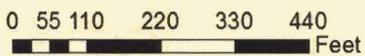




Zoning Case File

Case: Z14_02

Council District: Marquez



Legend

- Subject Property: —
- Current Zoning: SINGLE FAMILY (SF-2)
- Requested Zone Change: MULTI FAMILY (MF)
- Vision: N/A



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BIG SPRING, TEXAS, APPROVING A REZONE OF AN APPROXIMATELY 16.15 ACRE TRACT OUT OF THE S.E. 1/4 OF SECTION 32, BLOCK 33, T-1-N, T & P RAILROAD CO. SURVEY, WEST BIG SPRING FROM SINGLE-FAMILY DWELLING (SF-2) TO MULTI-FAMILY DWELLING (MF) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS DISCUSSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Planning and Zoning Commission has given its approval of the rezone of said 16.15 acres, Howard County, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

SECTION 1. That the rezone from Single Family (SF-2) Dwelling to Multi-Family (MF) Dwelling, Big Spring, Texas is hereby approved by said City Council.

SECTION 2. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby.

SECTION 3. This ordinance shall take effect immediately from and after its publication and passage upon two readings in accordance with the provisions of the Charter of the City of Big Spring, and it is accordingly so ordained.

SECTION 4. It is officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the **28th** day of **October, 2014**, with all members present voting “aye” for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **18th** day of **November, 2014**, with all members present voting “aye” for the passage of same.

ATTEST:

Larry McLellan, Mayor

Tami Davis, Asst. City Secretary



Memo

Meeting Date: October 28, 2014

To: City Council members

From: Roxanne Johnston, City Planner

Subject: Proposed amendment to the Zoning Ordinance. More specifically: Article 2, Section 21, *Definitions of Words and Terms* and Article 4, Section 4-17 to include a review process entitled “Urban Design Review” for construction over 20,000 square feet.

Location: City of Big Spring, Texas

Purpose: To provide an opportunity for City Staff to implement design and improvement standards for future large scale projects.

Contacts: Roxanne Johnston, City Planner 432-264-2319

Recommendation: Staff recommends approving the proposed amendment to include an urban design review process to the Zoning Ordinance.

On October 7, 2014, the Planning and Zoning Commission voted unanimously to approve this proposed amendment.

Synopsis:

As the city continues to expand, the need to consider design features of large-scale development such as hotels, apartment complexes, and commercial buildings, is apparent to staff in order to ensure that such development is not only visually appealing when put into context with relative surroundings, but also to ensure that possible nuisances to neighboring properties and/or the general populace, are addressed.

Currently, the design of any new construction occurring on appropriately zoned property may consist of whatever materials the developer deems satisfactory; meaning that potentially, the city could experience an area to be saturated with large plain metal buildings that follow all building and fire codes, but are aesthetically unappealing, especially if they are near large projects that were built with an eye on aesthetics. This is not to say that developers are not interested in developing visually appealing project, but where such simple buildings may be appropriate in an industrial setting with

industrial zoning, they would be out of place within other areas in town near residential neighborhoods, historic buildings, parks and similar places. Therefore, staff is recommending a zoning tool that will be useful in ensuring that such growth is orderly, visually appealing, and compatible with surrounding properties with regard to design, traffic flow, signage, fencing, lighting, landscaping, and other design features.

Currently, the only tool available to staff for the purposes of reviewing design of a project is through a Planned Development, which normally runs as a zoning request. Such zoning allows the project to be tailored in such a way as to make a use not normally allowed more compatible with surrounding uses. An urban design review could apply to nearly any zoning district without the need to create an official overlay or change the zoning, provided the proposed use(s) are allowed.

Below are proposed changes to the Zoning Ordinance that shows how particular sections would read and also explains and outlines the process with respect to the urban design review. This includes the application process, the review process, criteria used for decision making, and the appeals process in the event a design is not acceptable to staff:

The City of Big Spring Zoning Ordinance, Article 2, Section 2-1 entitled “Definitions of Words and Terms” is hereby amended to add the following definition, which shall read as follows and to renumber Section 2-1 as necessary:

URBAN DESIGN REVIEW - The process in which overall design features of large-scale development is analyzed by staff to ensure the compatibility of large-scale buildings with neighboring uses, other buildings, and the public realm.

