



City Council Agenda 7/16/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on July 16, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

- 1. Call to Order**
- 2. Chaplain Prayer**
- 3. Pledges**
- 4. Proclamations/Recognitions**
- 5. Public Comment**

Issues or items that are not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Council members may request that a discussed item be placed on a future agenda. The Council takes public comment on all Regular Agenda items during the discussion of those items.

6. Consent Agenda

- a. Consider approving the July 2, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Consider authorizing the City Manager to execute an extension of the lease agreement and amendment of rent between First United Methodist Church in Ballinger for WIC offices, and any related documents (Morgan Chegwiddden)
- c. Consider renewing a rental agreement with The Vessel Church for one year use of rental spaces at Santa Fe Crossing Senior Center on Sundays for church services with a monthly rental rate of \$1,150 and authorizing the City Manager to execute all related documents (Brent Casey)
- d. Consider approving Task Order 2, to the professional services agreement with Killis Almond Architects, PC, in the amount of \$250,000 (budgeted funds) to research, investigate, document, and establish the causation and required masonry and waterproofing requirements for the repair and waterproofing of the exterior City Hall walls, 72 W. College Ave. (Ron Lewis)
- e. Consider awarding WU-10-19 Industrial Electrical Services to Bunyard Hasty Electric Inc. and Mike Verfurth Electric in the amount of \$125,000 per year for three years, budgeted for purchase in fiscal year 2019, fiscal year 2020, and fiscal year 2021 and authorizing the City Manager to execute any related documents (Andy Vecellio)
- f. Consider approving a Local Government Approval form for a HUD funded Emergency Solutions Grant (ESG) submission from the Institute of Cognitive Development Family Shelter for operating costs and authorizing the City Manager to execute related documents (Bob Salas)

- g. Second reading of an ordinance amending Appendix A "Fee Schedule", Article A8.000 "Utility Related Fees", A8.002(a)(1) "Rate Schedule", by amending the untreated water rates (Allison Strube)

7. Regular Agenda

- a. Consider a resolution and public hearing approving the 2019 Annual Action Plan for use of CDBG and HOME grant funds and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$651,073 of CDBG and \$294,961 HOME grant funds and \$53,000 in program income (Presentation made by Neighborhood Services Director Bob Salas)
- b. Consider approving a professional service agreement under RFQ ES-04-19 to HDR Engineering, Inc. in the amount of \$333,838 for professional services to update the City's Master Drainage Plan and authorizing the City Manager to execute all related documents (Presentation made by Operations Director Shane Kelton)
- c. Presentation of the 2018 COSADC Annual Report (Presentation made by Economic Development Director Guy Andrews)
- d. Consider ratifying a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$1,100,000, to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations, with participation by the City of San Angelo for a project authorized under Chapters 501 and 505 of the Local Government Code for Type B Development Corporations; and authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City providing for the economic development project terms (Presentation made by Economic Development Project Manager Robert Schneeman)
- e. First reading and public hearing of an ordinance approving PD19-06, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Dr. (Presentation made by Planning and Development Services Director Jon James)
- f. First reading and public hearing for:
 - 1. An ordinance for CP19-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to Industrial Future Land Use, being 8.98 acres located generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd.
 - 2. An ordinance for Z19-09, a rezoning from General Commercial (CG) to Light Manufacturing (ML) being 8.98 acres generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd. (Presentation made by Planning and Development Services Director Jon James)

- g. First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Presentation made by Planning and Development Services Director Jon James)
- h. Presentation regarding the proposed fiscal year 2020 Convention & Visitors Bureau budget (Presentation made by CVB Vice President Diann Bayes)
- i. Discussion and direction regarding Hotel Occupancy Tax budget allocations for fiscal year 2020 (Presentation made by Finance Director Tina Dierschke)
- j. First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Presentation made by Finance Director Tina Dierschke)
- k. Update on Sales Tax revenue performance (Presentation made by Finance Director Tina Dierschke)

8. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee regarding the annual evaluation of the City Manager

9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consideration of approving various Board nominations
Tax Increment Reinvestment Zone: Jason Fernandez (SMD3) to a second term ending July 2021, Toni Hunter (SMD5) to a first full term ending July 2021 and Tom Maurer (SMD6) to a first full term ending July 2021
- c. Announcements and consideration of Future Agenda Items

10. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 12th day of July 2019, at 11:50 a.m.



Julia Antilley, City Clerk

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The City Council reserves the right to consider business out of posted order and/or meet in a closed session

on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 325-657-4405.

City Council regular meetings are broadcast on Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day for two weeks beginning on the Thursday after each meeting.

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, July 2, 2019

Present:

Mayor Brenda Gunter
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Lucy Gonzales, SMD 4
Council Member Lane Carter, SMD 5

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, July 2, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer

An invocation was provided by San Angelo Police Department Chaplain Gary Jenkins.

3. Pledges

Pledges were led by Ava Reese McKee (incoming 7th grader at Glenn Middle School) and Brooke McKee (incoming 9th grader at Central Freshman).

4. Proclamations/Recognitions

The Texas Hunger Initiative & Kids Eat Free Program was recognized.

June 28, 2019 was proclaimed the 100th anniversary of women's right to vote in Texas.

The Public Information Office was recognized for their recent awards.

5. Public Comment

Citizen Sylvia Martinez spoke requesting lighting along San Jacinto and regarding parking/bicycle lanes along Oakes Street.

Mayor Gunter spoke in support of Howard Taylor's vision for the art museum development and thanked him for increasing quality of life for city residents.

City Manager Daniel Valenzuela thanked Communications Director Anthony Wilson for his many contributions to the city during his tenure and wished him well. Mayor Gunter echoed the sentiment.

6. Consent Agenda

- a. Approval of the June 18, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the sale of the following Lake Nasworthy property to the current residential lot lease holder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the property (Cindy Preas):
 1. 1623 Canal Rd.; Lot 133, Block 9, Section 2, Group Shady Point, Lake Nasworthy Addition (\$28,581)
 2. 2538 Sleepy Hollow Rd.; Lot 17, Block 1, Section 1, Group Fisherman's Road, Lake Nasworthy Addition (\$109,097)
- c. Approval of a lease renewal for five years between the City of San Angelo and the Texas Facilities Commission for existing, additional, transferred, deleted office space at the Chase State Office Building at 622 South Oakes (Bob Bluthardt)

- d. Ratification of a COSADC resolution to sell approximately 12 acres of land at the City of San Angelo Business & Industrial Park to Allen's Transport USA at a price of \$25,000 per acre; authorizing the Board President to negotiate and execute a real estate sales contract in a form approved by the City Attorney; and recommending ratification by City Council (Robert Schneeman)
- e. Approval of a lease agreement with the United States of America Civil Air Patrol, San Angelo Composite Squadron on public property located near the San Angelo Regional Airport (Mathis Field) and authorizing the City Manager to execute all related documents (Jeremy Valgardson)
- f. Approval of an advertising services agreement with Citywise Marketing and authorizing the City Manager to execute all related documents (Nolan Sosa)
- g. Approval of purchases with Hydra-Stop, LLC related to the purchase of parts and materials to install water valves using the City's Hydra-Stop Insta-Valve machine budgeted in FY19, FY20, and FY21 in the amount of \$75,000 annually (Allison Strube)
- h. Approval of revised bylaws approved by the Civic Events Advisory Board (Sidney Walker)
- i. Approval of revised bylaws approved by the Airport Advisory Board (Jeremy Valgardson)
- j. Adoption of a resolution authorizing a special event known as "Joe's Bar and Grill Car Show" and approving variances to City ordinances at Mary E. Lee Park for October 19, 2019 (Carl White) (Pg. 283, 2019-083)
- k. Second reading and adoption of an ordinance amending Chapter 12 "Planning and Development", Exhibit C "Land Development and Subdivision Ordinance", Chapter 5 "Procedural Requirements for Processing Subdivisions", Section III "Stages of Development Review", Subpart C "Administrative Subdivisions" by including the review process (Jon James) (Pg. 288, 2019-084)
- l. Second reading and adoption of an ordinance approving case SU19-02, a Special Use to allow for a golf driving range; outdoor multi-use sports facilities and related recreational activities; outdoor miniature golf; and outdoor events, on 21.536 acres, located at 2838 S. College Hills Blvd. (Jon James) (Pg. 290, 2019-085)
- m. Second reading and adoption of an ordinance approving Z19-06, a rezoning from the Single Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, on 0.2 acres located at 4014 Coliseum Dr. (Jon James) (Pg. 294, 2019-086)
- n. Second reading and adoption of an ordinance approving case Z19-07, a rezoning from the Neighborhood Commercial (CN) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, being 0.915 acres located at 5205 S. Bryant Blvd. (Jon James) (Pg. 297, 2019-087)
- o. Second reading and adoption of an ordinance approving Z19-08, a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the Heavy Commercial (CH) Zoning District, on 2.49 acres located at 5050 N. Chadbourne St. (Jon James) (Pg. 300, 2019-088)
- p. Second reading and adoption of an ordinance approving PD19-04, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to Planned Development (PD) Zoning District to allow for existing uses and uses permitted in the General Commercial (CG) Zoning District, an overall use plan, and an off-site sign; comprising a total of 2.38 acres generally located at 1909 W. Beauregard Ave. (Jon James) (Pg. 303, 2019-089)
- q. Second reading and adoption of an ordinance approving PD19-05, a rezoning from the Single-Family Residential (RS-1) District to the Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of water sports rental, retail sales, boat slips, and an office on the City of San Angelo special lease

property located at 2138 Mary E. Lee Park Rd., comprising 1.23 acres (Jon James) (Pg. 306, 2019-090)

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the consent agenda, as presented. The motion carried unanimously (5) ayes to (0) nays.

7. Regular Agenda

- a. Approval of a Change Order to ES-02-18 Bell Street Reconstruction Project contract with Reece Albert, Inc. in the amount of \$87,593.92 to be expended from currently allocated contingency funds and affecting a change in the Pavement Marking to include appropriate surface preparation, sealing and contrast striping for concrete paving and authorizing the City Manager to execute all related documents (Presentation made by City Engineer Lance Overstreet)

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (5) ayes to (0) nays.

Council Member DeWitt joined the meeting during the discussion of item 7b at 9:10 a.m.

New Quorum Present:

Mayor Brenda Gunter

Council Member Tommy Hiebert, SMD 1

Council Member Tom Thompson, SMD 2

Council Member Lucy Gonzales, SMD 4

Council Member Lane Carter, SMD 5

Council Member Billie F. DeWitt, SMD 6

- b. Award of ES-05-19, High Density Mineral Bond Surface Treatment, to Andale Construction, Inc. in the amount of \$218,083.48 and authorizing the City Manager to execute any related documents (Presentation made by Operations Assistant Director Patrick Frerich)

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- c. Approval of the following:
1. Second reading and adoption of an ordinance removing the lease and sale of residential and commercial lots at Lake Nasworthy, and the lease of city-owned property through short term recreational leases from the Code of Ordinances and requiring the policy to be adopted by City Council through resolution (Pg. 309, 2019-091)
 2. Adoption of a resolution adopting the Policy and Procedures Manual for Lake Nasworthy Lease and Sale of Residential and Commercial Lot Leases and Short Term Recreational Lease of City-Owned Property (Presentation made by Real Estate Manager Cindy Preas) (Pg. 310, 2019-092)

Citizen Steve Hampton requested clarification on the item.

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve item 7c1, as presented. The motion carried unanimously (6) ayes to (0) nays.

Motion: Council Member Carter made a motion, seconded by Council Member Gonzales, to approve item 7c2, as presented. The motion carried unanimously (6) ayes to (0) nays.

- d. Public hearing and first reading approving an ordinance amending Appendix A "Fee Schedule" in the Code of Ordinances and requiring a fee schedule to be adopted by Resolution of Council (Presentation made by City Attorney Theresa James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- e. First reading and public hearing approving an ordinance amending Appendix A "Fee Schedule", Article A8.000 "Utility Related Fees", A8.002(a)(1) "Rate Schedule", by amending the untreated water rates (Presentation made by Water Utilities Director Allison Strube)

Citizen Steve Hampton requested clarification on the item.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- f. Second reading and adoption of an ordinance amending Appendix A "Fee Schedule", by deleting article A3.011 "Bus Fares" and replacing it with article A3.011 "Airport Badge Fees" (Presentation made by Finance Director Tina Dierschke and Airport Director Jeremy Valgardson) (Pg. 318, 2019-093)

Motion: Council Member Carter made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

8. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

No items discussed in Closed Session.

9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed

No items discussed in Closed Session.

- b. Approval of various board nomination:
Zoning Board of Adjustment: Jason Fernandez (SMD3) to an unexpired term ending January 2020 and Danny Aguero (Mayor - Alternate 1) to an unexpired term ending January 2020

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the appointments. The motion carried unanimously (6) ayes to (0) nays.

- c. Announcements and consideration of Future Agenda Items

No items discussed.

10. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays.

There being no further business, the meeting was adjourned at 9:58 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Morgan Chegwidden, Assistant Director of Neighborhood Services, WIC, 325-657-4224

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to execute an extension of the lease agreement and amendment of rent between First United Methodist Church in Ballinger for WIC offices, and any related documents (Morgan Chegwidden)

Summary/History:

The current WIC lease agreement in Ballinger is expiring as the First United Methodist Church was agreeable to a one year term only. At this time, the church has reviewed the agreement and is agreeable to entering a new one year agreement. This is necessary to maintain a satellite clinic presence in Ballinger, which comprises a large portion of our clients served annually.

Due to an increase in utility expense, the proposed lease agreement is increasing from \$6,000.00 annually to \$6,200.00 annually which is within the current WIC budget. The term is July 1, 2019 through June 30, 2020.

Financial Impact:

Rent expense is \$6,200.00, which is budgeted.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|------------------------|--------------------------|
| 1. WIC Lease Ballinger | WIC Lease Ballinger.docx |
|------------------------|--------------------------|

Presentation:

Approvals/Reviews:

Morgan Chegwidden	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Desha Turner	Approved
Julia Antilley	Final Approval

**MUTUAL EXTENSION OF LEASE AGREEMENT AND AMENDMENT OF RENT
PROVISIONBY AND BETWEEN FIRST UNITED METHODIST CHURCH AT BALLINGER,
TEXAS AND CITY OF SAN ANGELO**

This extension of lease agreement is between FIRST UNITED METHODIST CHURCH of Ballinger, Texas, Landlord, and CITY OF SAN ANGELO, Texas, a home rule municipal corporation, through the Special Supplemental Nutritional Program for Women, Infants and Children (WIC0), Tenant.

WHEREAS, the parties entered into a Lease Agreement of certain premises being a portion of the Southwest Wing of the building located at 1501 N. Broadway Street, Ballinger, Texas, having an Effective Date of July 1, 2017 and initial term through June 30, 2018, with provision for extension by mutual written agreement; and,

WHEREAS, the parties extended the initial term of the Lease Agreement for an additional year, through June 30, 2019; and,

WHEREAS, the parties desire to extend the lease term a second time for an additional year, through June 30, 2020;

NOW THEREFORE the parties to said Lease Agreement agree as follows:

- (1) , Pursuant to paragraph number 2. of the Lease Agreement, entitled "Term and Effective Date", the term of the lease shall be extended for another year, through June 30, 2020. .
- (2) The provisions of paragraph number 5. of the Lease Agreement, entitled "Rent", shall provide that from and after July 1, 2019, rent shall be \$6,200 per year, payable in even monthly installments of \$516.67

(3) All terms and conditions of the Lease Agreement not amended hereby shall continue in full force and effect.

EXECUTED by the duly authorized representatives of each party on the dates indicated.

LANDLORD:
FIRST UNITED METHODIST CHURCH, at
Ballinger, Texas

Mike Dankworth, Board Chairman
EMAIL; mdank32@msn.com

DATE: _____, 2019
TENANT:
CITY OF SAN ANGELO, d/b/a WIC Program

ATTEST:

Daniel Valenzuela, City Manager

Julia Antilley, City Clerk

DATE: _____, 2019

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Robert Salas, Director of Neighborhood
& Family Services

Dan T. Saluri, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sandra Aguilar, Recreation Supervisor - Senior Services, Recreation, 325-481-2798

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Consider renewing a rental agreement with The Vessel Church for one year use of rental spaces at Santa Fe Crossing Senior Center on Sundays for church services with a monthly rental rate of \$1,150 and authorizing the City Manager to execute all related documents (Brent Casey)

Summary/History:

A rental agreement with The Vessel Church started August 5, 2018, for use of some of the rental spaces at Santa Fe Crossing Senior Center for the purpose of their church services Current agreement will end July 31, 2019. The pastor, Justin Smith, has requested for renewal of the agreement for another year at the same approved rate from last agreement period as well as same space.

Financial Impact:

Vessel Church has rented Santa Fe Crossing since Aug of 2018, they were approved for the past year at \$1,150 per month, this was a discount of 30%. Vessel Church has requested another six month lease at the same discounted price with an optional six months to follow, this is the same as the lease agreement that was approved in 2018.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 18-720_VESSEL_CH_SANTA_FE_SR_CENTER_LSE | 18-720_VESSEL_CH_SANTA_FE_SR_CENTER_LSE.pdf |
| 2. | Letter to Parks and Rec (Renewal) | Letter to Parks and Rec (Renewal).docx |

Presentation:

Approvals/Reviews:

Sandra Aguilar	Created/Initiated
Brent Casey	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

City of San Angelo

The Vessel Church

Short Term Lease Agreement

Basic Terms

Effective Date: August 5, 2018

Landlord: CITY OF SAN ANGELO PARKS & RECREATION DEPARTMENT
(COSAP&R)

Landlord's Address: 702 S. Chadbourne St., San Angelo, Tom Green County, Texas 76903

Tenant: THE VESSEL CHURCH

Tenant's Address: P.O. Box 761, San Angelo, Texas 76902

Phone: (325) 656-6206

Email: justin@thevesselchurch.com

Leased Premises: Use of Three different rooms on Sundays only from 9:00am to 1:00pm at COSAP&R Santa Fe Crossing Senior Center located at 702 S. Chadbourne St, San Angelo, TX. Names and square footage are as followed:

Dining Room-1540 sq. ft

Activity Room-1232 sq. ft

Conference Room-250 sq. ft

Diagram of Senior Center is attached hereto as **Exhibit "A"** ("Leased Premises").

Term: Six (6) months, commencing on the Effective Date and with the option to extend for an additional six (6) month, unless earlier terminated as herein provided.

Commencement Date: August 5, 2018

Termination Date: February 5, 2019

Permitted Use: Tenant shall use the Leased Premises for the limited purpose of church services and church related activities.

Zoning: The Permitted Use shall be subject to use restrictions in the designated zoning district for the Leased Premises.

Initial Payment: Initial Rent Payment due and payable on execution of this Lease, is the sum of ONE THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$1,150.00) which includes recommended staffing costs, utilities, wear and tear on the building and unforeseen maintenance costs.

Monthly Rent: Monthly Rent shall be in the sum of ONE THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS **(\$1,150.00)** payable in advance on or before the 5th day of each month during the term of this Lease. Payments due under this Lease shall be made to the Landlord at 702 S. Chadbourne St., San Angelo, Texas 76903.

Clauses and Covenants

A. Tenant agrees to—

1. Lease the Premises on 6 month basis.
2. Comply with all applicable laws, ordinances, rules and regulations relating to Tenant's occupancy, use and maintenance of the Leased Premises, including that garbage will be collected after each use and placed in the dumpster located next to the Santa Fe Crossing Senior Center building.
3. Pay when due the Initial Rent Payment, regular Rent payments and any other payment obligation of Tenant under the terms of this Lease.
4. Pay to Landlord a late charge ten percent of the rent due plus interest accrued on the balance past due at the lower of ten percent (10%) per annum or the maximum rate allowed by law. Acceptance by Landlord of late rent, charges or interest shall not be construed as a waiver of the right of Landlord to terminate this Lease at its option as authorized herein.
5. Pay all taxes on Tenant's property located on the Leased Premises.
6. Use the Leased Premises for the Permitted Use only and uses incidental thereto in compliance with applicable law.
7. Tenant shall return the Leased Premises to Landlord in the same condition as when received, reasonable wear and tear excepted.
8. TENANT AGREES TO INDEMNIFY DEFEND, AND HOLD HARMLESS, LANDLORD, ITS BOARD MEMBERS, OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL CLAIMS, FAULT, LIABILITIES, DEMANDS, SUITS, CAUSES OF ACTION, PROCEEDINGS OF ANY KIND AND JUDGMENTS FOR PERSONAL INJURY AND/OR PROPERTY LOSS OR DAMAGE, PLUS REASONABLE ATTORNEYS' FEES AND COST OF DEFENSE, WHICH THE INDEMNIFIED PARTIES MAY INCUR ARISING DIRECTLY OR INDIRECTLY OUT OF THE SOLE OR JOINT NEGLIGENCE, ERROR, OMISSION, OR

INTENTIONAL ACTS OF TENANT IN THE EXERCISE BY TENANT OF THE PRIVILEGES CONFERRED UNDER THIS LEASE.

THIS INDEMNIFICATION, DEFEND AND HOLD HARMLESS AGREEMENT SHALL SURVIVE THE TERM OF THIS AGREEMENT AS LONG AS ANY LIABILITY COULD BE ASSERTED. NOTHING HEREIN SHALL REQUIRE THE INDEMNIFYING PARTY TO INDEMNIFY, DEFEND OR HOLD HARMLESS ANY INDEMNIFIED PARTY FOR THE INDEMNIFIED PARTY'S OWN GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

9. Maintain Insurance as follows:

a. Tenant shall, at all times during the term hereof, maintain such insurance coverage as may be required by COSAP&R and approved by the City of San Angelo Risk Manager of the types and in the amounts specified in **Exhibit "B"** attached hereto, which by this reference is incorporated into this Agreement for all purposes, and with insurers licensed to do business in Texas. All insurance required herein will defend and shall be drawn in the name of Tenant, with COSAP&R, its board members, officers, agents, guests, invitees, consultants and employees named as additional insureds, except on coverage for Workers' Compensation. Every policy required above shall be primary insurance. Any insurance or self-insurance benefits carried by COSAP&R, its board members, officers, or employees, shall be excess and not contributory to that provided by Tenant. All such insurance, including renewals, shall be subject to the approval of the City of San Angelo Risk Manager for adequacy of protection and evidence of such coverage shall be furnished to the City Risk Manager on Certificates of Insurance indicating such insurance to be in force and effect and providing that it will not be canceled during the performance of Services under this Agreement without thirty (30) calendar days prior written notice to City. Completed Certificates of Insurance shall be filed with City's Risk Manager at City Hall, 72 W. College Avenue, San Angelo, Texas 76903, prior to Tenant occupying or utilizing the Leased Premises, provided however, that Tenant shall at any time upon request file duplicate copies of the policies of such insurance with COSAP&R.

b. Tenant shall notify City's Risk Manager of any reduction or exhaustion of insurance policy aggregate limits. Should Tenant fail to immediately secure other insurance, as specified, for any policy canceled before expiration of the Lease Term or any extension thereof, City may procure such insurance and assess the cost thereof against Tenant as additional rent.

c. Tenant shall require its insurance carrier(s), with respect to Commercial General Liability and Automobile Liability insurance policies, to waive all rights of subrogation against COSAP&R, its board members, officers, agents, guests, invitees, consultants and employees.

d. The procuring of such policies of insurance shall not be construed to be a limitation upon Tenant's liability or as a full performance of its obligations under the indemnification provisions of this Lease. Tenant's obligations are,

notwithstanding said policies of insurance, for the full and total amount of any damage, injury or loss caused by or attributable to its occupation or control over the Leased Premises pursuant to this Lease or any extension thereof.

10. Vacate the Leased Premises on the last day of the Term.

B. Tenant agrees not to—

1. Use the Leased Premises for any purpose other than the Permitted Use, including that:
 - a. No permanent improvements shall be made or construction without the prior written consent of Landlord.
 - b. No storage or dispensing of petroleum products or hazardous materials without Landlord's prior written consent. ("Hazardous Material" being the presence of which requires investigation, notice or remediation under any federal, state or local statute, regulation, ordinance.)
2. Create or allow any nuisance or waste on Leased Premises.
3. Cause or allow a lien to be placed on the Leased Premises.
4. Assign this Lease or sublease any portion of the Leased Premises without Landlord's prior written consent.
5. Litter or leave trash or debris on the Leased Premises.

C. Landlord agrees to—

Lease to Tenant the Leased Premises subject to the terms and conditions herein provided beginning on the Commencement Date. Landlord covenants and agrees that at all times when Tenant is not in default under the terms of this Lease, Tenant's quiet and peaceable enjoyment of the Leased Premises for the Permitted Use shall not be disturbed or interfered with by Landlord or any person claiming by, through or under Landlord, except as otherwise may be specifically provided for under the terms of this Lease.

D. Landlord agrees not to—

Allow any use of the Leased Premises inconsistent with Tenant's Permitted Use, subject to the reservations of rights herein stated, and so long as Tenant is not in default.

E. Landlord and Tenant mutually agree to the following:

1. *Rent Adjustment.* N/A.
2. *Disclaimer of Warranties.* ALL WARRANTIES OF LANDLORD THAT MAY ARISE IN COMMON LAW ARE EXCLUDED. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.
3. *Reservations.* Landlord reserves the right to lease out to third the Leased Premises,

including Dining Room-1540 sq. ft., Activity Room-1232 sq. ft. and Conference Room-250 sq. ft., for use on days other than Sundays during the Lease Term; and, to lease to third parties at any time during the Lease Term portions of the building at 702 S. Chadbourne St., other than the rooms constituting Leased Premises herein. Landlord is responsible for building operation and maintenance of common areas, including use of parking facilities and security. Landlord reserves the right to adopt reasonable rules and regulations relating to use of the building. Tenant agrees to comply with such rules and regulations.

4. *Termination of Lease.* Landlord or Tenant may terminate this lease for convenience on ten (10) days written notice to the other party. The foregoing provision for termination is in addition to termination pursuant to Default by Tenant, under Section 9 herein.

5. *No Encumbrances.* Tenant shall not have the right to encumber the Leased Premises.

6. *Transfer, Assignment and Subletting.* Tenant may not transfer, assign or sublet the Leased Premises, in whole or in part, without the prior written consent of the Landlord, which consent may be withheld in the sole discretion of Landlord.

7. *Fees Related to Leased Premises.*

a. Utilities: Usual utilities (electric, water, HVAC) are provided by Landlord. Telephone and other services are provided by Tenant at Tenant's expense.

b. Only rooms specified under Leased Premises are to be used during duration or Leasing Agreement. Tenant will be charged additional rental fee for other rooms if needed and if available. (Cost of additional rooms will be the rental fees already established.)

c. Taxes: Tenant shall be solely responsible for the payment of any taxes assessed relating to Tenant improvements or personal property placed upon the Leased Premises. Tenant shall pay all such taxes, charges, and assessments to the public officer charged with the collection thereof not less than fifteen (15) days before the same shall become delinquent, and **Tenant agrees to indemnify and save harmless Landlord from all such taxes, charges and assessments.** Failure to pay such taxes and assessments as provided herein shall, at the option of Landlord, result in termination of this Lease.

8. *Default by Tenant/Events.* The following shall constitute events of default by Tenant:

- a. failure to timely pay Rent or other charges payable by Tenant under this Lease; or,
- b. failure to comply with any provision of this Lease Agreement other than timely payment of Rent.

9. *Default by Tenant/Landlord's Remedies.* Landlord's remedy for Tenant's default, after providing a notice describing the nature of default and such default continues for a period of ten (10) days after notice, is to terminate this Lease Agreement by written notice, take possession of the Leased Premises, and seek judicial relief for costs, rents due and such other damages or relief to which Landlord may be entitled. Landlord may enter and take physical possession and control over the Leased Premises on termination of this Lease by self-help, and may prohibit the Tenant in default or any other person who may be occupying the Leased Premises, from access thereto or the use thereof, and shall not be liable in trespass or for damages therefore.

10. *Default/Waiver/Mitigation.* It is not a waiver of default if the Landlord fails to declare immediately a default or delays in taking any action. Pursuit of any remedy set forth in this Lease does not preclude pursuit of other remedies under this Lease or provided by law.

11. *Reimbursement of Landlord's Expenses.* Tenant shall pay on demand Landlord's expenses necessarily incurred, including, but not limited to attorney's fees and court costs, to enforce any Tenant obligation under this Lease or to terminate this Lease for Tenant's default and retake physical possession of the Leased Premises.

12. *Amendment of Lease.* This Lease may be amended only by an instrument in writing signed by Landlord and Tenant.

13. *Notices.* Any notice required or permitted under this Lease must be in writing and delivered to the address for the recipient party. Any notice required by this Lease will be deemed to be delivered (whether actually received or not) on the second day after deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address below. Notice may also be given by personal delivery or commercial courier delivery and will be effective when actually received. Any address for notice may be changed by written notice delivered to the other party as provided herein.

LANDLORD:

City of San Angelo
Attn: Recreation Manager
702 S. Chadbourne St.
San Angelo, Texas 76903

TENANT:

The Vessel Church
Attn: Justin Smith
P.O. Box 761
San Angelo, Texas 76902

14. *Entire Agreement.* This Lease Agreement constitutes the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the lease of the Leased Premises by Landlord to Tenant that are not in this Lease Agreement.

EXCUTED by the parties in duplicate originals.

TENANT:

The Vessel Church

BY: _____

Justin Smith

Church Planter

EMAIL: justin@thevesselchurch.com

LANDLORD:

CITY OF SAN ANGELO Parks & Recreation Department

Attest:

Bryan Kendrick, City Clerk

BY: _____

Daniel Valenzuela, City Manager

APPROVED AS TO FORM

APPROVED AS TO RISK

Dan T. Saluri, Deputy City Attorney

Charles Hagen, Risk Manager

EXHIBIT "A"
(Diagram of Leased Premises)

SANTA FE CROSSING SENIOR CENTER

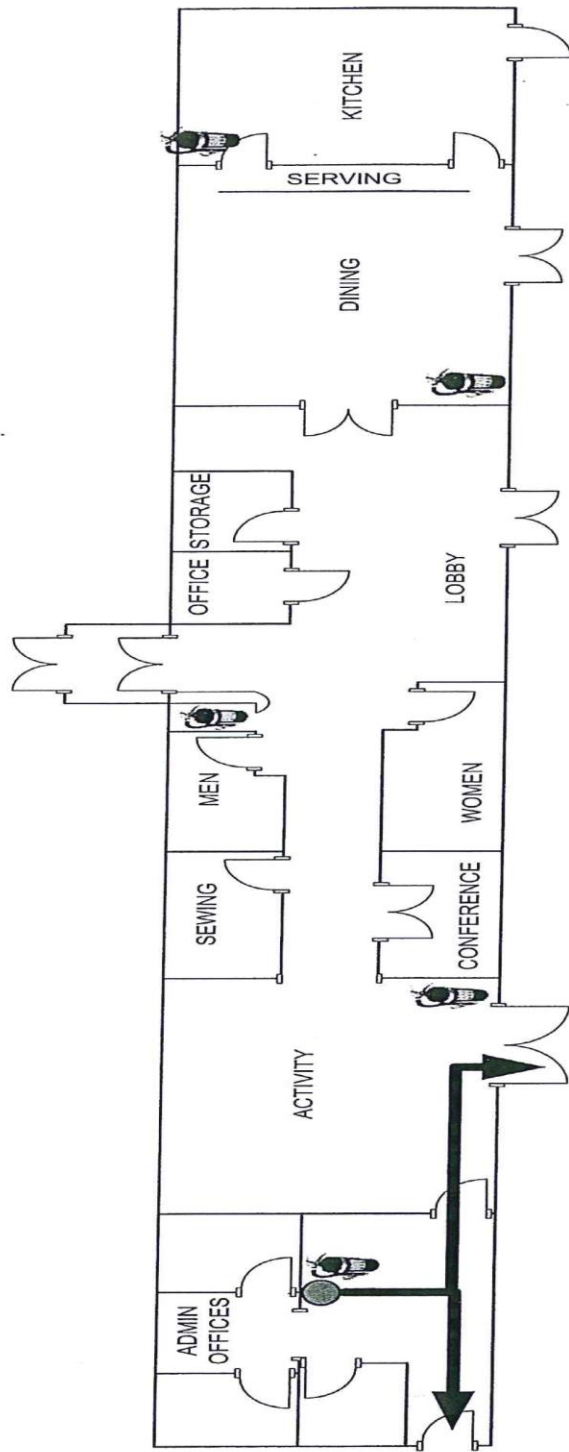


EXHIBIT “B”

SPECIAL INSURANCE RIDER

TYPES AND AMOUNTS OF INSURANCE REQUIRED. Provider shall obtain and continuously maintain in effect at all times during the term hereof, at Provider’s sole expense, insurance coverage as follows with limits not less than those set forth below:

- 1.1** **Commercial General Liability.** Tenant shall obtain and maintain policies of insurance covering the Leased Premises and Tenant’s activities thereon at all times during the Term, including comprehensive general liability insurance with a minimum combined occurrence and annual limitation of \$1,000,000.00; and Fire Damage on the building and fixtures with a minimum combined occurrence and annual limitation of \$150,000. This policy shall be an occurrence-type policy and shall protect Tenant and additional insureds against all claims arising from bodily injury, sickness, disease or death of any person (other than Tenant’s employees) and damage to property of City or others arising out of the act or omission of Provider or its agents and employees. This policy shall also include protection against claims for the contractual liability assumed by Provider under the paragraph of this Agreement entitled “Indemnification”.



City of San Angelo,

My name is Justin Smith, and I am the planting pastor of The Vessel Church, the church that has been renting the Santa Fe Crossing on Sundays for the past 10 months. This facility has worked perfectly for us, and the staff that we have worked with, especially Sandra, Carlos, Leslie, and River, have gone above and beyond! We have truly enjoyed the partnership we have developed with them.

I believe our lease is up at the end of July, but we would love to continue renting this facility for the next year. Please let me know of the next steps to take in order to see this lease renewed.

Thank you!

Justin Smith
The Vessel Church

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance, 325-481-2773

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Consider approving Task Order 2, to the professional services agreement with Killis Almond Architects, PC, in the amount of \$250,000 (budgeted funds) to research, investigate, document, and establish the causation and required masonry and waterproofing requirements for the repair and waterproofing of the exterior City Hall walls, 72 W. College Ave. (Ron Lewis)

Summary/History:

During the 2010 renovation project for City Hall, some of the exterior limestone was found to be moving away from the existing structural members, anchorage was failing and mortar was failing and allowing water to infiltrate the envelope of the building. Immediate measures were taken to remove, re-secure and reset some of stone in the worst found condition. However, there was not adequate funding to do a comprehensive investigation to determine the extent of compromise to the envelope nor to design remedial structural details for repair.

Task Order 1 has allowed the Masons to remove a small portion of stones from the north west corner of City Hall from the parapet roof to the ground floor foundation.

Task Order 2 will provide the funds to develop new structural attachment methods, additional insulation and waterproofing substrate to eliminate water infiltration and properly secure the limestone facade to the structure.

Financial Impact:

The original funding of \$378,000 is available for the waterproofing and re-installation of the limestone blocks on the exterior of City Hall. Task Order 1 was approved by City Council in February 2019 for \$85,000.

Other Information/Recommendation:

A preliminary study was prepared after the renovation from the information gathered during the project, along with investigation of the original building construction documents to determine some reasons for the limestone attachment failings and subsequent water infiltration through the stone and walls into the building.

The Master Contract and Task Order 1 with Killis Almond Architects was approved by City Council at the February 5, 2019 Meeting.

Attachments:

Presentation:

Approvals/Reviews:

Ron Lewis	Created/Initiated
Theresa James	Approved
Michael Dane	Approved
Anthony Wilson	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Allison Strube, Water Utilities Director, Water Utilities, 325-657-4209

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Consider awarding WU-10-19 Industrial Electrical Services to Bunyard Hasty Electric Inc. and Mike Verfurth Electric in the amount of \$125,000 per year for three years, budgeted for purchase in fiscal year 2019, fiscal year 2020, and fiscal year 2021 and authorizing the City Manager to execute any related documents (Andy Vecellio)

Summary/History:

The City solicited bids from four local electrical contractors. Bids were received from two contractors. The two contractors were Bunyard Hasty Electric Inc. and Mike Verfurth Electric both located in San Angelo, TX. The proposal included two sections (Section "A" Industrial Electrical & Section "B" Instrumentation and Controls).

This bid is for a three year contract to provide 24/7 industrial, instrumentation and control services for Water Utilities.

Financial Impact:

Total estimated annual expenditure of \$125,000 - Budgeted within the Water Utilities Utility Maintenance Operating Budget

Other Information/Recommendation:

It is recommended the bids be accepted as stated below and the City Manager or City Manager Designee be authorized to execute any related documents.

Section "A" Industrial Electrical:

- Primary - Bunyard Hasty Electric Inc.
- Secondary - Mike Verfurth Electric

Section "B" Instrumentation and Controls

- Primary - Mike Verfurth Electric

Attachments:

- | | | |
|----|--------------------------|------------------------------|
| 1. | WU-10-19 Acknowledgement | WU-10-19 Acknowledgement.pdf |
| 2. | WU-10-19 Bid Tab | WU-10-19 Bid Tab.pdf |

Presentation:

Approvals/Reviews:

Allison Strube
Andy Vecellio
Theresa James

Created/Initiated
Approved
Approved

Brian Groves
Nolan Sosa
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Final Approval



CITY OF SAN ANGELO
RFB No. WU-10-19 Industrial Electrical Services
Bid Deadline: July 10, 2019, 2:00 pm

Bids Received from:			
1	Bunyard Hasty Elect Ic	San Angelo	TX
2	Verfurth Electric	San Angelo	TX

Solicitations Mailed to:			
1	Bryant Electric Co	San Angelo	TX
2	Bunyard Hasty Elect Inc	San Angelo	TX
3	Mayberry Electrical	San Angelo	TX
4	Verfurth Electric	San Angelo	TX



CITY OF SAN ANGELO

BID TABULATION * RFB NO: WU-10-19/ 2019 Industrial Electrical* July 10, 2019 2PM

Vendor: Bunyard Hasty Electric Inc.

A. Industrial Electrical - Hourly Rates and Parts Mark-up

Regular Hourly Rate		Overtime Hourly Rate		Hourly Rate Weekends & Holidays		Bidder's Minimum Charge \$'s and/or Hours	Parts Mark- up %	Average price/Hr 1 Journeyman & 1 Helper
Licensed Journeyman	Apprentice	Licensed Journeyman	Apprentice	Licensed Journeyman	Apprentice			
\$ 70.00	\$ 50.00	\$ 105.00	\$ 75.00	\$ 105.00	\$ 75.00	3	35%	85

B. Instrumental and Controls - Hourly Rates and Parts Mark-up

Regular Hourly Rate (Technician)	Overtime Hourly Rate (Technician)	Hourly Rate Weekends & Holidays (Technician)	Bidder's Minimum Charge \$'s and/or Hours	Parts Mark- up %	Technician & 1 Helper
NO BID	NO BID	NO BID	NO BID		NO BID

C. Electricians

Number of Master Electricians currently employed by your company

1

Number of licensed journeyman electricians currently employed by your company

2

Number of licensed apprentice electricians currently employed by your company

2

Allows Piggy-Back Procurement: No

Prices based on Co-Op: No

Payment Terms/Discount:

Vendor: Mike Verfurth Electric

A. Industrial Electrical - Hourly Rates and Parts Mark-up

Regular Hourly Rate		Overtime Hourly Rate		Hourly Rate Weekends & Holidays		Bidder's Minimum Charge \$'s and/or Hours	Parts Mark- up %	Average price/Hr 1 Journeyman & 1 Helper
Licensed Journeyman	Apprentice	Licensed Journeyman	Apprentice	Licensed Journeyman	Apprentice			
\$ 90.00	\$ -	\$ 135.00	\$ -	\$ 180.00	\$ -	\$ 90.00	20%	\$ 90.00

B. Instrumental and Controls - Hourly Rates and Parts Mark-up

Regular Hourly Rate (Technician)	Overtime Hourly Rate (Technician)	Hourly Rate Weekends & Holidays (Technician)	Bidder's Minimum Charge \$'s and/or Hours	Parts Mark- up %	Technician & 1 Helper
\$ 125.00	\$ 187.50	\$ 250.00	\$ 125.00	20%	\$ 125.00

C. Electricians

Number of Master Electricians currently employed by your company

2

Number of licensed journeyman electricians currently employed by your company

2

Number of licensed apprentice electricians currently employed by your company

0

Allows Piggy-Back Procurement: Yes

Prices based on Co-Op: No

Payment Terms/Discount: Net 30 - No discount

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Neighborhood and Family Services, 325-655-0824

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Consider approving a Local Government Approval form for a HUD funded Emergency Solutions Grant (ESG) submission from the Institute of Cognitive Development Family Shelter for operating costs and authorizing the City Manager to execute related documents (Bob Salas)

Summary/History:

The Family Shelter located at 79 Gillis, San Angelo, TX 76903, operated by the Institute of Cognitive Development, Inc. plans on submitting an ESG grant for \$115,400.00 to cover operating costs associated with shelter activities that includes case management. HUD requires approval from the local government via Attachment F: Local Government Approval of Shelter Activities (attached). The Family Shelter has been in existence for over 30 years with a long record of successfully supporting families left homeless due to domestic violence. This grant will support their operations and fund key activities associated with case management. The City's approval does not commit any municipal funds, but does document the City's support and approval of the Family Shelter's essential services.

Financial Impact:

No fiscal commitments associated.