The City of Big Spring Zoning Ordinance, Article 4 entitled “Development Standards” is hereby amended to add a new Section 4-17 entitled “Urban Design Review,” as defined above, to read in its entirety as follows:

SECTION 4-17. Urban Design Review

(a) Purpose – Large-scale buildings often have an extraordinary impact on the character of an urban neighborhood, as well as the practical functioning of features within the public realm. The usefulness and value of nearby property is often impacted by such larger buildings in ways that require closer examination and evaluation of such impacts. To this end, site plans for certain proposed buildings are subject to an Urban Design Review in order to ensure the compatibility of large-scale buildings with neighboring uses, other buildings, and the public realm.

(b) Applicability

1. A review of urban design considerations shall be required in any of the following situations:

- (A) Proposed construction comprising 10,000 square feet or more of gross floor area in a new building, or any expansion of an existing building resulting in a total gross floor area of 10,000 square feet or more.
 - (B) Proposed construction of more than one principal building for multi-family use on a single lot or tract of land.
 - (C) Proposed construction of more than one principal building for single-family or two-family residential use on one lot in a Multi-Family Dwelling District (MF) or where allowed in a commercial zoning district.
2. No permit for construction or expansion of such a building shall be issued by the Building Official until an urban design review has been completed in accordance with this Section. All modifications and conditions required as a result of urban design review shall be incorporated in the construction of the proposed building and improvement of the surrounding site.
- (c) Submission of Application – A complete application for examination of site plans for all buildings subject to Urban Design Review shall be submitted to the City Planner, along with the appropriate application fee.
 - (d) Review and Action by City Planner – After determining that the application is complete, the City Planner or his/her designee shall determine whether the plan meets the requirements of this Zoning Ordinance and the criteria set forth in Subsection (e) below. The City Planner shall approve, approve with conditions, or deny the application based on these criteria. A written decision, including affirmative findings on these criteria, shall be mailed to the applicant.
 - (e) Urban Design Review Criteria – Urban Design Review by the City Planner shall be based upon the following:
 - 1. *Basic Compliance.* The proposed building and site improvements comply with the dimensional standards required by Article 4, any specific use regulations set forth in Article 6, and all other applicable provisions of this Zoning Ordinance.
 - 2. *Impacts Minimized.* Whether the extent to which the proposed construction and site improvements minimize adverse effects on adjacent properties. The maintenance of views and sight lines are valid consideration of Urban Design Review as is traffic flow on and off the property.
 - 3. *Development Patterns.* Whether the extent to which the proposed construction and site improvements would result in a logical and orderly pattern of urban development.
 - (f) Appeals - An appeal of a site plan to the Planning and Zoning Commission shall be made in writing within thirty (30) days of the date of notification to the applicant by the City Planner. The appeal shall be reviewed by the Planning and Zoning Commission no more than thirty (30) days following the receipt of written request seeking such appeal. The

Planning and Zoning Commission shall decide on the appealed item no more than sixty (60) days following the receipt of written request seeking such appeal.

The decision rendered by the Planning and Zoning Commission may be appealed to the City Council no more than thirty (30) days from the date in which the Planning and Zoning Commission renders a decision on the matter. This second appeal shall be reviewed and decided by City Council no more than sixty (60) days following receipt of written request for appeal. The affirmative vote of the majority of City Council members shall be necessary to reverse a decision of the Planning and Zoning Commission, on any appeal of a site plan submitted for Urban Design Review in accordance with this section.

In conclusion, staff is confident that the urban design review process is a positive addition to the Zoning Ordinance in that it will be beneficial to the community as a whole by ensuring aesthetically pleasing large-scale development, which could also spur owners of existing similar projects or even smaller into renovations that would be more aesthetically appealing and thoughtful as well.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BIG SPRING, TEXAS, AMENDING THE CITY OF BIG SPRING ZONING ORDINANCE, MORE SPECIFICALLY; ARTICLE 2, SECTION 2-1 ENTITLED “DEFINITIONS OF WORDS AND TERMS” TO INCLUDE A DEFINITION FOR “URBAN DESIGN REVIEW”; AMENDING ARTICLE 4 ENTITLED “DEVELOPMENT STANDARDS” BY ADDING A NEW SECTION 4-17, ENTITLED “URBAN DESIGN REVIEW,” TO ESTABLISH PROCEDURES AND STANDARDS FOR REVIEW OF LARGE-SCALE DEVELOPMENT PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission gave its unanimous approval of the following amendments to the City of Big Spring Zoning Ordinance on October 13, 2014 to provide for Urban Design Review for large-scale developments meeting specific criteria; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