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Family Shelter ESG grant City Approval form | Family Shelter ESG grant City Approval form.pdf |
|--|---|

Presentation:

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

ATTACHMENT F: LOCAL GOVERNMENT APPROVAL OF SHELTER ACTIVITIES

2019 Emergency Solutions Grants (ESG) Program Application

Local Government Approval for Nonprofit Organizations Conducting ESG Shelter Activities

Institute of Cognitive Development, Inc.
Name of ESG Applicant:

Emergency Shelter, essential services for Victim
Brief description of proposed shelter activities:

79 Gillis, San Angelo, Texas 76903
Location of shelter activities:

To be completed by the city or county:

I, _____ duly authorized to act on behalf of the **City of San Angelo**
hereby approve the following emergency shelter activities proposed by the ESG Applicant
listed on this form, which are to be located in this jurisdiction.

Name of Local Official Lead Agency Staff (please print or type)

*Signature of Local Official**

Date

7/8/19

Phone of Local Official

325-655-0824

Email of Local Official

robert.salas@cosatx.us

*County judge or mayor, or their official designee (such as city manager, assistant city manager, community development director or human services director). Each local government determines who has the authority to sign this document.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Allison Strube, Water Utilities Director, Water Utilities, 325-657-4209

Meeting Date: July 16, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance amending Appendix A "Fee Schedule", Article A8.000 "Utility Related Fees", A8.002(a)(1) "Rate Schedule", by amending the untreated water rates (Allison Strube)

Summary/History:

The City provides untreated (raw) water to customers around Lake Nasworthy and also to property owners along the Hickory transmission line. In the rates adopted by City Council in December 2015, the untreated water rates went from a tiered rate structure to a flat rate per 1,000 gallons. With the intent to keep this water customer class revenue neutral, this resulted in a higher rate than the treated water rates. In the later part of 2017, the raw water rates were changed to be the same as the landscape rates.

In addition to keeping this class revenue neutral, the higher rate originally established by the rate plan for the untreated water reflects the value of the water to the City. These are the City's important water supply sources and any use of them counts against the City's water right allocation and diminishes the amount we have available to serve the entire city. Therefore, the utility wanted everyone to be diligent in the use of this water, and even though it is untreated, use it in the most conservative manner.

After analysis of the past few years of raw water usage, it is recommended to revert back to a flat rate per 1,000 gallons. The proposed flat rate for raw water is the lower tier of the winter landscape rates. This would be \$6.23 per 1,000 gallons in 2019 and \$6.68 per 1,000 gallons starting January 1, 2020.

Financial Impact:

Based upon the untreated water usage for the past three years, adjusting the rates as proposed will allow this particular billing class to closely meet the revenue projections from the 2015 rate study.

Other Information/Recommendation:

Staff recommends approval to change the untreated water rates and for these rates to be effective August 1, 2019.

City Council unanimously approved the first reading of this ordinance amendment on July 2, 2019.

Attachments:

- | | |
|------------------------------|--------------------------------|
| 1. Raw water rates amendment | Raw water rates amendment.docx |
|------------------------------|--------------------------------|

Presentation:

Approvals/Reviews:

Allison Strube	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**AN ORDINANCE AMENDING APPENDIX A, ARTICLE A8.000,
SECTION A8.002(a)(1) "RATE SCHEDULE"; PROVIDING FOR
SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE**

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, Appendix A, Section A8.002(a)(1) of the Code of Ordinances, City of San Angelo, Texas is hereby amended as follows:

"Sec. A8.002 - Monthly water rates; sanitary sewer discharge charges; industrial waste charges; sewer tap charges

(a) All persons supplied with water by the city shall be billed for water at the following monthly rates.

(1) *Rate schedule :*

(A) Inside city, fixed charge - meter size:

	2016	2017	2018	2019	2020
5/8"	\$21.37	\$23.88	\$26.68	\$28.62	\$30.69
1"	\$25.86	\$28.90	\$32.29	\$34.63	\$37.15
1½"	\$30.38	\$33.96	\$37.94	\$40.70	\$43.65
2"	\$40.07	\$44.78	\$50.04	\$53.67	\$57.56
3"	\$117.01	\$130.76	\$146.13	\$156.72	\$168.08
4"	\$146.09	\$163.26	\$182.44	\$195.67	\$209.85
6"	\$212.67	\$237.66	\$265.59	\$284.84	\$305.49
8"	\$288.28	\$322.15	\$360.01	\$386.11	\$414.10

(B) Residential volumetric, rate per 1,000 gallons (single-family residence, duplex, or other individually metered residential unit. Residential usage shall be the combined usage of the building meter and any landscape meter(s) serving the tract.):

	2016	2017	2018	2019	2020
0—2	\$2.74	\$3.00	\$3.30	\$3.54	\$3.80
3—5	\$3.99	\$4.38	\$4.81	\$5.16	\$5.54
6—15	\$4.66	\$5.12	\$5.62	\$6.03	\$6.47
16—39	\$4.99	\$5.48	\$6.02	\$6.45	\$6.92
>39	\$9.13	\$10.03	\$11.02	\$11.82	\$12.68

(C) Nonresidential volumetric, rate per 1,000 gallons (commercial, apartment, mobile home park, fire hydrants, industrial, hotel/motel, hospital, school, and government):

2016	2017	2018	2019	2020
\$4.62	\$5.27	\$6.01	\$6.45	\$6.92

(D) Landscape volumetric, rate per 1,000 gallons:

	2016	2017	2018	2019	2020
Winter**					
0—89	\$4.46	\$5.09	\$5.81	\$6.23	\$6.68
>89	\$9.98	\$11.39	\$12.99	\$13.93	\$14.94
Summer***					
0—89	\$4.66	\$5.32	\$6.07	\$6.51	\$6.98
>89	\$10.43	\$11.90	\$13.58	\$14.56	\$15.62

* For all landscape meters at schools, colleges, parks, or other city-owned facilities all usage will be billed at the "0—89" rate.

**Winter is the billing period of October through April.

***Summer is the billing period of May through September.

(E) Untreated water volumetric, rate per 1,000 gallons (all customers):

2019	2020
\$6.23	\$6.68

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That the terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

3) THAT, this Ordinance shall be effective on August 1, 2019.

INTRODUCED on the _____ day of _____, 2019, and finally PASSED, APPROVED and ADOPTED on this the _____ day of _____, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Community and Housing Support, 325-655-0824

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Consider a resolution and public hearing approving the 2019 Annual Action Plan for use of CDBG and HOME grant funds and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$651,073 of CDBG and \$294,961 HOME grant funds and \$53,000 in program income (Presentation made by Neighborhood Services Director Bob Salas)

Summary/History:

The 2019 Annual Action Plan (AAP) is a document required of all entitlement cities receiving annual Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The AAP is the City's application for its 2019 CDBG and HOME funding. The Plan includes a summary of resources available, objectives and goals as they relate to affordable housing, outcome measures, geographic distribution, and barriers to affordable housing.

Approval the 2019 AAP will authorize the City Manager to execute the application for Program Year 2018 funding, required certifications and any other related documents, to include the annual funding agreement with HUD and file all documents with HUD. The City expects to receive \$651,073.00 of CDBG funds and \$294,961.00 of HOME grant funds from the U.S. Department of Housing and Urban Development (HUD) for Grant Year 2019. In addition to the allocation, the City expects to receive approximately \$30,000.00 in CDBG Program Income and \$23,000.00 in HOME Program Income.

Financial Impact:

Approval of the 2019 Annual Action Plan for use of CDBG and HOME funds will authorize City Manager to execute the applications, required certifications, related documents and annual funding agreement for \$651,073.00 of CDBG and \$294,961.00 HOME grant funds and \$53,000.00 in program income.

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | 2019 AAP Draft | 2019 AAP Draft.pdf |
| 2. | Resolution 18-679_CDBG_HOME_GRANTS | Resolution 18-679_CDBG_HOME_GRANTS.docx |

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas

Created/Initiated

Theresa James
Anthony Wilson
Candice Blake
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval



City of San Angelo
Community & Housing Support
2019 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2019 and ending September 30, 2020 using federal funds granted to the City of San Angelo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of San Angelo, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

Specifically, the plan identifies resources, addresses objectives and outcomes for funded activities, provides a description of geographic areas being affected, outlines plans to address the needs of the homeless and special needs citizens, and addresses the city's goals as they relate to affordable housing.

Based on citizen recommendations, the city plans to focus on three major activities: neighborhood revitalization, housing rehabilitation/preservation, clearance, and tenant-based rental assistance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes: These activities address goals set in the 2015-2019 Consolidated Plan and meet one of the three objectives of the CDBG program:

1. Creating a Suitable Living Environment
2. Providing Decent Housing
3. Creating Economic Opportunities

Moreover, funded activities will address, and are consistent with, the following three outcome categories as outlined by the Outcome Performance Measurement System published in the Federal Register on June 10, 2005 (70FR 34044):

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but of other services
3. Improving sustainability by promoting viable communities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Evaluation of Past Performance: The City of San Angelo has been successful over the past year in furthering key housing objectives and goals cited in the 2015-2019 Consolidated Plan. We met or will have met all of the annual goals for emergency and housing repairs, tenant-based rental assistance, and the Homebuyers Assistance Program (HAP), homeless prevention, and new home construction. Completion data for all projects will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2015-2019 Five-Year Consolidated Plan. Public participation efforts included several public meetings and hearings, discussions with agencies and groups that provide services, assist and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2019. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30-day public comment period was provided from June 24, 2019 thru July 23, 2019.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments at the Neighborhood meetings and at the city council meeting were accepted. The citizens who participated in the meeting were in favor of the city continuing to improve the neighborhoods with the current New Construction program (through the CHDO), the Emergency Repair program, the Neighborhood Blitz, and the Homebuyer's Assistance Program for first time home buyers.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

Not applicable.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN ANGELO	Neighborhood & Family Services
HOME Administrator	SAN ANGELO	Neighborhood & Family Services

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Robert Salas, Director of Community & Housing Support - 325-655-0824, robert.salas@cosatx.us

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City launched an in-depth, collaborative effort to consult with community stakeholders, elected offices, City departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan. Public hearings, annual neighborhood public meetings, and annual assessments are regularly conducted by the Community & Housing Support Division to identify community needs. The City of San Angelo Community & Housing Support Division will continue to monitor the needs of the community through these activities and through cooperative efforts undertaken from time to time by other local entities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and housing providers, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

A community needs survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating its Consolidated Plans for federal funds that primarily serve low-to-moderate-income (LMI) residents and areas. The survey polled respondents about the level of need in their respective neighborhoods for various types of improvements.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Concho Valley Homeless Planning Coalition (CVHPC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in San Angelo. The group's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness. The CVHPC is governed by a board which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the City. The board is comprised of the members of local agencies and City government that provide services to meet affordable housing and community needs.

Members of the CVHPC meet on a monthly basis to discuss services available to homeless or about to be homeless and opportunities to coordinate these services. One of the issues the group has investigated is introducing the *Operating and Adminstrating Homeless Management Information System (HMIS)* in San Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD's requirements for the implementation and compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The city does not have ESG grant funds to allocate nor have HMIS online at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the Salvation Army director to discuss homeless needs.
2	Agency/Group/Organization	Galilee CDC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs data which will assist in the fulfillment of the Consolidate Plan and this year's Action Plan.
3	Agency/Group/Organization	SAN ANGELO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain public housing data to help formulate this year's Action Plan.
4	Agency/Group/Organization	Concho Valley Community Action Agency
	Agency/Group/Organization Type	Housing Utility Payment Assistance

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs to help formulate the annual plan.
5	Agency/Group/Organization	Habitat for Humanity of San Angelo, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with board members to obtain housing data to help formulate the plan.
6	Agency/Group/Organization	MHMR of the Concho Valley
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Program Coordinator to obtain housing needs for persons with disabilities to help formulate the plan.
7	Agency/Group/Organization	INSTITUTE OF COGNITIVE DEVELOPMENT
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for housing for victims of domestic violence.
8	Agency/Group/Organization	City of San Angelo
	Agency/Group/Organization Type	Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop the plan.
9	Agency/Group/Organization	CONCHO VALLEY WORKFORCE DEVELOPMENT BOARD (CVWDB)
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted organization to obtain workforce data to help develop the action plan.
10	Agency/Group/Organization	San Angelo Development Corporation
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain information on the economic environment in San Angelo.
11	Agency/Group/Organization	Dream Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for transitional housing for homeless.
12	Agency/Group/Organization	Adult Mental Health Respite
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for emergency housing for adults with mental health issues and homeless.
13	Agency/Group/Organization	Hernandez & Associates Law Firm
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with the business environment for low/moderate income families which gives a better understanding of opportunities for low/moderate income families.
15	Agency/Group/Organization	Tom Green County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.
16	Agency/Group/Organization	West Texas Organizing Strategy
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed affordable housing issues with WTOS leaders which assisted in the housing needs assessment.
17	Agency/Group/Organization	Small Business Development Center
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the current state of small businesses in the city with the Director, identifying barriers to success.
18	Agency/Group/Organization	Adult Protective Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with senior care and housing needs.
19	Agency/Group/Organization	Women, Infants, and Children (WIC)
	Agency/Group/Organization Type	Child Welfare Agency Other government - State Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed nutritional needs for children and pregnant mothers to coordinate state funding for WIC services.

Identify any Agency Types not consulted and provide rationale for not consulting

The city did not consult with agencies that represent public services since the city's focus on expenditure of funds is on housing programs due to continued cuts in federal funding and public sentiment to for the city to focus on housing. In addition, the city did not consult with adjacent units of general local government since there are no adjacent local governments that affect San Angelo's use of federal resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Concho Valley Homeless Planning Coalition	Homeless needs are addressed in both plans.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2015-2019 Five-Year Consolidated Plan. Public participation efforts included two public meetings, a public hearing, discussions with agencies and groups that provide services, assist and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2019. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a 30-day public comment period was provided from June 24, 2019, thru July 23, 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If app)
1	Public Meeting	Non-targeted/ broad community	The general response at the public meeting was support and approval for the programs we currently fund through CDBG and HOME such as Emergency Repairs, Neighborhood Paint Blitz, New Construction through the CHDO, Down Payment & Closing Cost Assistance for first time home buyers.	While most comments received were regarding general city business concerning other departments, the comments received pertaining to our programs were in favor of the current proposed allocation. Citizens who attended were concerned about home owner emergency repair assistance, home buyer assistance, and the neighborhood paint program.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of San Angelo's 2019 Annual Action Plan covers the time period from October 1, 2019 to September 30, 2020. The City's total entitlement is \$946,034. Over the past several years, the City of San Angelo has seen an annual reduction in funding for both CDBG and HOME funds. The reductions the City has received this year has adversely affected the city's ability to meet the needs of low-to-moderate income citizens. We will, however, continue to strive to meet or exceed our goals by finding and taking advantage of synergies with local organizations and government entities wherever possible.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	651,073	30,000	0	681,073	681,073	CDBG funds will be used for the preservation of affordable housing units for LMI households.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	294,961	23,000	50,000	367,961	367,961	HOME funds are used to create and acquire affordable housing for low to moderate income households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

When leveraging entitlement funding, the City combines other local, state, and federal financial resources to maximize the reach and impact of the City's HUD programs. HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leveraging funds is also a way to increase project efficiencies and benefit economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the cost of a project from a source other than the originating HUD program are documented.

The Community and Housing Support division leverages other city departments in order to obtain operating support to include financial, legal, planning, human resources, and purchasing. In addition, the City leverages over \$370,000 of local sales tax revenue for gap financing provided to low/moderate income first-time home buyers. The City also receives a grant from Atmos Energy to continue a housing weatherization program, expending approximately \$25,000 to assist approximately sixteen homeowners.

A 25% match is required for HOME funds for the City of San Angelo. The match can be cash, the value of foregone interest, fees, or charges, appraised value of land or real property, or general funds, and must be available at the time the nonprofit requests reimbursement under its contract.

The majority of Consolidated Plan activities carried out by the Participating Jurisdiction involve the leveraging of a variety of sources. For example, during the FY2017-2018 reporting period, the HOME program utilized a variety of resources to meet the matching requirements. \$60,331 in match funds was accumulated 2017 program year. At the end of the program year, the city maintained \$2,083,018.25 in excess matching funds. This reserve was more than adequate to meet the required match liability for the 2018 program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

Please see discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Home Ownership	2015	2019	Affordable Housing	City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$131,165	Direct Financial Assistance to Homebuyers: 8 Households Assisted
3	Neighborhood Revitalization	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$186,113	Homeowner Housing Rehabilitated: 22 Household Housing Unit
4	Affordable Housing	2015	2019	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide	Affordable Housing Neighborhood Revitalization	HOME: \$110,000	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness	2015	2019	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$85,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing
	Goal Description	The Emergency Repair program will assist with meeting this goal.
2	Goal Name	Home Ownership
	Goal Description	The First-Time Homebuyer's Assistance program will assist with meeting this goal.
3	Goal Name	Neighborhood Revitalization
	Goal Description	The Neighborhood Paint Blitz will assist with meeting this goal.
4	Goal Name	Affordable Housing
	Goal Description	The new construction program carried out by the CHDO for first-time homebuyers will assist with meeting this goal.
5	Goal Name	Special Needs & Homelessness
	Goal Description	The Tenant Based Rental Assistance program and the Homeless Prevention Program will assist with meeting this goal.

Projects

AP-35 Projects – 91.220(d)

Introduction

The mission of the City's Community & Housing Support Division is to help increase homeownership, support community development, eliminate blight, and increase access to affordable housing for low to moderate income citizens. We execute the mission through a variety of programs that includes rehabilitation, new home construction (through the CHDO), homebuyer's assistance, code compliance, demolition, and emergency repairs.

Whenever possible, the City creates partnerships and synergies with local non-profit organizations that provide services and housing opportunities to low to moderate income citizens. These organizations include Community Housing Development Organizations (CHDO) and Habitat for Humanity.

The City of San Angelo's objectives are consistent with the 2015-2019 Consolidated Plan and meet one of the three national objectives of the CDBG program:

- Creating a Suitable Living Environment
- Providing Decent Housing
- Creating Economic Opportunities

Our plan to meet these objectives covers a myriad of activities. Some of these activities include increasing code enforcement efforts in low to moderate income target neighborhoods; coalescing with non-profit organizations that provide home repair to target citizenship; increasing the number of recreational facilities in target neighborhoods to include parks; expanding access to affordable rental housing, increasing the number of housing rehab projects across the city; and exploring new housing opportunities with housing partners.

As we work to meet these objectives, we anticipate that all funded activities will address and are

consistent with at least one of three outcomes:

- Improving availability or accessibility of units or services
- Improving affordability, not just of housing, but of other services
- Improving sustainability by promoting viable communities

Projects

#	Project Name
1	CD Admin
2	Rehab Admin

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's ConPlan update coincides with the development of the first year Action Plan. The City awards Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding to public entities and non-profit agencies that provide services and housing for LMI and special needs households. The City operates on a one-year grant funding cycle for CDBG and HOME projects. The only obstacle the City has to addressing underserved needs is limited available funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	CD Admin
	Target Area	City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$116,000
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to, client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	72 West College Avenue, San Angelo, TX 76903.
	Planned Activities	Administration of the CDBG Programs includes salaries, benefits, training, supplies, and services necessary to execute program activities.
2	Project Name	Rehab Admin
	Target Area	City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization Affordable Housing
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$112,000
	Description	Administration of the Rehab Program including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	72 West College Avenue, San Angelo, TX 76903.

	Planned Activities	Administration of the Rehab Program including salaries, benefits, training, supplies, and services necessary to execute program activities.
3	Project Name	Emergency Repairs
	Target Area	City Wide
	Goals Supported	Decent Housing Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$125,000
	Description	100% grant for low/moderate income homeowners for Emergency Repairs. An emergency is a situation that occurred without warning (within two weeks), is detrimental to life, health, or safety and requires immediate action. Action must be taken within 24-72 hours to remedy the emergency. Modifications to provide barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City-wide.
	Planned Activities	Repairs that are detrimental to life, health, or safety and requires immediate action are completed with this program. These repairs include, but are not limited to gas leaks, sewer leaks, collapsed sewer lines, water leaks, and electrical hazards. Modifications to provide a barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included.
4	Project Name	Neighborhood Revitalization
	Target Area	City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$186,113
	Description	Neighborhood Paint Blitz will provide siding, trim, and paint to low-to-moderate income households in a specified target area.
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low-to-moderate income single-family households will benefit from the proposed activities.
	Location Description	This year, the activities will take place in the Lakeview area.
	Planned Activities	Replace siding, trim, and paint for selected low to moderate-income families residing in the Lakeview Target Area.
5	Project Name	Debt Service
	Target Area	City Wide
	Goals Supported	Decent Housing Neighborhood Revitalization Affordable Housing
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$141,960
	Description	Repayment of the Section 108 Loan for Rio Vista Park Renovation and Producer's Park Development. This loan, totaling \$2,035,000 plus interest will be paid back over a period not to exceed 20 years.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable as is debt repayment.
	Location Description	72 West College Avenue, San Angelo, TX 76903.
	Planned Activities	Debt repayment of Section 108 loan.
6	Project Name	HOME Admin
	Target Area	City Wide
	Goals Supported	Decent Housing Home Ownership Neighborhood Revitalization Affordable Housing Special Needs & Homelessness
	Needs Addressed	Affordable Housing Homelessness Neighborhood Revitalization
	Funding	HOME : \$31,796
	Description	Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of HOME programs.

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	HOME administration - not applicable.
	Location Description	72 West College Avenue, San Angelo, TX 76903.
	Planned Activities	Administration of the HOME programs including salaries, benefits, training, supplies, and services necessary to execute program activities. These activities include, but are not limited to client intake, eligibility screening, home inspections, financial management, monitoring of activities, and monitoring of subrecipients as applicable.
7	Project Name	Homebuyer's Assistance Program
	Target Area	City Wide
	Goals Supported	Home Ownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$131,165
	Description	Provide down payment and closing cost assistance for low to moderate first-time homebuyers.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low-to-moderate income single-family households will benefit from the proposed activities.
	Location Description	City-wide.
	Planned Activities	The Homebuyer's Assistance Program will provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers who are purchasing a home within the San Angelo city limits.
8	Project Name	Galilee CHDO
	Target Area	BLACKSHEAR - Local Target area FORT CONCHO - Local Target area REAGAN - Local Target area RIO VISTA - Local Target area
	Goals Supported	Home Ownership Neighborhood Revitalization
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$120,000

	Description	Funds provide for new home construction for low/moderate income residents. GCDC's current goal is to build at least 3 homes with the 2019 allocation and other sources.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low-to-moderate income single-family households will benefit from the proposed activities.
	Location Description	Within one of the six target areas.
	Planned Activities	GCDC will construct 3 single-family homes for first time homebuyers who are low to moderate income.
9	Project Name	MHMR TBRA
	Target Area	City Wide
	Goals Supported	Special Needs & Homelessness
	Needs Addressed	Affordable Housing Homelessness
	Funding	CDBG: \$85,000
	Description	Funds provide tenant-based rental assistance (TBRA) to 30 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA is eligible for use on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Yearlong services are provided while the client is eligible.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low-to-moderate income single-family households will benefit from the proposed activities.
	Location Description	City-wide.
	Planned Activities	Tenant Based Rental Assistance (TBRA) is provided to clients with a chronic mental illness residing within the San Angelo city limits over a period of approximately a year while on the waiting list for Section 8 housing. The program will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance as needed. TBRA is used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

People of Hispanic origin compromise the largest minority in San Angelo. Areas with high concentrations of minority population are defined as block groups consisting of 51% or more minority population. Areas of the City with higher concentrations of low-to-moderate income households typically tend to be the areas with the greatest concentrations of minority populations. The largest concentrations of minority population are found in Census Tracts 3, 4, 7, 8, 9, and 14. Some of the Block Groups within these Census Tracts contain high concentrations of Hispanic population. Further, these are also the Census Tracts with the largest numbers and greatest percentages of low-to-moderate income residents.

Minority Concentrations - Indeed, the six neighborhoods targeted for revitalization are located in areas with lower income households and older housing units.

Please refer to the city's NRP online at www.cosatx.us/chs.

Community-wide projects are directed toward low-to-moderate income persons and are usually carried out throughout targeted low-to-moderate income Census Tract Block Groups. These projects are offered on a community-wide basis because, while there are distinct areas with high concentrations of low-to-moderate income populations within the City, over the years the low-to-moderate income population has spread throughout the community. This is especially true for elderly and special needs residents. Out of fairness to all eligible low-to-moderate income residents, these programs are offered on a city-wide basis.

Community-wide projects:

- Emergency Repair Program

- Homebuyers Assistance Program

- MHMR TBRA Program

Target Area projects consist of those projects conducted in six City Council designated target areas - Rio Vista, Blackshear, Reagan, Fort Concho, Belaire, and Lakeview. New home construction earmarked for the Neighborhood Revitalization Program in addition to the Housing Rehabilitation Neighborhood Paint Blitz program will be concentrated in the target areas only.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2019 CHDO set-aside funds. Although CHDO funds are not limited to target areas, Galilee has decided to focus on the target areas for their operations.

This year, \$306,113 (\$120,000 CHDO new home construction and \$186,113 for Housing Rehabilitation) will be expended specifically in the neighborhoods targeted for revitalization that equates to 29% of total CDBG & HOME funds available for the program year.

Geographic Distribution

Target Area	Percentage of Funds
BLACKSHEAR	
FORT CONCHO	
REAGAN	
RIO VISTA	
BELAIRE	
LAKEVIEW	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is allocating resources to the six neighborhoods targeted for revitalization. However, the allocations are based on a first-come first-served project basis, so one neighborhood will receive more than the others. The City cannot determine the percentage of funds to be allocated in a particular neighborhood.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

AFFORDABLE HOUSING FOR HOMELESS/SPECIAL NEEDS

The City of San Angelo's actions as they relate to homeless and special-needs households are identified below.

Homeless Needs

There should be sufficient emergency shelters available for the needs of the homeless; however, the main emphasis should be on providing transitional and permanent housing. The local Salvation Army began a new program which they hope will alleviate some of the problems. This transitional housing program offers selected participants a place of residence with low nightly rates in order to provide the opportunity to save money for a home or apartment. Tenants are housed for three to four months, and each participant is required to take part in a financial course and to find a job. Staff then evaluates the tenants after 90 days and if qualified, the program pays the first month's rent and helps with utilities.

In addition to the Salvation Army, there are two transitional housing programs for men and women managed by the Alcohol & Drug Abuse Council that provide transitional housing for individuals suffering from drug and alcohol addiction. Also, the Institute of Cognitive Development provides transitional housing for families made homeless through domestic violence.

Moreover, the majority of homeless individuals are associated with mental health issues. The city will assist in addressing this problem through its efforts described below regarding the Special Needs Population.

Housing for Special Needs Population

Elderly, frail elderly, handicapped, disabled and other special needs persons should likewise have the opportunity to live in decent, safe, sanitary affordable housing. Furthermore, this housing should be accessible and barrier-free when required. Housing rehabilitation assistance through the Amy Young barrier removal program will be provided to homeowners with disabilities to fund renovations necessary to make their homes accessible. Additionally, the PHA offers several barrier-free units to those qualified individuals needing accessible housing.

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 30 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Initial and annual inspections of the units are required in order to assure that the funds are being used for decent, safe and sanitary properties.

Galilee Community Development Corporation will provide handicap accessibility features in houses constructed under its HOME-funded New Construction Program when such features are requested by participant families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	63
Special-Needs	30
Total	93

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	3
Rehab of Existing Units	50
Acquisition of Existing Units	10
Total	93

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

The PHA will continue to offer 174 public housing units consisting of 90 Low Rent Public Housing Family units, 60 elderly units, and 24 Acquisition Project units. The Desert Shadows complex will continue to offer 224 units for rent, but under the Land Use Restriction Agreement in effect only 112 of those units are available at less than market rent for low-to-moderate income tenants. The PHA will continue to provide the Housing Choice Voucher Rental Assistance Program, formally known as Section 8 to serve qualified low-to-moderate income families in San Angelo.

During FY 2002, the Housing Authority sold two of its Affordable Housing Program apartment complexes which resulted in a decrease of affordable housing units operated by the PHA from 221 to 168. Because of a Land Use Restriction Agreement (LURA), the two complexes will continue to benefit 53 lower income families in the City of San Angelo through private operation until expiration of the LURA in 12/21/2033. During FY 2004, the Housing Authority sold a third Affordable Housing Program apartment complex to a local hospital. In 2015 PHA purchased 12 units from the City of San Angelo. PHA now has 122 affordable housing units under its operation.

Actions planned during the next year to address the needs to public housing

The PHA intends to make modifications to public housing based on Section 504 needs assessment. They intend to install lighting to enhance security; complete modernization of 1-2 units per year for the next five years; replace existing windows in two developments with new windows that comply with the *International Energy Conservation code* over the next five years. The PHA indicated that it will employ effective maintenance and management policies to minimize the number of public housing units off-line and reduce the turnover time for vacated public housing units. The PHA is also planning to continue a winterization program to properly seal and insulate windows and doors and improve the efficiency of all units through the purchase of “Energy Star” rated systems. The PHA continues to partner with the local SAPD to implement a Crime Free program to reduce crime and vandalism. This addition to the residents' lease will include all Public Housing residents as well as residents living in the Affordable Housing program.

In 2011 The Housing Choice Voucher program was awarded twenty-five additional vouchers to assist HUD's mission of eliminating homelessness among veterans. The Veteran's Affairs Supportive Housing (VASH) program strives to work with the Big Springs VA office to obtain 100 % utilization of these vouchers. In 2016, the HCV program was awarded an additional 8 VASH vouchers. With the addition of these eight vouchers, the PHA now has 816 Housing Choice Vouchers to offer low and very low-income families.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

For 2019, the PHA will continue to encourage residents to submit responses both telephonically and in writing concerning any PHA matters. The resident Advisory Group provides input to the PHA. In 2016, the PHA opened the availability of the voluntary Family Self-Sufficiency program to not only HCV but Public Housing residents as well. This program encourages homeownership and is designed to remove barriers of residents looking to

become self-sufficient. This year had the FSS program more than doubled in size and the PHA now has 5 vouchers of the 10 homeownership vouchers leased. The PHA will continue to promote and develop this program to encourage FSS participants to participate in the homeownership program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see discussion above.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Concho Valley Homeless Planning Coalition estimates that there were over 373 families identified as homeless with at least 9 chronic homeless individuals identified in the 2019 Point In Time Homeless Survey. Of the 373 families identified as homeless, 286 were unsheltered, 87 sheltered, 12 veterans, 33 youth, and 18 were homeless due to domestic violence. This snapshot in time provides a general idea on the homeless problem in San Angelo. The Concho Valley Homeless Planning Coalition is working with local agencies to introduce HMIS in order to better support agencies that provide services to homeless citizens. The HMIS will monitor outcomes and performance measures for all the homeless services agencies in the county.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Concho Valley Homeless Planning Coalition will continue working with local agencies to ensure homeless persons are contacted and provided information on what types of assistance is available. In addition, an annual homeless count will be conducted to assess the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army will continue to provide shelter and nutritional assistance to homeless persons. In addition, the City will work with a local women's shelter to provide transitional housing for families made homeless due to domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is working with the Concho Valley Homeless Planning Coalition to develop plans to build a transitional housing complex to provide homeless persons a place to live up to 18 months. The City will also provide funding for MHMR to help its special needs clients transition into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue providing affordable housing programs to include emergency housing repair and homeless

prevention programs that will help keep low-income families from becoming homeless especially renters who have a higher cost burden than homeowners by percentage. The City will also provide funds in the form of tenant-based rental assistance to help low-income persons transition into permanent housing.

Discussion

Please see discussion above.

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of San Angelo Council and staff believe that it does not have regulatory provisions which bar or create barriers to affordable housing. The City Council is keenly aware of the need to keep permit fees and property taxes low and is committed to raising fees and taxes only when absolutely necessary for essential services. Council also supports affordable housing programs to include Low Income Housing Tax Credits in high opportunity areas of the city and other CDBG/HOME-funded or supported programs.

Slow economic development in San Angelo is another barrier to affordable housing for some citizens. The City of San Angelo has undertaken aggressive measures to remedy the problem. One of those measures was to extend the ½ cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The major barrier to affordable housing is still a lack of funds. While education and/or job training may provide a means to increasing income and improving living conditions for some low-income families, low income elderly and disabled will not likely be able to achieve these goals through education or job training.

Slow economic development in San Angelo is another barrier to affordable housing for some citizens. The City of San Angelo has undertaken aggressive measures to remedy the problem. One of those measures was to extend the ½ cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Discussion:

In addressing the barriers to affordable housing, the City will continue to offer its owner-occupied Housing Rehabilitation Program and the Neighborhood Revitalization/Enhancement Program and will continue its 100% Emergency Repairs Grant Program through the Community & Housing Support Division. The Community & Housing Support Division will also administer the Homebuyers Assistance Program which offers down payment and closing cost assistance to low to moderate income homebuyers.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

During the grant year 2019, the City of San Angelo will take action to address obstacles to meeting underserved needs in several areas as discussed below.

Actions planned to foster and maintain affordable housing

Low and moderate income persons should have decent, safe, sanitary, and affordable housing. To address this continuing problem, the City will offer its owner-occupied and rental single-family housing rehabilitation and emergency repairs 100% grant programs. Owner-occupied and rental single-family housing rehabilitation is critical to aging neighborhoods, especially lower-income neighborhoods, in preventing slum/blight conditions from developing. Such neighborhoods have large concentrations of single-parent families and elderly residents who lack the financial and/or physical ability to provide even routine maintenance and repairs. Unless these neighborhoods are addressed, neglect will occur and will ultimately result in deterioration of the housing stock and contribute to the further decline of these neighborhoods.

An allocation of \$125,000 of 2019 CDBG funds will enable the department to continue an Emergency Repairs 100% Grant component to the Housing Rehabilitation Program, which will provide assistance with a 100% grant up to \$5,000 for homeowners in need of emergency repairs.

Down payment and closing cost assistance will be provided for income-qualified homebuyers under the City's Homebuyers Assistance Program (HAP) which has been allocated HOME funds in the amount of \$131,165. The assistance will be provided as a forgivable, no-interest deferred payment loan which will not have to be repaid as long as the homeowner occupies the home as his or her principal residence for the full five year affordability period.

To further aid in addressing the priority of Housing, the City will assist Galilee Community Development Corporation in construction of three houses for low-to-moderate income families.

HOME funds will be provided for tenant-based rental assistance to approximately 30 persons/households. Additional information regarding the City's Housing objective is contained in this Annual Action Plan under Activities to be undertaken.

Actions planned to reduce lead-based paint hazards

Lead-Based Paint Hazards

The HOME Neighborhood Enhancement/Revitalization rehabilitation component and Housing Rehabilitation Program will adhere to the HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance, 24 CFR Part 35, Subpart J, that went into effect on September 15, 2000. In response to this regulation and as one of the 2000 Annual Action Plan goals, CHS staff prepared and incorporated a chapter on Lead-Based Paint Hazards in its rehabilitation program guidelines, which is applicable to both CDBG and HOME funded activities.

The CHS Housing Program Coordinator received training and is currently certified by the State in order to carry out the required lead-based paint inspections, risk assessments, interim control/abatement work, lead abatement supervisor, and clearance testing.

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategy

The City recognizes that its future economic viability rests with elimination of poverty. San Angelo has and will continue to undertake efforts in housing and supportive services to improve the quality of life of its low-to-moderate income residents so long as funding for such activities is available. The major factor in predicting poverty and locking people into a life of poverty is the lack of education and job skills. Being without requisite education and skills necessary to obtain a job paying more than minimum wage prevents many residents from departing the ranks of the impoverished. Therefore, workforce development and area-wide economic development have been identified as priorities which will aid the City in reducing the number of persons living below the poverty level.

The West Texas Training Center, which opened January 3, 2001, is located on property owned by the City and is the focal point of a cooperative effort amongst the City, San Angelo Independent School District, Angelo State University, Howard College, the Chamber of Commerce, and regional business, industry and health care organizations to meet the occupational training needs of the Concho Valley region and West Texas. The Center was renovated/constructed through funding provided by \$1.2 million in an EDA grant, \$925,000 from a State Special Item Appropriations grant, \$40,000 from Howard College and additional funding from the San Angelo Health Foundation.

Actions planned to develop institutional structure

Institutional Structure and Coordination of Activities

The City of San Angelo Community & Housing Support Division, which administers CDBG and HOME funds is a division of the municipal government. The PHA is a separate entity with a Board of Directors appointed by the Mayor of the City of San Angelo. However, the CHS staff will continue to work with the PHA staff to leverage

other federal funds earmarked for affordable housing.

As established by the many cooperative efforts undertaken by the City of San Angelo described previously in this Plan, coordination of activities is an ongoing process. In 2019, the CHS staff will continue to provide technical assistance to all non-profit organizations within the City, particularly those which are the Subrecipients of CDBG and HOME funds and those which are HOME Community Housing Development Organizations. The staff typically provides technical assistance on the availability of federal grants and the availability of private grants and funds to include faith-based organizations. Technical assistance is also provided on program compliance, documentation, and monitoring matters.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of San Angelo benefits from a strong network of housing and community development partners, such as the Annual Community Development Directors Meeting, Galilee Community Development Corporation, and the Homeless Coalition of San Angelo. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local organizations and developers in sharing information and resources.

Discussion:

Please see discussion above.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The activities planned provide for the expenditure of all CDBG funds expected to be available during the program year, including program income. No amount has been excluded for eligible activities that have been identified for the contingency of cost overruns. There is no surplus from urban renewal settlements. No grant funds have been returned to the line of credit for which the planned use has not been included in a prior statement, plan or amended plan. No income will be received from float funded activities in 2019. No “urgent need” activities are allocated 2019 CDBG funding. Approximately 80% of CDBG funds will be used to benefit low-to-moderate income persons.

HOME investments by the City of San Angelo in the fiscal year 2019 will consist of grant funds and program income funds. No HOME funds will be used to refinance existing debt secured by multi-family housing being rehabilitated with HOME funds; therefore, no such guidelines are required. The City intends to use 2019 HOME funds for First-time Homebuyers. Our guidelines for the recapture of funds are included in the City’s HOME program documents for the Home Buyer’s Assistance Program, the Neighborhood Enhancement/Revitalization Program which includes a down payment and closing cost component, and Galilee Community Development Corporation’s housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City’s Legal Department in order to initiate foreclosure proceedings.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of San Angelo does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Only the HOME funds used for direct subsidy to the homebuyer are subject to **recapture provisions**. This is based on the amount of assistance provided and the affordability period on which it is based. Repayment of proceeds at transfer of the property must be reinvested in another HOME-eligible activity. The beneficiaries of that investment must also be low-to-moderate income households. In the event of a sale, short sale, and/or foreclosure, the amount recaptured will be limited to the amount of shared net proceeds (sales price LESS superior, non-HOME loans and closing costs) available at the time of such occurrence. After the superior lien has been paid, HOME funds are reimbursed, followed by the homeowner's investment. The city also passes on its recapture requirements to its CHDO housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-to-moderate income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City's Legal Department in order to initiate foreclosure proceedings.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Annually, the HOME Program Administrator and Housing Rehab Program Administrator conduct inspections on HOME and CDBG funded units to include CHDO built units to ensure compliance to the affordability period as stated in the legal documents. This will be accomplished by the following:

1. Check the current water bill with the Water Billing Department to ensure the client is still the main

recipient at the appropriate address.

2. Check with the Tom Green County Appraisal District to ensure name on tax rolls has not changed.
 3. If the name listed in either the water bill or tax roll does not match original client's name, a title search will be conducted followed by a site visit.
 4. If non-compliance to the affordability period is discovered, action to recapture funds will be taken.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of San Angelo will not use HOME funds to refinance existing debt.

HOME investments by the City of San Angelo in the fiscal year 2019 will consist of grant funds and program income funds. The City's HOME program includes the Home Buyer's Assistance Program, TBRA assistance through MHMR (subrecipient), and Galilee Community Development Corporation's housing construction program. All eligible applicants for the homebuyer's assistance program and Galilee's new construction program must be low-to-moderate income (below 80% LMI) first-time home buyers, and cannot have owned a home in the last three years. Clients for these two programs are solicited by the participating lenders in our programs, brochures, and the City's website. All applicants are selected on a first-come, first-approved, first-served basis. MHMR selects TBRA clients that are already enrolled in their Supported Housing Services Program as their caseworker deems them ready to live on their own, and limits it to those who have a chronic mental illness. All applicants are on the waiting list for Section 8 housing and HUD Low Rent program while temporarily receiving TBRA assistance. Detailed information on all programs may be obtained online at the city's website, www.cosatx.us/chs, in our offices at 52 W. College, San Angelo, Texas, or at the offices of any of the participating lenders, subrecipients, or CHDO.

A RESOLUTION OF THE SAN ANGELO CITY COUNCIL APPROVING AND ADOPTING THE 2019 ANNUAL ACTION PLAN (AAP) FOR USE OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS; AUTHORIZING THE CONSOLIDATED APPLICATIONS FOR AND ACCEPTING CDBG GRANT FUNDS IN THE SUM OF \$681,073.00, AND HOME FUNDS IN THE SUM OF \$317,961.00, TO BE USED FOR AFFORDABLE HOUSING PROJECTS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE SUCH GRANT APPLICATIONS, AGREEMENTS AND RELATED DOCUMENTS FOR SAID GRANTS; AND AUTHORIZING THE CITY MANAGER TO PROVIDE FOR THE APPLICATION OF THE GRANT FUNDS FOR THE PURPOSES STATED.