SECTION 1. THAT the City of Big Spring Zoning Ordinance, Article 2, Section 2-1 entitled “Definitions of Words and Terms” is hereby amended to add the following definition, which shall read as follows and to renumber Section 2-1 as necessary:

URBAN DESIGN REVIEW - The process in which overall design features of large-scale development is analyzed by staff to ensure the compatibility of large-scale buildings with neighboring uses, other buildings, and the public realm.

SECTION 2. THAT the City of Big Spring Zoning Ordinance, Article 4 entitled “Development Standards” is hereby amended to add a new Section 4-17 entitled “Urban Design Review,” as defined above, to read in its entirety as follows:

SECTION 4-17. Urban Design Review

(a) Purpose – Large-scale buildings often have an extraordinary impact on the character of an urban neighborhood, as well as the practical functioning of features within the public realm. The usefulness and value of nearby property is often impacted by such larger buildings in ways that require closer examination and evaluation of such impacts. To this end, site plans for certain proposed buildings are subject to an Urban Design Review in order to ensure the compatibility of large-scale buildings with neighboring uses, other buildings, and the public realm.

(b) Applicability

1. A review of urban design considerations shall be required in any of the following situations:

- (A) Proposed construction comprising 10,000 square feet or more of gross floor area in a new building, or any expansion of an existing building resulting in a total gross floor area of 10,000 square feet or more.
 - (B) Proposed construction of more than one principal building for multi-family use on a single lot or tract of land.
 - (C) Proposed construction of more than one principal building for single-family or two-family residential use on one lot in a Multi-Family Dwelling District (MF) or where allowed in a commercial zoning district.
2. No permit for construction or expansion of such a building shall be issued by the Building Official until an urban design review has been completed in accordance with this Section. All modifications and conditions required as a result of urban design review shall be incorporated in the construction of the proposed building and improvement of the surrounding site.
- (c) Submission of Application – A complete application for examination of site plans for all buildings subject to Urban Design Review shall be submitted to the City Planner, along with the appropriate application fee.
 - (d) Review and Action by City Planner – After determining that the application is complete, the City Planner or his/her designee shall determine whether the plan meets the requirements of this Zoning Ordinance and the criteria set forth in Subsection (e) below. The City Planner shall approve, approve with conditions, or deny the application based on these criteria. A written decision, including affirmative findings on these criteria, shall be mailed to the applicant.
 - (e) Urban Design Review Criteria – Urban Design Review by the City Planner shall be based upon the following:
 - 1. *Basic Compliance.* The proposed building and site improvements comply with the dimensional standards required by Article 4, any specific use regulations set forth in Article 6, and all other applicable provisions of this Zoning Ordinance.
 - 2. *Impacts Minimized.* Whether the extent to which the proposed construction and site improvements minimize adverse effects on adjacent properties. The maintenance of views and sight lines are valid consideration of Urban Design Review as is traffic flow on and off the property.
 - 3. *Development Patterns.* Whether the extent to which the proposed construction and site improvements would result in a logical and orderly pattern of urban development.
 - (f) Appeals - An appeal of a site plan to the Planning and Zoning Commission shall be made in writing within thirty (30) days of the date of notification to the applicant by the City Planner. The appeal shall be reviewed by the Planning and Zoning Commission no more than thirty

(30) days following the receipt of written request seeking such appeal. The Planning and Zoning Commission shall decide on the appealed item no more than sixty (60) days following the receipt of written request seeking such appeal.

The decision rendered by the Planning and Zoning Commission may be appealed to the City Council no more than thirty (30) days from the date in which the Planning and Zoning Commission renders a decision on the matter. This second appeal shall be reviewed and decided by City Council no more than sixty (60) days following receipt of written request for appeal. The affirmative vote of the majority of City Council members shall be necessary to reverse a decision of the Planning and Zoning Commission, on any appeal of a site plan submitted for Urban Design Review in accordance with this section.

SECTION 3. THAT should any section, paragraph, sentence, clause, phrase or word of this ordinance amendment be declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby.