WHEREAS, the City of San Angelo applied for and is eligible for a federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) in the sum of \$681,073.00, and a Home Investment Partnerships Grant (HOME), in the sum of \$317,961.00, to be used for municipal affordable housing projects; and,

WHEREAS, the grants will provide part of the funding for the City's affordable housing projects and do not require matching funds; and,

WHEREAS, on July 16, 2019, the City Council held a public hearing for approving and adopting the 2019 Annual Action Plan (AAP) at a duly called regular meeting of the City Council pursuant to notice posted as required under Chapter 551 of the Texas Government Code, during which all interested persons had the opportunity to testify before the City Council:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SAN ANGELO, TEXAS THAT:

SECTION 1. The Annual Action Plan for 2019 for use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds, as presented, is hereby approved and adopted.

SECTION 2. The consolidated applications for CDBG and HOME funds for program year 2019 are hereby authorized and ratified; and, CDBG grant funds in the approximate sum of \$681,073.00, and HOME grant funds in the approximate sum of \$317,961.00, are accepted.

SECTION 3. The City Manager or his designee is hereby authorized and directed to execute such grant applications, agreements and related documents for the consolidated CDBG and HOME grants for program year 2019, and to accept such grant funds and provide for their application for the purposes stated.

PASSED and APPROVED THIS 16th DAY OF July, 2019.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Brian Kendrick, City Clerk

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Robert Salas, Neighborhood &
Family Services Dept. Director

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services, 325-657-4201

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Consider approving a professional service agreement under RFQ ES-04-19 to HDR Engineering, Inc. in the amount of \$333,838 for professional services to update the City's Master Drainage Plan and authorizing the City Manager to execute all related documents (Presentation made by Operations Director Shane Kelton)

Summary/History:

The need to update the City's Master Drainage Plan was discussed by Operations Director Shane Kelton at the February 26th Strategic Planning City Council Workshop.

An RFQ ES-04-19 was issued on May 1st and four submissions were received May 21st.

The submissions were reviewed and ranked by Public Works, Stormwater and Engineering Staff. HDR Engineering ranked #1. The committee ranking sheet is attached.

The MDP is an update to the 2000 Master Drainage Plan and is meant to build and expand on that plan as the City has grown. The MDP will be completed in two phases. One phase focusing on the Red Arroyo drainage will be completed by September to help facilitate College Hills reconstruction design. The remaining areas of two will be complete by next summer. Drainage solutions will be prioritized and put in a funding and action plan format for planning future improvements.

Financial Impact:

Award in the amount of \$333,838.00 budgeted in FY19.

Other Information/Recommendation:

Staff recommends approval of the contract with HDR in the amount of \$333,838.00.

Attachments:

- | | |
|--|---|
| 1. RFQ ES-04-19 Committee Member Worksheet Combined Scores | RFQ ES-04-19 Committee Member Worksheet Combined Scores.pdf |
| 2. RFQ ES-04-19 Acknowledgement | RFQ ES-04-19 Acknowledgement.pdf |
| 3. Resolution Draft | Resolution Draft.docx |
| 4. San Angelo MDP - Proposal 7-3-19 | San Angelo MDP - Proposal 7-3-19.pdf |

Presentation:

Approvals/Reviews:

Charles Michalewicz
Lance Overstreet
Theresa James

Created/Initiated
Approved
Approved

Brian Groves
Nolan Sosa
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Final Approval

RFQ Acknowledgement * ES-04-19 Professional Services - Engineering Services - Engineering and Surveying Services for City of San Angelo Master Drainage Plan

Committee Member: Charles Michalewicz		Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category	Max Pts				
Submission Evaluation	100	86	84	99	83
Total Score	100	86.00	84.00	99.00	83.00

Committee Member: Shannon McMillian		Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category	Max Pts				
Submission Evaluation	100	91	100	100	91
Total Score	100	91.00	100.00	100.00	91.00

Committee Member: Lance Overstreet		Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category	Max Pts				
Submission Evaluation	100	88	88	93	88
Total Score	100	88.00	88.00	93.00	88.00

Committee Member: Patrick Frerich		Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category	Max Pts				
Submission Evaluation	100	95	100	100	90
Total Score	100	95.00	100.00	100.00	90.00

Committee Member:		Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category	Max Pts				
Submission Evaluation	100				
Total Score	100	0.00	0.00	0.00	0.00

Committee Member Summary	Total Points	Hugo Reed & Associates, Inc	Freese & Nichols, Inc	HDR Engineering, Inc	LNV, Inc
Category					
Submission Evaluation	500	360.00	372.00	392.00	352.00
Total Score	500	360.00	372.00	392.00	352.00
Ranking		3	2	1	4



CITY OF SAN ANGELO

RFQ Acknowledgement * ES-04-19 Professional Services - Engineering Services - Engineering and Surveying Ser

May 21, 2019 at 2:00pm

	SOQs Received	City	State	Status
1	Hugo Reed & Associates, Inc	Lubbock	TX	Full Submission
2	Freese & Nichols, Inc	Lubbock	TX	Full Submission
3	HDR Engineering, Inc	Ft. Worth	TX	Full Submission
4	LNv, Inc	San Antonio	TX	Full Submission
5	Parkhill Smith and Cooper	Abilene	TX	Non Conforming
5	Kimley Horn			No Bid Reply

	Mailed to:	City	State
1	Hugo Reed & Associates, Inc	Lubbock	TX
2	Freese & Nichols, Inc	Lubbock	TX
3	HDR Engineering, Inc	Ft. Worth	TX
4	LNv, Inc	San Antonio	TX
5	Parkhill Smith and Cooper	Abilene	TX
6	Kimley Horn		
7			

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL APPROVING THE AWARD OF BID, RFQ ES-04-19, MASTER DRAINAGE PLAN, TO HDR ENGINEERING, INC. AS QUALIFIED ~~LOW-BIDDER~~FIRM; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND EXECUTE A ~~CONSTRUCTION-PROFESSIONAL SERVICES~~ CONTRACT THEREFORE, AND RELATED LEGAL DOCUMENTS, IN AN AMOUNT OF UP TO \$xxx,xxx.

WHEREAS, the City of San Angelo issued a Request for ~~Bid-Qualifications~~ ES-054-19, for the City's Master Drainage Plan , having a submittal deadline of May 21, 2019 at 2:00 PM local time; and

WHEREAS the response received from qualified firms receiving the highest evaluation and providing the best value was received from HDR ENGINEERING,INC.;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, THAT:

The City Council hereby approves the award of RFqB ES-034-19, 2019 "~~Annual-Sealeoat Project~~Master Drainage Plan" to ~~ANDALE-CONSTRUCTION, INC~~HDR ENGINEERING, INC. The City Manager or his designee is hereby authorized to negotiate and execute a construction contract and related legal documents for such services as may be required in a total sum of the bid price of up **TWO HUNDRED AND EIGHTEEN THOUSAND EIGHTY THREE AND 48/100 DOLLARS (\$218,083.48).**

PASSED and APPROVED THIS 2nd DAY OF July, 2019.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Lance Overstreet, City Engineer

Theresa James, City Attorney



July 3, 2019

Mr. Charles Michalewicz
Public Works Projects Administrator
City of San Angelo
72 W. College Avenue
San Angelo, TX 76903

RE: Professional Services RFQ No. ES-04-19 – City of San Angelo Master Drainage Plan
Proposed Scope and Fee - Updated

Dear Mr. Michalewicz,

HDR Engineering, Inc. (HDR) is pleased to submit this updated proposal to provide professional services relating to the City of San Angelo's Master Drainage Plan. As requested we deleted the Middle Concho River tasks 4.2 and 7.2 and separated out the 2 Council presentations as additional services. We propose to perform the Basic Services for an hourly not to exceed fee of \$318,377 and the Additional Services for \$15,461, as summarized by task in the table below.

Task	Description	Labor	Expenses	Subtotal
1	Project Management	\$36,792	\$1,481	\$38,273
2	Red Arroyo Plan	\$78,682	\$3,144	\$81,826
3	Data Collection & Review	\$10,862	\$384	\$11,246
4	Field Visit of Creeks	\$5,985	\$717	\$6,702
5	Evaluation of Choke Point Data	\$6,776	\$412	\$7,188
6	Workshop to Identify Flooding Problem Areas	\$8,887	\$540	\$9,427
7	Site Reconnaissance & Field Survey	\$19,340	\$1,548	\$20,888
8	Workshop to Develop Ranking System	\$8,416	\$598	\$9,014
9	CIP Project Development	\$71,810	\$5,175	\$76,985
10	Identify Water Quality Enhancements	\$10,410	\$490	\$10,900
11	Prioritize and Develop 10-Year CIP	\$7,724	\$268	\$7,992
12	Financing Options	\$7,530	\$268	\$7,798
13	Roadmap & Final Report	\$21,148	\$1,000	\$22,148
14	Drainage Town Hall Meeting (1)	\$7,211	\$778	\$7,989
Subtotal Basic Services:		\$301,573	\$16,804	\$318,377
A1	City Council Presentations (2)	\$13,844	\$1,617	\$15,461
Subtotal Additional Services:		\$13,844	\$1,617	\$15,461
Total Basic and Additional Services:		\$315,417	\$18,421	\$333,838

The HDR team is committed to deliver the Red Arroyo Plan by September 19, 2019, and the remainder of the Master Drainage Plan by June 2020. We look forward to working with you, and we are committed to a long-term, successful partnership with the City of San Angelo.

Sincerely,

HDR Engineering, Inc.

Curtis B. Beitel, PE, CFM, ENV SP
Project Manager

Attachment A
City of San Angelo
Master Drainage Plan
Scope of Work

Introduction

The City of San Angelo (City) is developing a Master Drainage Plan (MDP), which will guide the City in establishing a stronger storm water management program to reduce current and future flooding and erosion concerns. The geographic scope of the plan will include areas within the City of San Angelo city limits, the short-term annexation plan area and areas in the extraterritorial jurisdiction within 1 mile of the city limits.

Currently the City is in the process of designing a rehabilitation project for College Hills Boulevard (CHB) from Loop 306 to Avenue N and more specifically the area where CHB crosses the Red Arroyo. This area is a known drainage problem area because of the large watershed located upstream of this crossing. The City requested that this watershed be evaluated first during the MDP process so consideration can be given to upstream modifications that can help relieve the drainage issues for this crossing. This portion of the project will take priority as the results of the Red Arroyo Plan are required by September 5, 2019 for the CHB project completion.

A final prioritized list of Drainage CIP projects will be developed including conceptual design and capital cost estimates of recommended mitigation alternatives. Problem areas that warrant more detailed study will be identified. Several funding alternatives will be identified and described. A final report will be issued and the Master Drainage Plan will be presented to City Council.

This scope of work is divided between basic and additional services. Basic Services are necessary to provide the City with the design and effort to produce the Red Arroyo Plan and the Draft and Final Reports. Additional Services includes two presentations to City Council. The scope is organized into a series of tasks as shown below:

Basic Services

Task 1 – Project Management

General project management will be ongoing through the period of the contract and include items such as development of a Project Guide, preparing contract correspondence, developing monthly status reports, transmitting deliverables, documenting the quality control process, managing sub consultant's work production and other project oversight activities. The final activity of this task is the overall project closeout, which includes a meeting with the City Project Manager.

Task 1.1 – Project Kick-Off Meeting

Conduct a project kick-off meeting with City staff. The purpose of the meeting is to review the project scope and schedule, confirm points of contact, establish the schedule for intermediate tasks, confirm billing procedures, and to discuss basic project concepts to be used with the program development process.

Deliverable: A meeting summary, a project directory, and an updated project schedule.

Task 1.2 - Project Status Meetings

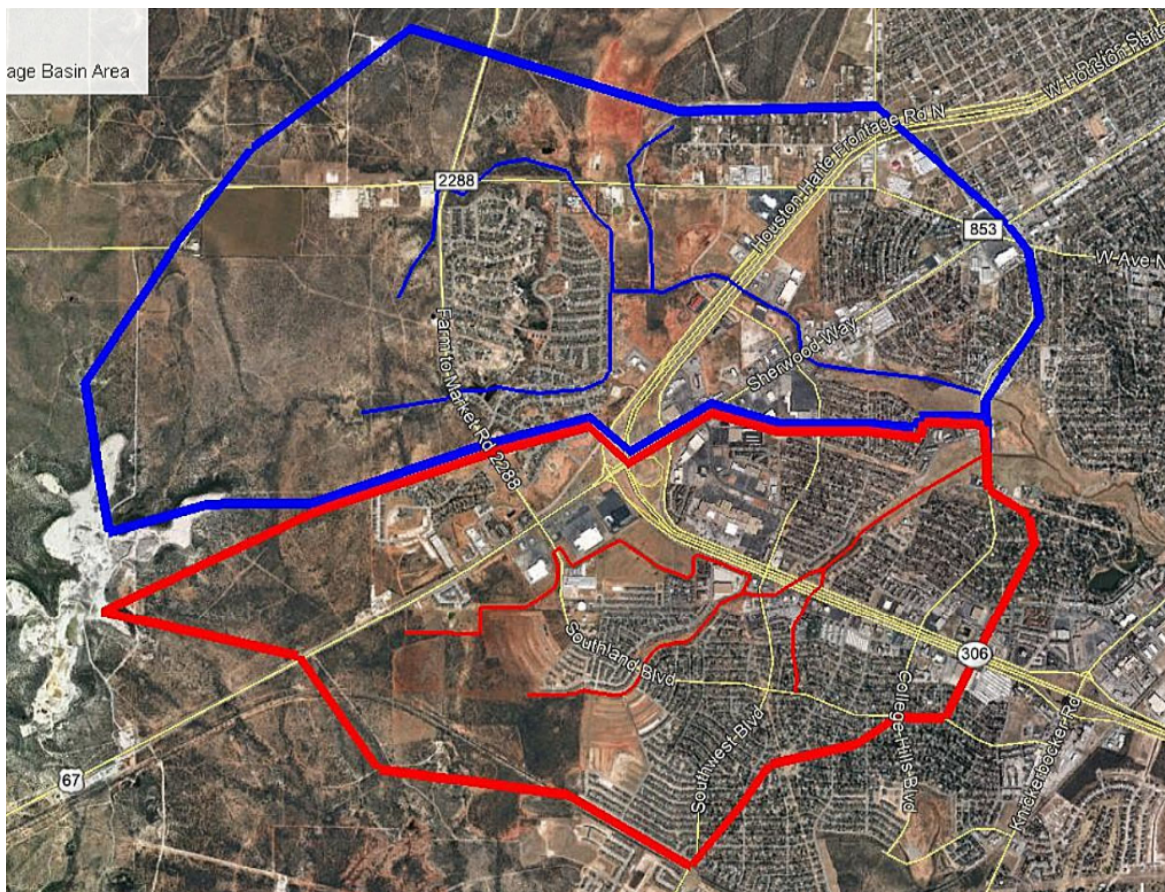
HDR will attend up to four project status meetings during the 12-month project schedule. To reduce costs to the City, it is assumed that these meetings will be performed during or adjacent to other project meetings, if possible.

Deliverable: Brief meeting agendas and meeting summaries for each meeting.

Task 2 – Red Arroyo Plan

The College Hills Boulevard (CHB) crossing of the Red Arroyo is a known drainage problem. Drainage analysis completed by eHT as part of the CHB Reconstruction Design Project has shown that the primary cause of flooding of CHB is the low and flat roadway profile across the Red Arroyo floodplain. The existing drainage structures under CHB are undersized and do not prevent the roadway from overtopping during frequent rainfall events. Cost analysis performed by eHT showed that raising the profile of CHB across the Red Arroyo out of the floodplain exceeds the budget available for the project due to the vertical fill required to raise the roadway and the impacts on intersecting streets, commercial driveways, and existing adjacent structures. Implementation of an underground drainage system along CHB was also evaluated but the large flows and high water levels within the Red Arroyo limit the effectiveness of this system without some form of upstream improvement.

A draft of the Red Arroyo Plan is due to the City by September 5, 2019, so the HDR team will start on this task immediately. As shown in the graphic below, this analysis will focus on the North Fork Red Arroyo (blue) and South Fork Red Arroyo (red) upstream of Knickerbocker Drive. HDR and eHT are familiar with several potential sites for upstream detention / retention and will evaluate the Red Arroyo watershed and evaluate the influence of potential upstream modifications to alleviate the drainage issues at the CHB crossing.



Task 2.1 – Review Technical Memo

Review the technical memo on the Red Arroyo hydraulic structures prepared by eHT dated January 16, 2019.

Task 2.2 – Identify and Visit Potential Detention Sites

City staff have already been looking into several potential detention sites in the Red Arroyo watershed. Conduct a workshop with City staff to discuss potential detention sites and develop a list of 5 to 6 potential detention sites for further evaluation. A team of engineers and right-of-way specialists will visit each site.

Task 2.3 – Hydrology Model

Based on the locations of the potential detention sites, develop a HEC-HMS model of the Red Arroyo watershed and compare the results to the FEMA FIS peak discharges. Verify the boundaries of the drainage areas contributing to the Red Arroyo, and develop the hydrologic parameters using GIS and provided land use dataset to calculate the flow hydrographs to the contribution points in the system. Updated hydrology will be developed for the 2-year (50% ACE), 10-year (10% ACE), 50-year (2% ACE) and 100-year (1% ACE) based on the precipitation statistics in NOAA's Atlas 14.

Task 2.4 – Conceptual Detention Design

For each of the selected 5 to 6 potential detention sites, develop a conceptual detention design including a conceptual grading plan and outlet. Develop stage-storage-discharge relationships for each conceptual detention design. Update HEC-HMS model to reflect various combinations of the potential detention sites and place the peak discharges in the current HEC-RAS model to determine the potential reductions in water surface elevation at the Red Arroyo CHB crossings.

Prepare a preliminary opinion of probable construction costs for each of the selected 5 to 6 potential detention sites. HDR's right-of-way specialists will perform market research for each parcel to prepare an estimate of property acquisition costs.

Deliverable: A GIS map of the Red Arroyo watershed with a polygon of the extents of each conceptual detention design along with a draft project sheet in the Red Arroyo Plan Report.

Task 2.5 – Red Arroyo Plan

Draft a report to document the analysis methods used and the recommendations to relieve the drainage issues at CHB. In addition to a general GIS-based location map for each potential detention site, an 8.5 inch by 11 inch exhibit will be prepared for each detention site documenting basic project features. Also include preliminary opinions of project cost and other project prioritization factors for each detention site in the report.

Receive the City's review comments, incorporate the appropriate changes and produce the final report.

Deliverable: One .pdf of the draft Red Arroyo Plan Report and 3 hardcopies and 1 pdf of the final Red Arroyo Plan Report.

Task 3 – Data Collection and Review

Task 3.1 – Collect Existing Data

Research and collect available information including previous flood studies performed by the City, and Tom Green County FEMA effective 2012 DFIRM data, and recent LOMRs. Obtain or verify most current City of San Angelo GIS data including aerial imagery, topographic contours, property parcel information, land use, soils data (SURGO), roadways, and utilities data sets. The following is a summary of data that will be collected and reviewed:

1. City staff will provide their latest available data including studies, models, as-built plans and citizen complaints related to recent drainage infrastructure within the study area.
2. Download the 2012 Tom Green County DFIRM database from FEMA's Map Service Center.
3. Request the current effective floodplain hydrologic and hydraulic models and technical support data from the Fort Worth District USACE and from the FEMA library.
4. Obtain and catalogue recent LOMRs from FEMA's Map Service Center.
5. City staff will request a current database of NFIP claims and Repetitive Loss data from FEMA Region 6, and provide it to the project team.

Deliverable: A data collection memo with copies of existing flood related data obtained.

Task 3.2 – Collect and Process 2018 LIDAR Topography

Obtain the LIDAR topography for the City of San Angelo that eHT helped obtain in 2018 including the bare earth points, break lines and tagged vector contours, along with the accompanying metadata. Using the watershed boundaries in GIS, develop a set of buffered polygons for each watershed and trim the LIDAR to individual watershed files. Develop a TIN for each watershed with a manageable file size to be used in RASMapper.

Deliverables: TIN for each watershed on CD-ROM; Digital work maps with contours; and Metadata compliant with Federal Geographic Data Committee standards.

Task 3.3 – Review Existing Concepts

Review past Drainage studies and reports in the City of San Angelo and the regional watersheds, including the 2000 Master Drainage Plan and the Concho River Study.

Deliverables: A section in the Master Drainage Plan Report describing past studies.

Task 4 – Field Visit of Creeks and Branches

After reviewing the studies, and listening to the stakeholder's concerns at Stakeholders Meeting #1, a team of engineers will perform a one day visit to view points along the North Concho River, South Concho River, Brentwood Park Arroyo, East Angelo Draw, Lake Creek and Sulphur Draw from easily accessible locations (no right of entry coordination). The team will conduct an initial field visit to each creek to assess the condition and capacity of the major drainage system, determine conditions along the floodplains, types and numbers of hydraulic and/or flood-control structures, apparent maintenance or lack thereof of existing hydraulic structures and other parameters needed for the evaluation of choke point areas. Based on the initial field visit, develop a map of the potential choke points.