SECTION 4. THAT this ordinance amendment shall take effect immediately from and after its publication and passage upon two readings in accordance with the provision of the Charter of the City of Big Spring, and it is accordingly so ordained.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the **28th** day of **October, 2014**, with all members present voting “aye” for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **18th** day of **November, 2014**, with all members present voting “aye” for the passage of same

Larry McLellan, Mayor

ATTEST:

Tami Davis, Asst. City Secretary



**PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: TODD DARDEN
FROM: JOHNNY WOMACK *JW*
SUBJECT: BUDGET AMENDMENT
DATE: OCTOBER 21, 2014
CC: DON MOORE, JOHN MEDINA

I am requesting to transfer \$10,000 from Code Enforcement, 002-021-300-5521 to Planning Department, 002-001-190-5521. The funds will be used to insure adequate funding for the Stormwater Drainage Manual that is being developed by West Company of Midland, LLC. There is currently \$30,000 allotted for a proposed project that has been abandoned.

We plan on being below the estimated maximum of \$39,500 presented in West Company's proposal. This transfer will insure funds to be in the correct fund balance as we proceed with this study.

Please feel free to contact me with any questions in this matter.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, AMENDING ORDINANCE NUMBER 048-2014, WHICH ADOPTED THE ANNUAL BUDGET FOR THE CITY OF BIG SPRING, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015, TO TRANSFER BUDGETED FUNDS WITHIN THE GENERAL FUND FROM THE CODE ENFORCEMENT DEPARTMENT TO THE PLANNING DEPARTMENT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council adopted the annual 2014-15 budget for the City of Big Spring, Texas on September 25, 2014; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS AS FOLLOWS:

SECTION 1. Enacted.

THAT the General Fund Budget of the Annual Budget for the City of Big Spring, Texas for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015 by transferring the amount of \$10,000 from the Code Enforcement Department, 002-021-300-5521, to the Planning Department, 002-001-190-5521, for the purpose of providing adequate funding for the Stormwater Drainage Manual.

SECTION 2. Continuing effect.

THAT the remaining portions of Ordinance Number 048-2014 shall remain in full force and effect.

SECTION 3. Repeal.

THAT all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. Publication.

THAT the City Secretary is hereby authorized and directed to cause the publication of this ordinance in accordance with law.

SECTION 5. Effective Date.

THAT, this ordinance shall be in force and effective from and after its publication as required by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the **28th** day of **October, 2014** with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **18th** day of **November, 2014** with all members of the Council voting “aye” for the passage of same.

Larry McLellan, Mayor

ATTEST:

Tami L. Davis, Assistant City Secretary

Minutes of the Board of Director's Regular Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Tuesday, August 19, 2014 5:15 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas

The Regular Meeting of the Board of Directors of the Big Spring Economic Development Corporation was called to order at 5:15 p.m. Tuesday, August 19, 2014 in the offices of the Big Spring Economic Development Corporation with Mr. Avant, presiding. The following notice was sent on August 15, 2014 to all Directors, the news media, and duly posted on August 15, 2014, by Teresa Darden in compliance with the Open Meeting's Act by posting it on the outside door of the Big Spring Economic Development Corporation and on the inside and outside of City Hall.

“The Board of Directors of the Big Spring Economic Development Corporation will hold a Regular Board Meeting on Tuesday, August 19, 2014 at 5:15 p.m. in the offices of the Big Spring Economic Development Corporation, 215 West Third Street, Big Spring, Texas. The purpose of the meeting is: Action on Minutes of the July 15, 2014, Regular Meeting, Action on July Financials, Action on July Investment Reports, Action to approve Corporate Resolution adopting Investment Policy for 2014-2015, Approve Authorized Security Brokers/Dealers, Action to approve Corporate Resolution for Authorized Representative for Financial Institutions, Approval of Resolution Appointing Executive Director as Public Information Coordinator, Approval of 2014-2015 Annual Budget, Approval of Performance Agreement with the City of Big Spring for Infrastructure upgrade to NW Sector of Big Spring, Approval of Performance Agreement with the City of Big Spring for the Master Plan, Approval of Budget Amendment for the Performance Agreements for the Infrastructure upgrade and the Master Plan, Discussion/Action to approve BSEDC Policy and Procedures, Directors Report, Public Comment, Board Comment, and Adjourn”.