Deliverable: A memo summarizing the notes and photos taken during the field visit.

Task 5 – Evaluate Choke Point Data

Often the path to an adequate outfall is controlled by a few choke points. Common choke points are culverts or bridges that can become clogged by debris, or undersized culverts across TxDOT roadways or railroad trestles. For each potential choke point identified in **Task 4**, compare computed hydraulic capacities from the FEMA FIS to peak flow results to estimate existing hydraulic capacities in terms of return period storm events (i.e. 10-year storm capacity, 50-year storm capacity, etc.). This information will be used to help determine the relative severity of flood problems for ranking and prioritization of recommended flood mitigation projects.

Deliverable: City-wide GIS shapefiles and map of San Angelo with a polygon for each choke point.

Task 6 – Workshop to Identify Problem Areas

The majority of problem areas will be identified initially in the data collection phase through discussions with City engineering, maintenance, and emergency management staff, and review of the previous drainage studies. Other problem areas may be identified based on observations during the field visit in **Task 4** or citizen complaints. Consideration of future development impacts may also aid in characterizing problem areas.

Conduct a workshop with City engineering, maintenance, and emergency management staff to complete the list of up to 20 “Problem Areas” throughout San Angelo. Conduct additional meetings with TXDOT District staff and Angelo State University professors either before or after the City staff workshop to obtain their input on the 20 problem areas.

Deliverable: Presentation summarizing the existing data and GIS work map of problem areas.

Task 7 – Unified Site Reconnaissance and Field Survey

Conduct a site field reconnaissance visit to each of the up to 20 specific problem areas in **Task 6** to assess the contributing drainage area, identify opportunities for source quantity controls, and evaluate the distance to an adequate outfall to get an idea of the improvements required to address the problem area. During the visit keep an eye out for vacant land along the primary flowpaths, which could provide opportunities for regional detention. Estimate the inundation reductions required to address the problem area. The survey should have provisions for neighborhood source assessment, hot spot investigation, pervious area assessment, streets & storm drain assessment.

Deliverables: A memo summarizing the findings of the field reconnaissance; maps and sketches that provide the detailed survey results.

Task 8 – Workshop to Develop Ranking System

An effective ranking system needs to be straightforward, logical, and reproducible. Conduct a workshop with City staff to develop the prioritization criteria to rank each of the problem areas identified in **Task 6** above.

Potential criteria include:

- the number of affected homes
- impacts to emergency access
- potential to solve repetitive flooding or low water crossing concerns
- whether the site is public or private, or if drainage easement acquisition is required
- relative cost of the proposed solution
- permitting considerations

- drainage public survey responses
- utility assessment
- potential for water quality enhancements

Apply the ranking system to develop an initial prioritization of the problem areas investigated in **Task 7** above.

Deliverable: Technical memorandum describing the ranking system criteria and table showing the initial prioritization of the problem areas.

Task 9 – CIP Project Development

Prior to evaluating design solutions, consult with City staff to develop a list of potential design solution types that best serve the mission and requirements of the City. The goal is to recommend a set of structural and non-structural drainage CIP projects that are practical, constructible and sustainable. Structural CIP projects may consist of stormwater detention facilities, storm drain improvements, channel improvements and roadway, bridge, and culvert upgrades. Non-structural CIP projects may include grant funded property acquisitions, coordination with the USACE or partnering with FEMA or TWDB for additional drainage studies to better refine the flood risk.

Identify and evaluate mitigation solutions for the problem areas in **Task 8** above with the 10 highest priority ranking. This scope assumes that the existing models will be suitable to support conceptual design without the need for additional modeling in this study. For the top 10 problem areas selected in **Task 8** above, determine drainage areas to key points of interest, hydrologic parameters, and peak runoff rates and volumes for selected return period storm events. Estimate peak flow rates using the current effective floodplain hydrologic and hydraulic models, supplemented with the Rational Method as necessary. Compare the estimated peak flows to the regional regression equations developed by TxDOT. Use the effective hydraulic models to establish the water surface profiles for creeks and hydraulic capacities of storm drain systems, culverts, bridges, and other hydraulic structures as needed.

Once the top 10 problem areas are selected in **Task 8**, conduct additional field surveys, including obtaining select finished floor elevations, channel cross sections and/or obtaining the physical dimensions of hydraulic and flood-control structures to support the CIP project development.

Utility coordination of existing and proposed franchise utilities with utility, public, and private agencies: Coordination of existing and proposed franchise utilities for the project. Contact utility companies and governmental agencies having facilities within the project area and obtain necessary information on their existing and proposed facilities as appropriate. Evaluate the feasibility and cost of mitigating affected utilities for each proposed drainage solution. Identify and evaluate current and pending environmental regulations that could impact the City related to proposed drainage solutions.

Develop conceptual cost estimates for implementation of the improvement plans, including construction costs, right-of-way acquisition costs, and soft costs including engineering, survey, easement acquisition and permitting. Identify and propose on-going maintenance activities related to proposed drainage solutions, and expected annual costs of such activities.

Deliverable: City-wide GIS shapefiles and map of San Angelo with a polygon of the extents of each CIP project along with a section and draft project sheet in the Drainage Master Plan Report.

Task 10 – Identify Water Quality Enhancements

The most cost effective water quality projects are often constructed as enhancements to projects that address water quantity. Some of the conceptual CIP projects in **Task 9** might provide opportunities to also improve water quality, to remove floatables, sediment or other pollutants before they enter the City's MS4 system.

Perform a brief review of water quality data and potential water quality regulations affecting the watersheds in San Angelo, including a review of state water quality assessments, current 305(b) and 303(d) listings, and available storm water monitoring data, with a focus on identifying potential TMDL requirements. Because of the volume of data potentially available, a formal statistical analysis of the data will not be performed; rather data will be reviewed for general trends. Review the 10 CIP projects from **Task 9** for opportunities to enhance water quality.

Deliverable: A brief memo identifying pollutants of concern, geographic problem areas, and which of the 10 CIP projects have the potential to include water quality enhancements.

Task 11 – Prioritize and Develop 10-Year CIP

Drainage projects can be more difficult to rank than other public works projects due to the complexity of the factors that might contribute and the numerous possible solutions. Separate each CIP project into logical phases, and apply additional ranking criteria to prioritize the CIP project phases. Once the CIP projects are prioritized, organize them into a CIP Plan for the City to accomplish over the next 10 years. Based on anticipated funding and priority, develop a 10-year schedule to implement the drainage CIP projects using a phased approach for short, medium and long term projects with capital cost estimates that are considerate of the City's annual budget for drainage works.

Deliverable: A 10-year schedule to implement the drainage CIP projects along with updated project sheets in the Master Drainage Plan Report.

Task 12 – Financing Options

As with any CIP plan, a potential hurdle to implement the projects is securing adequate funding for the design and construction. City staff will provide the current drainage utility rates and annual revenue. HDR will use this information to estimate the monthly drainage fee required to fully implement the list of CIP projects over a 10 year time frame. HDR will also investigate a range of potential drainage funding sources, including pay-as-you-go, bond funding, federal and state grants, drainage impact fees, and development driven fees such as inspection fees, permit fees, and review fees. The potential revenue that can be generated from each of these funding sources will be compared to the drainage revenue needs.

Deliverable: A section on available funding alternatives in the Master Drainage Plan Report.

Task 13 – Road Map and Final Report

This plan shall provide a road map to identify areas of hydraulic and structural deficiencies, upgrading options and a prioritized phased improvement program. Partner with City staff to discuss potential drainage funding sources and develop a road map for the upcoming years. Strategies that have worked for other cities include the use of a series of Flood Protection Grants for each watershed over a number of years – stretching the available funding. The highest priority CIP projects can also be included in the 2019 update to the Hazard Mitigation Plan prepared by H2O Partners, which will make them eligible for funding under FEMA's Hazard Mitigation Grant Program.

The plan will also identify geographic areas of future growth to include the type of growth (residential, type of commercial, industrial, etc.), the potential impact on drainage of identified areas, and considerations for platting and design reviews and approvals.

Draft a report to document the analysis methods used and conclusions reached regarding potential CIP projects. In addition to a general GIS-based location map for each project, an 8.5 inch by 11 inch exhibit will be prepared for each project documenting basic project features. Preliminary opinions of project cost and other project prioritization factors for each project will also be included in the report.

Receive the City's review comments, incorporate the appropriate changes and produce the final report.

Deliverable: One .pdf of the draft Master Drainage Plan Report and 3 hardcopies and 1 pdf of the final Master Drainage Plan Report.

Task 14 – Drainage Town Hall Meeting

Assist the City in conducting a Town Hall Meeting to obtain public input on drainage issues. Conduct an open house-style public meeting that will include a presentation of the initial assessment of the top 20 Flooding Problem Areas. Opportunities for the public to ask questions and leave comments will be provided.

The City will be responsible for providing the meeting location and sending out the meeting notices.

Deliverable: A 20-30 minute PowerPoint presentation and a meeting summary.

Additional Services

One additional services task has been identified, as described below.

Task A1 – City Staff / Council Presentation

Make two presentations to the City Staff and/or Council during the project. The content of these presentations is anticipated to consist of:

- Once the Red Arroyo Plan in **Task 2** is complete, the problem area rankings, proposed 10-year Drainage.
- Once the Road Map in **Task 13** is complete, the problem area rankings, proposed 10-year Drainage CIP, Financial Options and Road Map for San Angelo will be presented.

Deliverable: Presentation, with supporting reports and exhibits for each City Staff member or City Council member at the presentation.

San Angelo - Master Drainage Plan Fee Estimate - Updated											7/3/19								
Task No.	Description	HDR Engineering									Enprotec / Hibbs & Todd					Expenses			
		Sr. Project Manager	QC Reviewer	Sr. Water Resources Engineer	Water Resources Engineer	Water Resources EIT	GIS Analyst	Sr. Funding Specialist	Environ. Scientist	Admin	Sr. Project Manager	Water Resources Engineer	Sr. Water Resources Engineer	2-Man Survey Crew	CADD Technician	Subtotal Labor	Printing & Other	Travel	Subtotal
1	Project Management	72	8		44					24	16	4				\$36,792	\$457.16	\$1,023.84	\$38,273
2	Red Arroyo Plan																		
2.1	Review Technical Memo	4		4	8						2	4				\$4,216	\$118.00	\$0.00	\$4,334
2.2	Identify / Visit 6 Potential Detention Sites	13			13		6				1	12				\$8,242	\$303.72	\$341.28	\$8,887
2.3	Hydrology Model	8		16	36	40	24					36				\$22,240	\$622.00	\$0.00	\$22,862
2.4	Conceptual Detention Design	19		24	51	48	18				2	48				\$32,026	\$786.00	\$341.28	\$33,153
2.5	Draft Red Arroyo Plan	4	4	8	24		16			2	4	16				\$11,958	\$632.00	\$0.00	\$12,590
3	Data Collection & Review																		
3.1	Collect Existing Data	2		4	4	4					4	2				\$3,544	\$129.00	\$0.00	\$3,673
3.2	Collect and Process 2018 LiDAR	2	2		4		24				1	8				\$4,784	\$186.00	\$0.00	\$4,970
3.3	Review Existing Concepts	4		4							1	2				\$2,534	\$69.00	\$0.00	\$2,603
4	Field Visit of Creeks																		
4.1	North Concho / Lake Creek			3	3						2	2				\$1,761	\$89.00	\$98.82	\$1,949
4.2	South Concho			3	3						2	2				\$1,761	\$89.00	\$98.82	\$1,949
4.3	East Angelo Draw			2	2						2	2				\$1,404	\$89.00	\$98.82	\$1,592
4.4	Brentwood Park Arroyo / Sulphur Draw			2	2						1	1				\$1,059	\$54.50	\$98.82	\$1,212
5	Evaluation of Choke Point Data	4		4	8	4					4	16				\$6,776	\$412.00	\$0.00	\$7,188
6	Workshop to Identify Flooding Problem Areas	13		13			4				4	8				\$8,887	\$296.00	\$244.08	\$9,427
7	Site Reconnaissance & Field Survey																		
7.1	North Concho / Lake Creek	2		4	8						4	8				\$4,590	\$224.89	\$137.70	\$4,953
7.2	South Concho	3		6	12						6	12				\$6,885	\$322.89	\$137.70	\$7,346
7.3	East Angelo Draw	2		4	8						4	8				\$4,590	\$224.89	\$137.70	\$4,953
7.4	Brentwood Park Arroyo / Sulphur Draw	1		2	4						4	8				\$3,275	\$224.89	\$137.70	\$3,638
8	Workshop to Develop Ranking System	13			13						4	12				\$8,416	\$354.00	\$244.08	\$9,014
9	CIP Project Development																		
9.1	Workshop with City Staff - Solution Types	4			4						4	8			12	\$4,968	\$416.00	\$244.08	\$5,628
9.2	Conceptual Project Design	16		16	40	20	20		8		20	80			16	\$35,952	\$1,920.00	\$0.00	\$37,872
9.3	Additional Field Survey	3			12		6				6	12		24	8	\$11,063	\$863.44	\$194.40	\$12,121
9.4	Utility Coordination	4			8		4				4	60			12	\$13,388	\$1,175.00	\$0.00	\$14,563
9.5	Cost Estimate, Annual Maintenance	2			4	24	2				2	15				\$6,439	\$362.50	\$0.00	\$6,802
10	Identify Water Quality Enhancements	10			20						5		20			\$10,410	\$490.00	\$0.00	\$10,900
11	Prioritize and Develop 10-Year CIP	4		8	16		4				8	4				\$7,724	\$268.00	\$0.00	\$7,992
12	Financing Options	4		4	2			16			8	4				\$7,530	\$268.00	\$0.00	\$7,798
13	Roadmap & Final Report	16	8	16	40	24	12			4	4		2			\$21,148	\$756.22	\$244.08	\$22,148
14	Drainage Town Hall Meeting (1)	15			4						6	6				\$7,211	\$316.72	\$461.28	\$7,989
Total Hours		244	22	147	397	164	140	16	8	30	135	400	22	24	48	629			
Rate		\$303.00	\$259.00	\$208.00	\$149.00	\$105.00	\$71.00	\$188.00	\$137.00	\$107.00	\$200.00	\$145.00	\$170.00	\$175.00	\$100.00	\$301,573	\$12,520	\$4,284	\$318,377
Total - Labor		\$301,573							HDR - Labor	\$203,833			Enprotec / Hibbs & Todd - Labor		\$97,740				
Total - Expenses		\$16,804							HDR - Expenses	\$15,846			Enprotec / Hibbs & Todd - Expenses		\$958				
Total Fee - Basic Services		\$318,377							HDR - Fee	\$219,679			Enprotec / Hibbs & Todd - Fee		\$98,698				
										69.0%					31.0%	100%			
A1	City Council Presentations (2)	22		4	8					2	12	12			8	\$13,844	\$694.00	\$922.56	\$15,461
Total Hours		22	0	4	8	0	0	0	0	2	12	12	0	0	8	32			
Rate		\$303.00	\$259.00	\$208.00	\$149.00	\$105.00	\$71.00	\$188.00	\$137.00	\$107.00	\$200.00	\$145.00	\$170.00	\$175.00	\$100.00	\$13,844	\$694	\$923	\$15,461
Total - Labor		\$13,844							HDR - Labor	\$8,904			Enprotec / Hibbs & Todd - Labor		\$4,940				
Total - Expenses		\$1,617							HDR - Expenses	\$1,617			Enprotec / Hibbs & Todd - Expenses		\$0				
Total Fee - Additional Services		\$15,461							HDR - Fee	\$10,521			Enprotec / Hibbs & Todd - Fee		\$4,940				
Total Fee - Basic and Additional Services		\$333,838							HDR - Fee	\$230,200			Enprotec / Hibbs & Todd - Fee		\$103,638				
										69.0%					31.0%	100%			

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Nora Nevarez, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Presentation of the 2018 COSADC Annual Report (Presentation made by Economic Development Director Guy Andrews)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | 2018 Economic Annual Report | 2018 Economic Annual Report.pdf |
|----|-----------------------------|---------------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



2018 ANNUAL REPORT HIGHLIGHTS

The City of San Angelo Development Corporation (COSADC) is a non-profit economic development corporation formed under the Texas Development Corporation Act of 1979 and governed by a seven-member board of directors. As directed by this Act, the Corporation focuses its efforts on the promotion and development of business enterprises that create or retain primary jobs.



MISSION:

The City of San Angelo Development Corporation, working with economic development partners, will retain, strengthen, and diversify the job base of the community to ensure a vibrant business climate for San Angelo and the region. Our main goal is helping to create a place where people want to live and conduct business.

ECONOMIC DEVELOPMENT PARTNERS:

Tom Green County, City of San Angelo, Concho Valley Workforce Development Board / Workforce Solutions, Angelo State University, ASU-Small Business Development Center, San Angelo Chamber of Commerce, Downtown San Angelo, Howard College and others working toward improving and growing San Angelo. We embrace anyone who is pro-San Angelo.

YEAR IN SUMMARY:

The past year was a re-building year for COSADC. A new Director came onboard in June. As a result, the COSADC Staff underwent a reorganization to better define and realign every staff position, clearly delineating the assigned functions, but also emphasizing teamwork. This realignment was done collaboratively with every staff member, recognizing the strengths and talents of each, to best match individuals with assigned tasks. The result has been increased efficiency, effectiveness, and morale of the organization.

COSADC also greatly improved its relationship with the San Angelo Chamber of Commerce Economic Development efforts by negotiating a new contract that removed the burdensome administrative requirements imposed on the Chamber, recognizing the professionalism and talents of the Chamber staff, and allowing them more freedom to adapt and take advantage of economic opportunities as they arise. COSADC and Chamber staffs now work as a highly effective team with increased communication and productivity.

The COSADC staff continues to build and improve its relationships with all of its economic development partners, eliminating any barriers that might hinder San Angelo's economic and community development efforts.



BUSINESS RETENTION & EXPANSION PROGRAM

Outcomes:

- 489 new jobs and indirect jobs created
- 130 direct and indirect jobs retained
- \$129.5 million in annual economic output
- \$7 million in capital investments

Economic Development staff met with 10 companies to explain the BREP program and discuss the future growth plans of the companies. These meetings culminated in the preparation of 4 Economic Development Agreements with incentives ranging from \$5,000 to \$1.5 million.

Engine Pro Machine



Engine Pro Machine received incentives of \$5,975 in the form of an interest rate buy-down for the purchase of new equipment.

BUSINESS RETENTION & EXPANSION PROGRAM



**Tom Green County
Goodfellow AFB**

COSADC provided Goodfellow Air Force Base with \$1.5 million in order to fund an \$8.8 million renovation of the base. The renovation allows Goodfellow to offer a class on security and cyber threats which is currently only offered in Virginia. The class will bring cohorts of over 100 students for weeklong classes throughout the year. COSADC funding is matched by a Defense Economic Adjustment Assistance Grant of \$4.5 million given to Tom Green County by the Governor's Office and \$2.8 million from the military. This is projected to have an economic output of \$73.7 million.

Construction Trades Program Howard College

COSADC provided Howard College with matching funds of \$167,769 to receive a grant of \$100,000 from the Texas Workforce Commission's High Demand Jobs Program.



US Customs and Border Protection Air and Marine Operations

US Customs and Border Protection Air and Marine Operations received an Economic Development incentive of \$46,435 to fund the design, acquisition, and installation of permanent equipment foundations and ground maneuver pavement at Mathis Field. These upgrades will support USCB-PAMO's Predator Drone unmanned aerial vehicle program. This is projected to result in an economic output of \$55.8 million.





THE BUSINESS FACTORY

The Business Factory began in 2003. It was designed for small business and entrepreneurs in San Angelo and the Concho Valley area. Whether they are a high-tech company or a small one owner operation looking for workspace our clients enjoy the networking benefits and atmosphere of a professional environment.

All office suites are equipped with a desk, office chair, bookshelf, Wi-Fi access, and colored copier. Plus, as an incubator client they also have training provided by ASU Small Business Development Center, access to common/shared break room, janitorial services, all utilities are provided, the use of 3 conferences rooms, and they have a peace of mind knowing that the building has security. Why do we provide so many services? We provide these services so that our clients can focus on creating their business and jobs for our community.

Over the last 14 years, the Business Factory has assisted over 35 businesses, creating a total of 549 jobs within our community and successfully graduating 11 of those companies. The Business Factory has helped make dreams become reality.

2018:

- Two tenants in Business Factory
- 102 total companies since inception
- Employees: 13 full time and 1 part time
- Return of investment
(cumulative since inception):
Total Gross Sales: \$55 Million
Total Gross Payroll: \$34 Million

2018 BUSINESS PLAN COMPETITION

Planning started in June, with the kickoff in November and winner announced in April. One winner was chosen for the 2018 competition.



SAN ANGELO Business PLAN *competition*



Winner – Rock Your World Decorative Concrete, LLC. \$50,000 cash prize – produces and manufactures decorative rock panels, made from a formula lighter than concrete but just as durable.



INFRASTRUCTURE & CAPITAL INVESTMENT

- 7 total TIRZ Agreements were executed for a total projected capital investment of \$2.4 million
- 4 TIRZ Agreements in the North Zone for a capital investment of \$1.27 million
- 3 TIRZ Agreements in the South Zone for a capital investment of \$1.15 million

NORTH



Taco Bueno/Kilcon Properties



Chicken Farm Art Center



San Angelo Insurance

SOUTH

Old Central Firehouse Bed & Brew



Skyway Motel

(NORTH - IN PROGRESS)



One East Twohig Partnership

(SOUTH - IN PROGRESS)



Casa Décor

(SOUTH - IN PROGRESS)



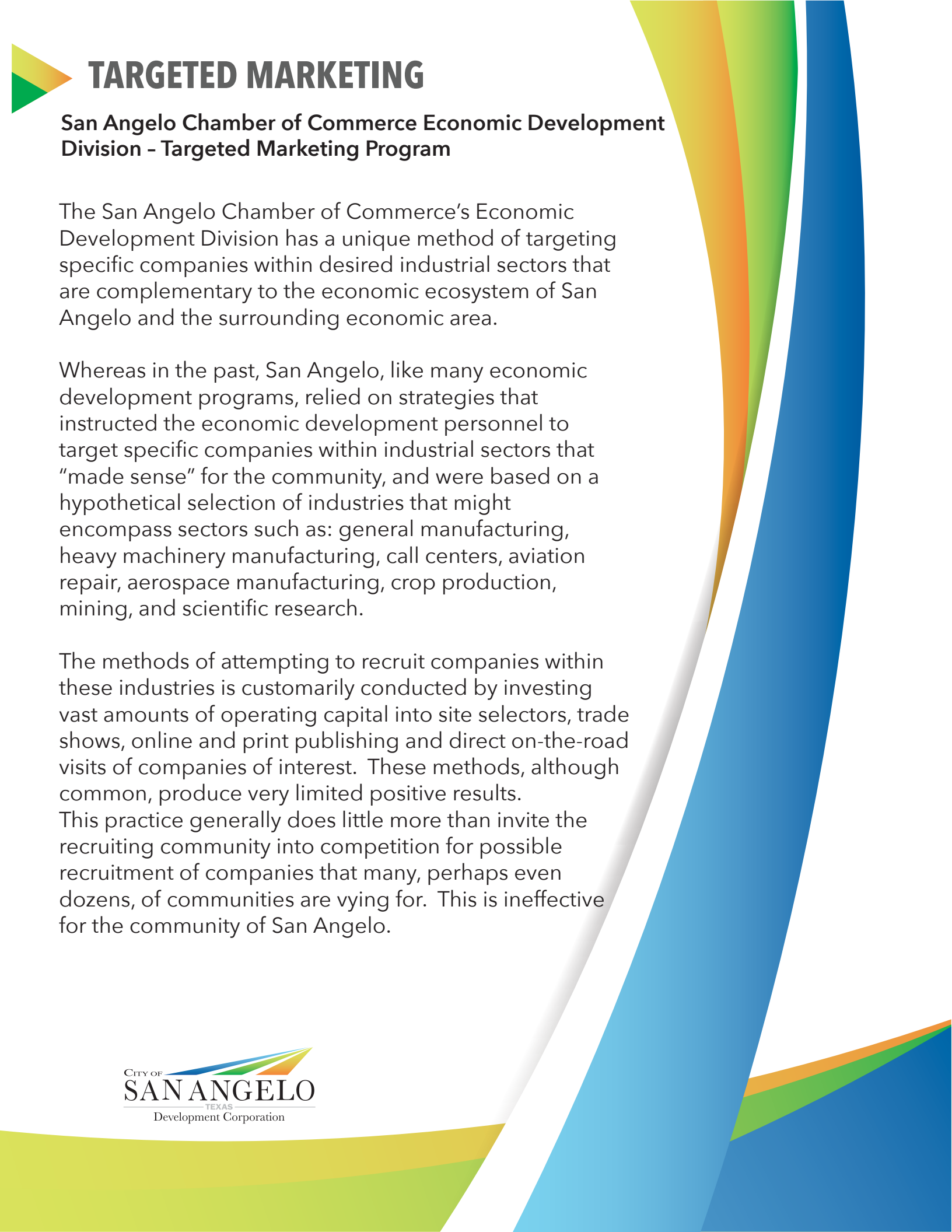
CAPITAL IMPROVEMENTS:

Industrial Park

- Warren Caterpillar received their final inspection on their new facility on 14.85 acres – Total Investment of approximately \$12M
- AEP Transmission Center – AEP completed construction of a new Transmission Center on approximately 52 acres – Total Investment of approximately \$20M including \$589,000 in public infrastructure
- April 2018 COSADC and the City were notified of approval of an Economic Development Administration grant in the amount of \$1.25M for infrastructure improvements to Phase 2 of the Industrial Park
- The City of San Angelo Planning Commission approved the Revised Preliminary Plat of Phase 2 of the Industrial Park at its meeting on November 14, 2018
- \$588,850 for Phase 2.1 of the Industrial Park – extension of Gateway Drive, water and sewer extensions, and construction of a temporary low water crossing.

Airport Master Plan

August 7, 2018 City Council approved the selection of Centurion Planning & Design, LLC to prepare a master plan for the airport which includes approximately \$121,000 for land use planning, feasibility and infrastructure evaluation for a Business Park to be located on airport property outside the flight line.



TARGETED MARKETING

San Angelo Chamber of Commerce Economic Development Division - Targeted Marketing Program

The San Angelo Chamber of Commerce's Economic Development Division has a unique method of targeting specific companies within desired industrial sectors that are complementary to the economic ecosystem of San Angelo and the surrounding economic area.

Whereas in the past, San Angelo, like many economic development programs, relied on strategies that instructed the economic development personnel to target specific companies within industrial sectors that "made sense" for the community, and were based on a hypothetical selection of industries that might encompass sectors such as: general manufacturing, heavy machinery manufacturing, call centers, aviation repair, aerospace manufacturing, crop production, mining, and scientific research.

The methods of attempting to recruit companies within these industries is customarily conducted by investing vast amounts of operating capital into site selectors, trade shows, online and print publishing and direct on-the-road visits of companies of interest. These methods, although common, produce very limited positive results. This practice generally does little more than invite the recruiting community into competition for possible recruitment of companies that many, perhaps even dozens, of communities are vying for. This is ineffective for the community of San Angelo.

TARGET MARKETING THE SAN ANGELO WAY



The San Angelo Chamber of Commerce has developed a cost-effective program that produces consistent, durable, low-cost, high-yield industrial recruitment. This program is called the San Angelo Regional Manufacturers Alliance (SARMA) Program.

The San Angelo Regional Manufacturers Alliance (SARMA) is a program of the San Angelo Chamber of Commerce that advocates for San Angelo-area manufacturers, fabricators, and energy companies – the core of our regional economy. The mission objective is to promote the local manufacturing, fabrication, engineering, industrial, mechanical, and energy services sectors and enhance communication among local manufacturing companies. This Alliance fosters a business environment among our regional manufacturers, which increases capital investment and grows high-quality careers.

The SARMA members, with a database of 110 companies, conduct regular monthly meetings and quarterly socials hosted at a different regional factory or facility. The SARMA members also conduct industrial education courses, manufacturing tours and special industrial-sector Roundtable meetings, in which the members meet to focus on one specific company to assist with challenge solutions.

The trust and unity that has been built among the SARMA member companies has created a platform for both supporting the expansion and market opportunities for existing San Angelo industrial companies, and simultaneously, created a platform for the recruitment of new industrial companies to San Angelo.

Effectively, the San Angelo Chamber's Economic Development Department's SARMA program has "deputized" the local industrial companies into recruitment agents. This has proven to be highly effective. The member companies have informed the Chamber of Commerce as to which companies are prime to target for recruitment based on their compatibility with the existing local economic ecosystem. The SARMA members assist with identification of industrial sectors they work within, identify growth sectors, companies that have established or wish to establish markets in the region, companies that are reliable and solvent, and will bring capital investment and workforce to the Concho Valley.

Our industrial manufacturers provide unmatched insight into the strength of targeted industrial companies and further inform staff on what companies are not compatible with our existing industrial workforce, facilities, and infrastructure. In 2018 the market intelligence provided by our SARMA members has resulted in the direct recruitment of primary-job and capital investing companies such as:

- US Well Services - 200 employees - \$35,800,000 in annual economic yield
- E.On Energy - \$130,000,000 in capital investment
- SMC Global - \$18,400,000 in annual economic yield
- Recurrent Energy - \$130,000,000 in capital investment

The industrial manufacturers and energy services companies that comprise the SARMA have guided the Chamber Economic Development staff to target the following industries and have directly helped to arrange meetings with these industrial sector decision-makers:

- Steel manufacturers (Coil and plate)
- Solar Power Generation Plants (Utility scale – 150-200 MWac)
- Rail port operator/Development of a first-ever San Angelo-based international multi-modal rail port
- Lifesciences – Recruitment of two life sciences/healthcare facilities
- Chemical Manufacturing – Recruitment of an international chemical production company
- Heavy Haul Transportation – Recruitment and Expansion of two international industrial trucking companies
- Contact center – Assistance with 400-person expansion/retention of an international contact center



The SARMA is a program of the San Angelo Chamber of Commerce and is organized and guided by the San Angelo Chamber of Commerce's Economic Development Advisory Board.

OBJECTIVES

- Create a unified voice that enhances the overall manufacturing community in the San Angelo area
- Proactively monitor and report on manufacturing related issues and participate in local government, ensuring city and regional officials and policy-makers understand those issues that help manufacturers succeed
- Promote manufacturing to enhance its perception by the public, schools, community, and region
- Examine workforce and economic development issues with the goal of sustaining local manufacturing companies by helping to provide solutions to barriers
- Host events that provide relevant information on key issues necessary to support growth in our manufacturing sector
- Host an annual San Angelo Regional Manufacturers Trade show and conference
- Lead the West Texas Training Center facility expansion, teaching equipment expansion, and fabrication training instructors. Additionally, we provide educational opportunities to benefit SARMA members, their employees and ensure the future labor pool will have the skills necessary to support growth in the San Angelo manufacturing sector. The SARMA will facilitate the growth, retention, and recruitment of future workforce by supporting manufacturing training and job skills enhancement
- The SARMA shall investigate private industry investment in training and education programs which can be delivered to local educational institutions – Angelo State College of Business, Angelo State College of Engineering, Howard College West Texas Training Center and the San Angelo Independent School District (SAISD)
- Promotion of the DRC – the City of San Angelo Development Review Committee meetings that are available at no charge to companies in the planning stages of facility expansion or construction



SARMA Outreach Goals

- The SARMA conducts monthly meetings for members and we will publish a monthly newsletter
- Provide Business to Business networking opportunities
- Host and arrange San Angelo Manufacturing Days in collaboration with local schools and manufacturing companies
- Organize continuing education programs
- Create and support student-to-company apprenticeship program

State and National Affiliates

- Texas Manufacturing Assistance Center (TMAC)
- National Manufacturers Association (NMA)
- Society of Manufacturing Engineers (SME)
- American Welding Society (AWS)
- Local Economic Development Affiliates
- City of San Angelo Development Corporation
- Concho Valley Workforce Board
- South-west Texas Border Small Business Development Center (SBDC)
- Howard College - West Texas Training Center
- Angelo State University - David L. Hirschfeld Department of Engineering
- San Angelo Independent School District

2018 ECONOMIC NEWS—YEAR END SUMMARY

- San Angelo's unemployment rate for 2018 was 3.2%, down from 3.7% in 2017 and below the 2018 national average of 3.8%
- The population of the San Angelo MSA, which encompasses Tom Green and Irion counties, grew to 119,711 according to the U.S. Census Bureau's July 2018 estimates
- The Civilian Labor Force of our MSA grew from a seasonally adjusted 55,460 at the end of 2017 to 55,944 at the end of 2018
- Goodfellow Air Force Base received \$8.8 million in funding for renovations in order to become one of only two sites in the nation for a class on security and cyber threats
- One local start-up company was awarded \$50,000 in prize money and thousands of dollars' worth of in-kind services as a result of the San Angelo Business Plan Competition
- Howard College launched their commercial trades program

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Consider ratifying a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$1,100,000, to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations, with participation by the City of San Angelo for a project authorized under Chapters 501 and 505 of the Local Government Code for Type B Development Corporations; and authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City providing for the economic development project terms (Presentation made by Economic Development Project Manager Robert Schneeman)

Summary/History:

At its meeting on November 28, 2018, COSADC approved a resolution authorizing the funding of professional consulting, planning and design services for a Project relating to facility and infrastructure improvements to municipal airport property utilized by the U.S Customs & Border Protection Air and Marine Operations (CBPAMO) necessary for the maintenance and potential expansion of the CBPAMO aeronautical fixed base operation for research, testing and development of governmental use of unmanned aircraft systems. This resolution was ratified by City Council on December 11, 2018.

Centurion Planning & Design has prepared construction plans and cost estimates for the ramp improvements necessary for the maintenance and potential expansion of the CBPAMO. The proposed improvements include additional paving, drainage improvements and the construction of a metal storage building.

The estimated cost of the improvements is approximately \$1.1 million which includes approximately 6,900 square yards of 7" concrete paving. Centurion has also prepared an estimate for an alternative pavement section using asphalt paving. The cost of that option is approximately \$860,000.

Staff is recommending approval of the concrete paving option for increased longevity, however, both options will be included in the bid package and a final decision can be made once bids are received. COSADC unanimously approved this resolution at its meeting on June 26, 2019.

Financial Impact:

Up to \$1.1 Million from Future Projects, Acct No. 452-900 to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | 19-0320_COSADC_CBPMO_RAMP_PROJ_RESO(3) | 19-0320_COSADC_CBPMO_RAMP_PROJ_RESO(3).pdf |
| 2. | Ramp Improvements Exhibit | Ramp Improvements Exhibit.jpg |

3. Centurion OPC

Centurion OPC.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman

Created/Initiated

Guy Andrews

Approved

Theresa James

Approved

Brian Groves

Approved

Nolan Sosa

Approved

Tina Dierschke

Approved

Theresa James

Approved

Becky Dunn

Approved

Julia Antilley

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS, AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$1,100,000, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO U.S. CUSTOMS AND BORDER PROTECTION AIR AND MARINE OPERATIONS, (CBPAMO) WITH PARTICIPATION BY THE CITY OF SAN ANGELO (CITY) FOR A PROJECT AUTHORIZED UNDER CHAPTERS 501 AND 505 OF THE LOCAL GOVERNMENT CODE FOR TYPE B DEVELOPMENT CORPORATIONS; AND AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY PROVIDING FOR THE ECONOMIC DEVELOPMENT PROJECT TERMS.

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, City is the owner and operator of the San Angelo Regional Airport--Mathis Field located at San Angelo, Tom Green County, Texas (“Airport”); and,

WHEREAS, the U.S. Customs and Border Protection Air and Marine Operations (CBPAMO) operate an aeronautical operations & maintenance facility for research, testing and technical development of unmanned aerial systems (UAS) on Airport premises under a lease agreement with the CITY. The Leased Premises are a hangar and certain adjacent paved areas, located at 8210 Hangar Road (hereinafter “Facility”); and,

WHEREAS, CBPAMO currently employs sixty (60) full time skilled workers at the Facility and propose to commit to continuously retain those Primary Jobs at current hourly wage rates and pay levels as part of their aeronautical research and testing operation (hereinafter full time equivalent “FTE” positions); and,

WHEREAS, CBPAMO contemplates future expansion of its UAS mission which would require additional FTE skilled workforce positions as well as improvements to the current hangar and ground control and communications systems, or relocation ; and,

WHEREAS CBPAMO is currently operating its ground control systems in modules installed on temporary foundations and with less than adequate ramp area for UAV parking and maneuverability ; and,

WHEREAS, COSADC desires to enter into a memorandum of understanding with the City of San Angelo to provide funding for construction of additional paved ramp area for UAV parking and maneuverability, permanent module foundations for control and radio systems, and other facility improvements to enable retention and contemplation of expansion of the UAS mission of CBPAMO at the Airport (hereinafter “Project”); and,

WHEREAS, Centurion Planning & Design has prepared construction plans and cost estimates for ramp, permanent foundations and related UAS operation improvements as authorized by board resolution adopted on November 28, 2018; and,

WHEREAS, the board of directors of COSADC has determined that the Project and provision of Project funding to be incorporated into the EDA are in compliance with the requirements and purposes of

the Act, COSADC Articles of Incorporation, and the COSADC Business Retention and Expansion Program (BREP) approved by City Council; and, that the Project and direct incentives serve the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution; finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$1,100,000, as an economic development incentive for U.S. Customs and Boarder Protection Air and Marine Operations (CBPAMO). with participation by the City of San Angelo, to provide partial funding for the construction of additional paved ramp area for UAV parking and maneuverability, permanent foundations for modular and other facility improvements to enable retention and contemplation of expansion of the UAS mission of CBPAMO at the San Angelo Regional Airport—Mathis Field, pursuant to terms of a Memorandum of Understanding (MOU) by and between COSADC and the City of San Angelo providing for the economic development project terms; authorizing the Director of Economic Development to prepare and negotiate the MOU in a form approved by the City Attorney; and recommending to the City Council that it approve and authorize the Project and MOU.

ADOPTED on this the 26th day of June, 2019.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Todd Kolls, President

ATTEST:

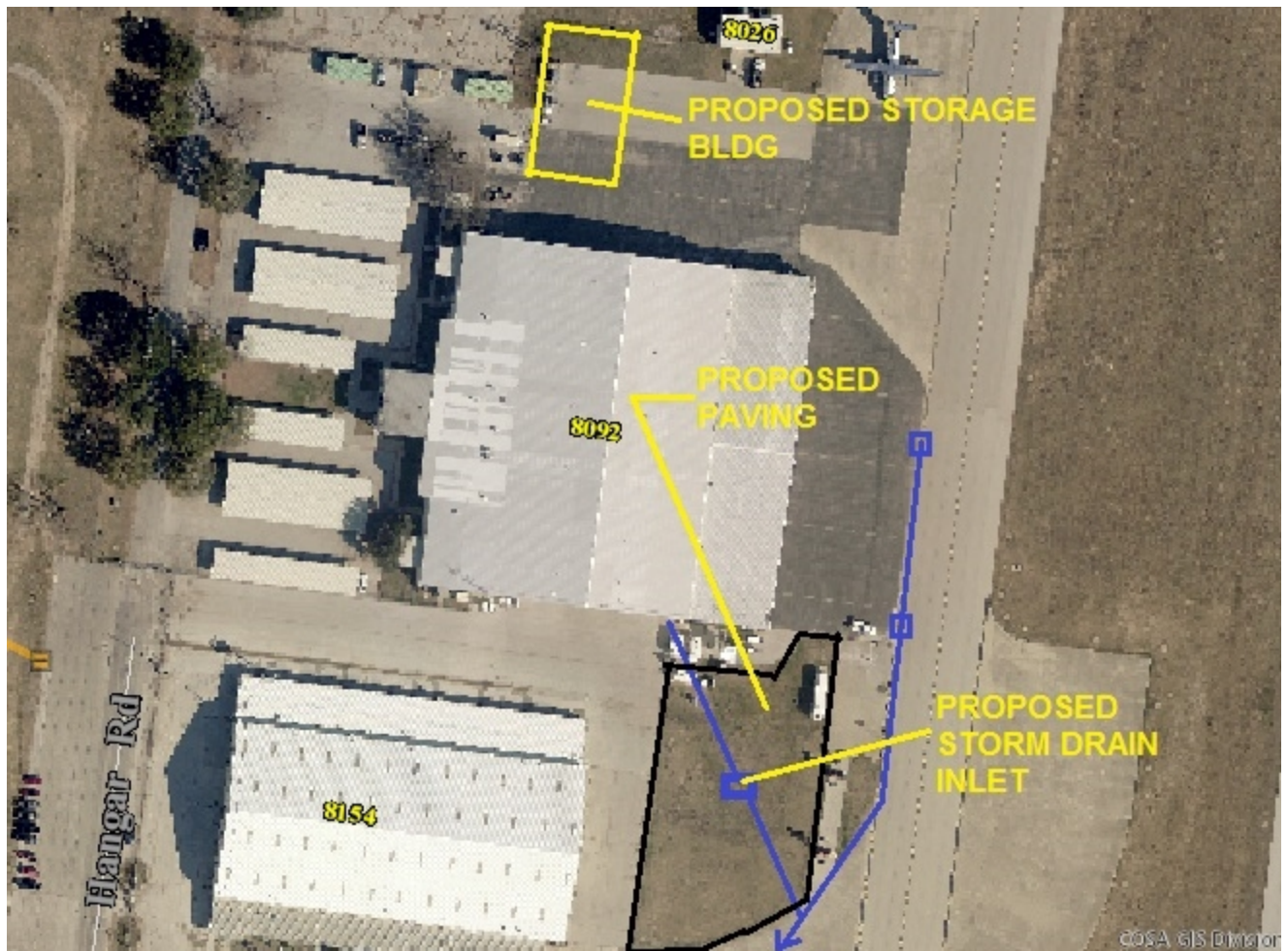
Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

APPROVED AS TO CONTENT

Dan T. Saluri, Deputy City Attorney

Guy Andrews, Director of
Economic Development



San Angelo Regional Airport
USCBP Paving and Storage Building Installation
Centurion Project No.: SJT1804D
Opinion of Probable Construction Costs
May 28, 2019

Summary of Construction Administration Costs

Engineering Construction Administration (Estimated):	\$	10,000.00
Resident Project Representative (Estimated):	\$	26,500.00
Construction Materials Testing (Estimated):	\$	8,000.00
Subtotal:	\$	44,500.00

Construction Phase - Base Bid Cost Summary

Item 1: Mobilization, Temporary Access and Erosion/Sedimentation Control Measures	\$	77,669.60
Item 2: Paving Installation	\$	821,884.50
Item 3: Pre-Engineered Metal Building	\$	45,525.00
Subtotal:	\$	945,079.10
10% Contingencies:	\$	94,508.00
Base Bid Subtotal w/ Contingencies:	\$	1,039,587.10

Construction Phase - Deductive Alternate Cost Summary

Deductive Alternate 1: HMAC Pavement	(\$204,688.50)
Subtotal:	(\$204,688.50)
10% Contingencies:	(\$20,469.00)
Base Bid Subtotal w/ Contingencies:	(\$225,157.50)

Construction Administration (Estimated): \$ 44,500.00

Base Bid Subtotal w/ Contingencies: \$ 1,039,587.10

Total Base Bid Project Construction Cost (Estimated): \$ 1,084,087.10

Deductive Alternate Subtotal w/ Contingencies: (\$225,157.50)

Total Base Bid + Deductive Alternate Cost (Estimated): \$ 814,429.60

Total Project Construction Cost w/ Deductive Alt. (Estimated): \$ 858,929.60



TBPE Firm Registration No. F-19840

This document is released for the purpose of interim review under the authority of David A. Alexander, P.E., 96658, on May 24, 2019. It is not to be used for construction, bidding, or permit purposes.