Directors Present:

Mr. Jim DePauw
Mr. Scott MacKenzie-Secretary
Mr. Don Avant-President
Mrs. Frances Hobbs
Mrs. Nati Saldivar

Directors Absent:

Staff Present:

Mr. Terry Wegman
Mrs. Teresa Darden

Guests that signed in: Andreia Medlin, Ramon Saldivar, Pat Simmons, Larry McLellan, Marvin Boyd, Mary F Malone, Georgie Newsom, Steven Hobbs, Tammy DePauw, Terry Hansen, Jan Hansen, Raul Marquez, Raul Benavidez, Matt Evans, Justin Myers, Spencer Wolfe, Janet Wolfe.

AGENDA ITEM # 1 – Call to Order/Invocation and Pledge:

Mr. Avant called the meeting to order at 5:15 p.m. Mr. Avant led the invocation and pledge.

ACTION ITEM #2- Action on Minutes of the July 15, 2014 Regular Board:

Mr. Avant presented the minutes of the July 15, 2014 Regular Meeting. Motion to accept the July 15, 2014 minutes as written was made by Mr. DePauw, seconded by Mr. MacKenzie. The motion passed 4 to 1 with Mrs. Hobbs voting against the motion,

ACTION ITEM #3- Action on July Financials Report:

Mr. MacKenzie presented the July Financial report. Motion to approve the July Financial Report was made by Mrs. Saldivar, seconded by Mr. DePauw. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

ACTION ITEM #4- Action on July Investment Report:

Mr. MacKenzie presented the July Investment report. Motion to approve the July Investment Report was made by Mr. DePauw, seconded by Mrs. Saldivar. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #5- Action to Approve Corporate Resolution adopting Investment Policy for 2014-2015:

Mr. Wegman presented the Corporate Resolution adopting the Investment Policy for 2014-2015. Motion to approve the Corporate Resolution adopting Investment Policy for 2014-2015 was made by Mr. MacKenzie, seconded by Mr. DePauw. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #6- Approve Authorized Security Brokers and Dealers:

Mr. Wegman presented the Authorized Security Brokers and Dealers. Motion to approve the Authorized Security Brokers and Dealers, was made by Mr. DePauw, seconded by Mrs. Hobbs. The motion passed 4 to 1 with Mr. MacKenzie abstaining.

AGENDA ITEM #7- Action to Approve Corporate Resolution for Authorized Representative for Financial Institutions:

Mr. Wegman presented the Corporate Resolution for Authorized Representative for Financial Institutions. Motion to approve the Corporate Resolution for Authorized Representative for Financial Institutions was made by Mr. DePauw, seconded by Mrs. Hobbs. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #8- Approval of Resolution appointing Executive Director as Public Information Coordinator:

Mr. Wegman presented the Resolution for appointing the Executive Director as Public Information Coordinator. Motion to approve the Resolution for appointing the Executive Director as Public Information Coordinator was made by Mr. MacKenzie, seconded by

Mr. DePauw. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #9- Approval of 2014-2015 Annual Budget:

Mr. Wegman presented the 2014-2015 Annual Budget. Motion to accept the 2014-2015 Annual Budget was made by Mr. DePauw and seconded by Mr. MacKenzie. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #10- Approval of Performance Agreement with the City of Big Spring for Infrastructure upgrade to the NW Sector of Big Spring:

After much discussion a motion to accept the contract, changing the “Terms” from 3 years to 12 months was made by Mrs. Saldivar. Motion died for lack of second. After further discussion, a motion to approve the Performance Agreement between the BSEDC and the City of Big Spring with the stipulation that paragraph 5 under “Term” be changed to read “ This agreement shall be effective for 5 years from the effective date unless terminated sooner her under” was made by Mr. DePauw and seconded by Mr. MacKenzie. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #11- Approval of Performance Agreement with the City of Big Spring for the Master Plan:

Mr. Wegman presented the performance agreement with the City of Big Spring for the Master Plan in the amount of \$284,203.00. Motion to approve the agreement as read was made by Mr. MacKenzie and seconded by Mr. DePauw. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #12- Approval of Budget Amendment for the Performance Agreement for the Infrastructure upgrade and the Master Plan:

Mr. Wegman presented the Budget Amendment in the amount of \$1,000,000 for the Infrastructure upgrade as well as \$284,203.00 for the Master Plan. Motion to approve the budget amendment for the Performance Agreements for the Infrastructure and Master Plan was made by Mr. DePauw and seconded by Mrs. Saldivar. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #13- Discussion/Action to approve BSEDC Policy and Procedures:

Mr. Avant presented 2 forms of Policy and Procedures. The first was the set discussed previously and the second was a set that the City Council passed a Resolution calling for Policy and Procedures that included only the items listed in the BSEDC By-Laws. Motion to approve the 4 page BSEDC Policy and Procedures was made by Mr. DePauw and seconded by Mr. MacKenzie. Motion died due to a 2 to 2 vote with Mrs. Hobbs and Mrs. Saldivar voting no against the motion and Mr. Avant abstaining from the motion.

Motion to adopt the City of Big Spring Policy and Procedures with the signature authority conveying to the EDC Board through the Executive Director, effective immediately was made by Mrs. Hobbs and seconded by Mrs. Saldivar. Motion passed 3 to 2 with Mr. DePauw and Mr. MacKenzie voting against the motion.

AGENDA ITEM #14- Directors Report:

Mr. Wegman updated the Board on the Permian Industrial Center which is still in progress. Airpark rail construction is progressing. There will be a new manufacturing tenant at the Airpark. A company that brings in magnesium chloride is also new to the Airpark. There are potential expansions at the Airpark with Ft. Worth Pipe and Hi Crush interested in helping build ladder tracks. Big Spring Rail had 250 cars last month. Marketing for Leading EDG is underway with presence on Ch. 17, Radio time and newspaper articles. Upcoming meetings include High Ground Board Meeting August 21st in Plainview and Sales Tax Training August 22nd in Lubbock, PIFA Training Sept 4th and 5th in Abilene, TML Sept 30th in Houston, TEDC early Oct in Houston and the next Regular Board Meeting Sept. 16th.

AGENDA ITEM #15- Public Comments

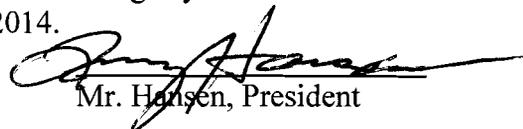
Mayor McLellan spoke on the Policy and Procedures that were passed not being in alignment with what the City Council voted on and passed unanimously. He stated that the Council will approve only what is in the By-Laws.

AGENDA ITEM # 16- Board Comments

Mr. MacKenzie invited everyone that hasn't been to the Airpark to go and see the exciting development that is going on. Mr. DePauw expressed his appreciation to staff for the work in facilitating businesses and what an exciting time it is to be in Big Spring. Mr. Avant thanked all in attendance. Mr. Avant also expressed his appreciation to staff for the work in facilitating businesses and growth that has come from it.

AGENDA ITEM # 17- Adjourn

Mr. DePauw made a motion to adjourn, seconded by Mr. MacKenzie
The motion passed 5 to 0 with all members present voting "aye" in favor of the motion.
Meeting adjourned at 6:40 pm on August 19, 2014.


Mr. Hansen, President

ATTEST:


Mrs. Reyes, Secretary/Treasurer

**Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Monday, September 22, 2014 5:15 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas**

The Special Meeting of the Board of Directors of the Big Spring Economic Development Corporation was called to order at 5:15 p.m. Monday, September 22, 2014 in the offices of the Big Spring Economic Development Corporation. The following notice was sent on September 17, 2014 to all Directors, the news media, and duly posted on September 17, 2014, by Teresa Darden in compliance with the Open Meeting's Act by posting it on the outside door of the Big Spring Economic Development Corporation and on the inside and outside of City Hall.

“The Board of Directors of the Big Spring Economic Development Corporation will hold a Special Board Meeting on Monday, September 22, 2014 at 5:15 p.m. in the offices of the Big Spring Economic Development Corporation, 215 West Third Street, Big Spring, Texas. The purpose of the meeting is: Introduction of new Board Members, Election of Officers, Appointment of Committee Chairs by President, Action to approve Corporate Resolution for Authorized Representative for Financial Institutions, Action to approve BSEDC Policy and Procedures, Directors Report, Board Comment, and Adjourn”.

Directors Present:

Mr. Terry Hansen
Mr. Cole Morgan
Mrs. Nadine Reyes
Mr. Bob Price
Mr. Larry Rodgers

Directors Absent:

Staff Present:

Mr. Terry Wegman
Mrs. Teresa Darden

Guests that signed in: Jan Foresyth, Gloria McDonald, Bobby McDonald, Amanda Duforat, Pat Simmons, Jim DePauw, Andreia Medlin, Steve Campbell, Hayley Lewis, Gloria Blackburn, Jan Hansen, Larry McLellan, Scott MacKenzie

AGENDA ITEM # 1 – Call to Order/Invocation and Pledge:

Mr. Wegman called the meeting to order at 5:15 p.m. Mr. Wegman led the invocation and pledge.

ACTION ITEM #2- Introduction of new Board Member:

Mr. Wegman introduced the new Board Members: Mr. Terry Hansen, Mr. Larry Rodgers, Mr. Bob Price, Mrs. Nadine Reyes and Mr. Cole Morgan

ACTION ITEM #3- Election of Officers:

Mr. Wegman asked for nominations for President. Mr. Price nominated Mr. Hansen for President, seconded by Mr. Rodgers. The nomination passed 5 to 0 with all members present voting “aye” in favor of the nomination.

Mr. Hansen asked for nominations for Vice President. Mr. Price nominated Mr. Morgan for Vice President, seconded by Mrs. Reyes. The nomination passed 5 to 0 with all members present voting “aye” in favor of the nomination.

Mr. Hansen asked for nomination for Secretary/Treasurer. Mr. Price nominated Mrs. Reyes for Secretary/Treasurer, seconded by Mr. Morgan. The nomination passed 5 to 0 with all members present voting “aye” in favor of the nomination.

ACTION ITEM #4- Appointment of Committee Chairs by President:

Mr. Hansen asked for volunteers for the Industry Attraction and Recruitment Committee, the Industry Retention and Expansion Committee and the Workforce Development Committee.

Mr. Morgan volunteered and will serve the Industry Attraction and Recruitment Committee. Mr. Rodgers volunteered and will serve the Industry Retention and Expansion Committee. Mrs. Reyes volunteered and will serve the Workforce Development Committee.

AGENDA ITEM #5- Action to approve Corporate Resolution for Authorized Representative for Financial Institutions:

Mr. Wegman presented the Corporate Resolution for Authorized Representative for Financial Institutions. Motion to approve the Corporate Resolution for Authorized Representative for Financial Institutions was made by Mr. Rodgers, seconded by Mr. Morgan. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #6- Action to approve BSEDC Policy and Procedures:

Mr. Hansen presented the BSEDC Policy and Procedures. Motion to approve the Policy and Procedures was made by Mr. Morgan, seconded by Mr. Rodgers. The motion passed 5 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #7- Directors Report:

Mr. Wegman updated the Board on the Permian Industrial Center which is still in progress and will be meeting in Big Spring on Sept. 29th, TML Sept 30th – Oct. 3rd in Houston, TEDC Oct. 1st-3rd in Houston, Ports to Plains Oct. 6th-9th, Ag Luncheon Oct. 9th, PFIA Training Oct. 15th-17th, High Ground Annual Meeting Oct. 30th-31st, and the next Regular Board Meeting Oct. 21st.

AGENDA ITEM # 8- Board Comments:

Mr. Hansen asked for public input. There were none.

Mr. Rodgers expressed his gratitude to having been selected to the Board and looking forward to assisting the community in growth as well as commending the EDC staff for a job well done.

Mr. Price conveyed his excitement for the involvement and growth of the community.

Mrs. Reyes stated she is excited to help the community grow and move forward.

Mr. Morgan voiced his appreciation to having been selected to the Board and also looking forward to having a part in the community growth.

Mr. Hansen also expressed his honor to be serving on the Board as well as being appointed President. Mr. Hansen commended the staff for the job that they have been doing and stated he is excited to be a part of the growth and opportunities that Big Spring has to offer.

AGENDA ITEM # 9- Adjourn:

Mr. Morgan made a motion to adjourn, seconded by Mr. Rodgers

The motion passed 5 to 0 with all members present voting "aye" in favor of the motion.

Meeting adjourned at 5:39 pm on September 22, 2014.


Mr. Terry Hansen, President

ATTEST:


Mrs. Nadine Reyes, Secretary/Treasurer