** The Engineer has no control over the cost of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions of probable cost.

San Angelo Regional Airport
USCBP Paving and Storage Building Installation
Centurion Project No.: SJT1804D
Opinion of Probable Construction Costs
May 28, 2019

Item No.	Spec. No.	Description	Units	Estimated Quantities	Estimated Unit Price	Subtotal
Item 1: Mobilization, Temporary Access and Erosion/Sedimentation Control Measures						
1.01	105	Mobilization, Insurance, Ect.	LS	1	\$ 63,169.60	\$ 63,169.60
1.02		Barricades and Markings for Pavement Closures	LS	1	\$ 10,000.00	\$ 10,000.00
1.03		Stormwater Pollution Prevention Plan Document	LS	1	\$ 2,500.00	\$ 2,500.00
1.04		Rock Construction Exit	EA	1	\$ 2,000.00	\$ 2,000.00
Subtotal:						\$ 77,669.60
10% Contingencies:						\$ 7,767.00
Total w/ Contingencies:						\$ 85,436.60

Item 2: Paving Installation						
2.01	P-101	Remove Existing Asphaltic Concrete Pavement	SY	2,629	\$ 10.00	\$ 26,290.00
2.02	P-101	Remove Existing Portland Cement Concrete	SY	44	\$ 12.00	\$ 528.00
2.03	P-152	Unclassified Excavation	CY	3,220	\$ 12.00	\$ 38,640.00
2.04	TxDOT 247	6" Crushed Agg Base Course (Ty A, Gr 1-2) (Comp In Place)	SY	6,913	\$ 15.50	\$ 107,151.50
2.05	P-403	3" HMAC Base Course	TON	1,192	\$ 100.00	\$ 119,200.00
2.06	P-501	7" PCC Pavement	SY	6,913	\$ 75.00	\$ 518,475.00
2.07	D-751	30" x 30" Drainage Inlet	EA	2	\$ 5,000.00	\$ 10,000.00
2.08	D-701	12" Corrugated Metal Pipe	LF	8	\$ 75.00	\$ 600.00
2.09	D-751	Lower Existing Manhole Lid	LS	1	\$ 1,000.00	\$ 1,000.00
Subtotal:						\$ 821,884.50
10% Contingencies:						\$ 82,188.45
Total w/ Contingencies:						\$ 904,072.95

Item 3: Pre-Engineered Metal Building						
4.01		Pre-Engineered Metal Building System (Includes Building, Foundation, and Electrical)	LS	1	\$ 45,525.00	\$ 45,525.00
Subtotal:						\$ 45,525.00
10% Contingencies:						\$ 4,552.50
Total w/ Contingencies:						\$ 50,077.50

Deductive Alternate 1: HMAC Pavement						
3.01	TxDOT 247	6" Crushed Aggregate Base Course (Ty A, Gr 1-2)	SY	(6,183)	\$ 15.50	\$ (95,836.50)
3.02	P-403	3" HMAC Base Course	TON	(1,192)	\$ 100.00	\$ (119,200.00)
3.03	P-501	7" PCC Pavement	SY	(6,183)	\$ 75.00	\$ (463,725.00)
3.04	TxDOT 247	12" Crushed Aggregate Base Course (Ty A, Gr 1-2)	SY	6,183	\$ 31.00	\$ 191,673.00
3.05	P-403	5" HMAC Base Course	TON	1,988	\$ 100.00	\$ 198,800.00
3.06	P-401	2" HMAC Surface Course	TON	760	\$ 110.00	\$ 83,600.00
Subtotal:						(204,688.50)
10% Contingencies:						(20,468.85)
Total w/ Contingencies:						(225,157.35)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325.657.4210

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving PD19-06, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Dr. (Presentation made by Planning and Development Services Director Jon James)

Summary/History:

The applicant has applied for a Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property. The applicant has submitted a site concept plan for a +/- 12,600 square foot office/warehouse building with seven units. Half of each unit will be for warehousing and the other half for office and sales.

A Planned Development was recommended to the applicant by Staff because straight CG zoning does not allow storage of equipment for construction contractor offices who perform services off-site, whether indoor or outdoor. The PD will allow the indoor storage of contractor equipment which satisfies the applicant's needs, limiting outdoor storage to Type 1, or within 5 feet of the building wall (see staff report for additional information).

Financial Impact:

N/A

Other Information/Recommendation:

On June 17, 2019, the Planning Commission unanimously recommended APPROVAL of the rezoning by a vote of 4-0 with Chair Stribling, and Commissioners Jackson, Smith, and Uherik voting in favor.

Attachments:

- | | |
|---------------------------|-----------------------------|
| 1. Ordinance (PD19-06) | Ordinance (PD19-06).docx |
| 2. Staff Report (PD19-06) | Staff Report (PD19-06).docx |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Theresa James	Approved
Brian Groves	Approved

Jon James
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **3824 Green Meadow Drive; located north of Green Meadow Drive, east of Oak Grove Boulevard and west of Southwest Boulevard;** FROM THE LOW RISE MULTIFAMILY RESIDENTIAL (RM-1) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW RETAIL SALES AND SERVICE USES AND OFFICES WITH TYPE 1 OUTDOOR STORAGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD19-06: Benson

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Planned Development (PD) Zoning District to allow retail sales and service uses and offices with type 1 outdoor storage, subject to the General Commercial Zoning District (CG) development standards and in conformance with the overall use in accordance with the approved Concept Plan; and,

WHEREAS, on the 16th day of July, 2019, City Council held a public hearing on PD19-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned PLANNED DEVELOPMENT (PD) ZONING DISTRICT;

The real property generally located at 3824 Green Meadow Drive, north of Green Meadow Drive, east of Oak Grove Boulevard and west of Southwest Boulevard; being 1.425 acres in Block 47 of the Meadowcreek Addition, Section 20, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Planned Development (PD) Zoning District.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (“PD” Boundary Map).

SECTION 3: Except as otherwise specified or limited herein, the development of the subject property shall generally conform to the **General Commercial (CG) Zoning District**.

SECTION 4. Overall site use shall be in accordance with the approved **Concept Plan** shown in **Exhibit “A”** of this Ordinance. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.

SECTION 5: Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan which includes a required sidewalk adjacent to Green Meadow Drive, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.

SECTION 6: All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

SECTION 10: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 11. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

SECTION 12: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 13: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **16th day of July, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

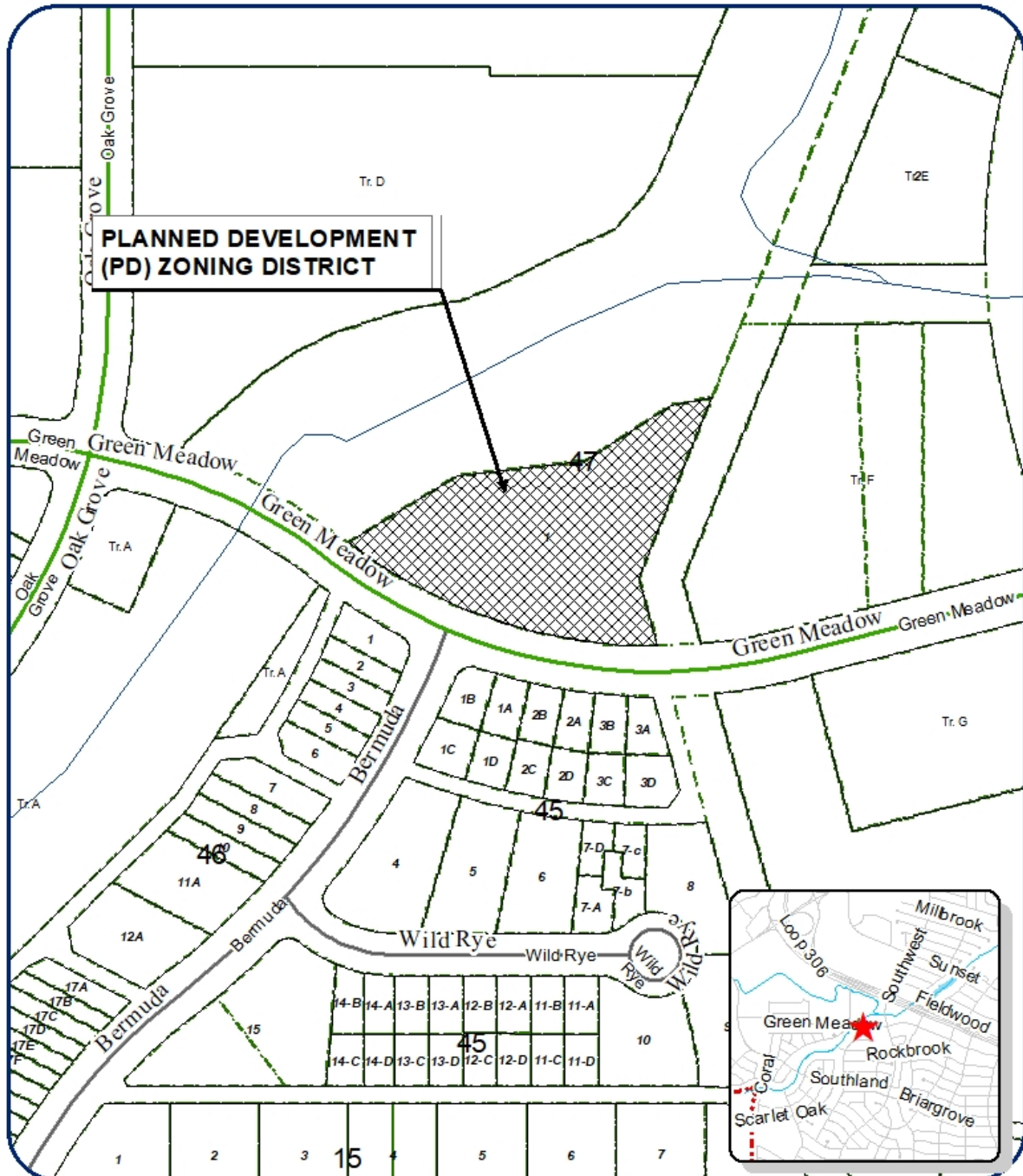
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Planned Development Rezoning

PD 19-06: Benson

Council District: Billie DeWitt - District 6

Neighborhood: Bonham

Scale: 1" approx. = 150 ft

3824 Green Meadow Drive

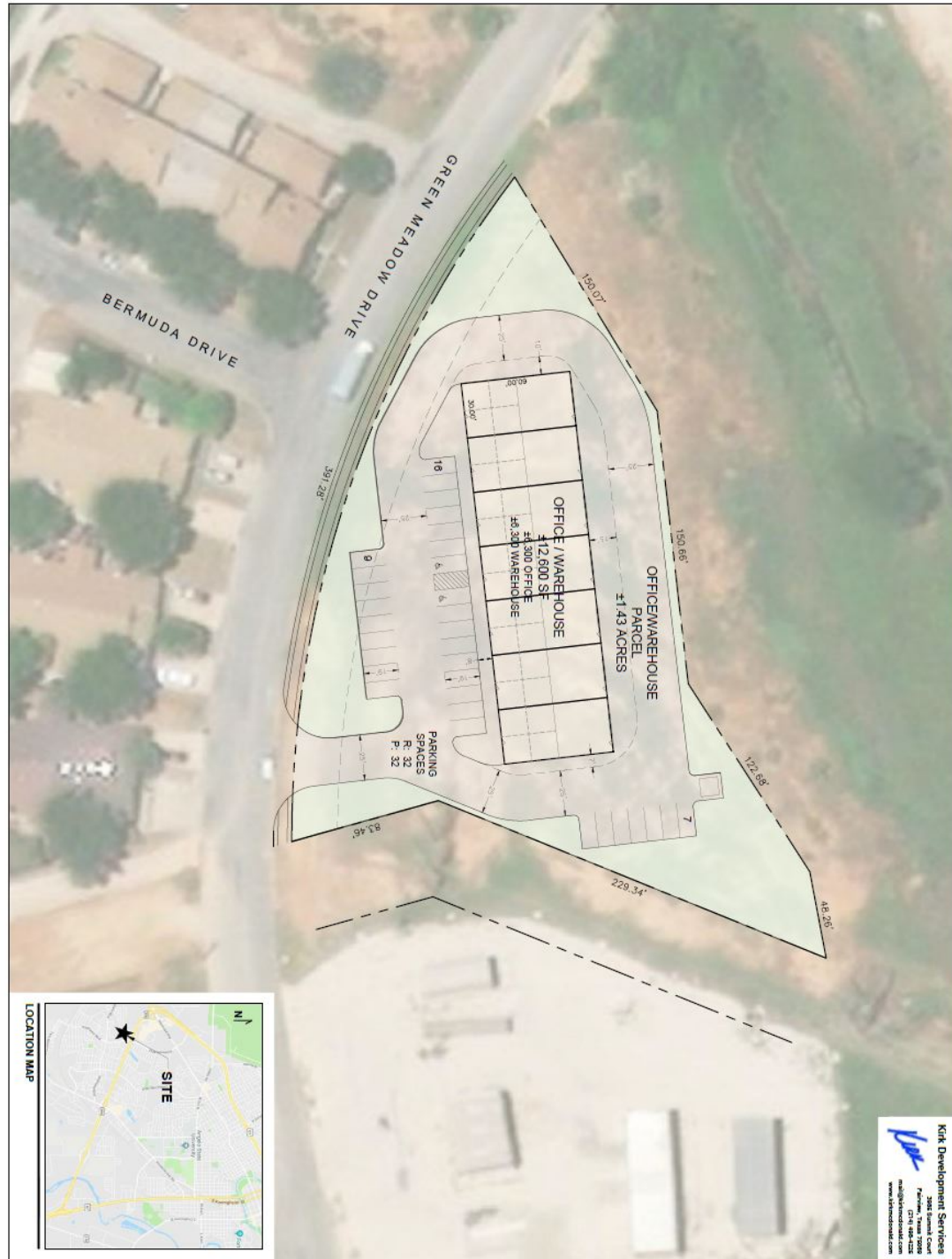
Meadowcreek Addition, Section 20, Block 47, 1.425 acres

Legend

Subject Properties: —
 Current Zoning: RM-1
 Requested Zoning Change: N/A
 Vision: Commercial



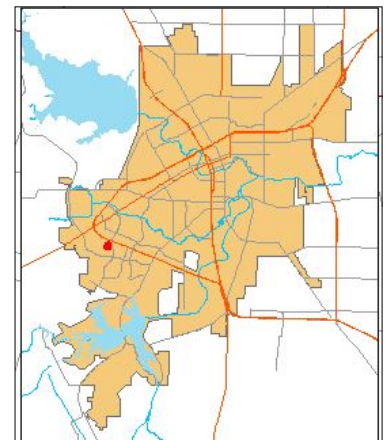
Exhibit “A” (Approved Concept Plan)



CITY COUNCIL – July 16, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development (Rezoning)	PD19-06: Benson		
SYNOPSIS:			
The applicant has applied for a Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property. The applicant has submitted a site concept plan for a +/- 12,600 square foot office/warehouse building with seven units. Half of each unit will be for warehousing and the other half for office and sales. A PD was recommended to the applicant by Staff because straight CG zoning does not allow storage of equipment for construction contractor offices who perform services off-site, whether indoor or outdoor. The PD will allow the indoor storage of contractor equipment which satisfies the applicant's needs, limiting outdoor storage to Type 1, or within 5 feet of the building wall (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
3824 Green Meadow Drive; located north of the intersection of Green Meadow Drive and Bermuda Drive		Being 1.425 acres in Block 47 of the Meadowcreek Addition, Section 20	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Billie DeWitt Bonham Neighborhood	RM-1	C – Commercial	1.425 ac.
THOROUGHFARE PLAN:			
Green Meadow Drive – Urban Minor Collector Street Required: 60' right-of-way, 50' pavement Provided: 60' right-of-way, 40' pavement (complied at time of platting)			
NOTIFICATIONS:			
24 notifications mailed within 200-foot radius on May 30, 2019. Two letters received in support, one of these from the property owner.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, subject to four conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Property Owners: Barry and Bambi Watson Trustees Applicant: Bryan Benson			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: On July 15, 1997, City Council approved a Special Permit (SP97-07) for mini-warehouses (self-service storage units) on the property which has now expired. The property remains vacant and since 2003 has been designated for a future land use of Commercial in the City's Comprehensive Plan. The applicant has provided additional information of a similar project in Lubbock, Texas "South Slide Park" which includes a mix of office and related uses (see attached). He indicates that the building facades will use a similar stucco or EIFS finish on the front elevations facing Green Meadow Drive.

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The subject property is designated "Commercial" in the City's Comprehensive Plan which are often "single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network" and call to "establish transition areas between commercial areas and nearby neighborhoods." The proposed development will be compatible with these policies. The proposed use will be of lower intensity than the existing oil change facility and future shop building to the east, providing a transition to the residential area and zoning to the south and west.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed PD if approved will require the property to comply with the General Commercial (CG) development standards. Based on the applicant's site concept plan, the development would comply with all applicable CG standards. The new parking standards approved May 21, 2019 by City Council require the office areas to provide one parking space/500 square feet of gross floor area, and the warehouse areas one space/1000 square feet, for a total of 19 spaces and 32 will be provided. A minimum six-foot high privacy fence will be required along the north property line adjacent to the RM-1 residential zoning as required. Planning Staff request as conditions of approval that the applicant submits final building elevations showing design details and colors; a landscape plan for review and approval by the Planning Director; and a 5-foot wide sidewalk adjacent to Green Meadow Drive.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed development will be consistent with the surrounding area. No outdoor storage (except for within 5 feet of a building wall) will be allowed, limiting any unsightly impacts on the residential homes across the street. As indicated, Staff will require the submission of final building elevations showing quality architectural design and colors consistent with the surrounding area; as well as a landscape plan. The requested sidewalk along Green Meadow Drive will enhance pedestrian access through the area which includes other commercial properties, apartments, homes, and is located along a Concho Valley Transit bus route.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* As indicated, the property has remained vacant since at least 1997. Staff believes that this is an appropriate site for small-scale office and warehousing given that the property did not develop as residential, and that the north side of Green Meadow Drive is designated for future commercial development. A natural FEMA floodway buffer exists immediately west and north, limiting any further expansion.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* The proposed development will be located within the flat area southeast of the FEMA floodway, and is suitable for development. Any grading, drainage and storm water issues will be addressed at the permitting stage, preventing any environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believe the site is suitable for small-scale offices with warehousing areas for storage, and the concept plan shows adequate on-site parking. In addition, offices with warehousing tend to generate less parking demand and compatibility concerns than other commercial uses such as fast-food restaurants and vehicle repair near residential areas.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* Access would be provided onto Green Meadow Drive, a minor collector road which can accommodate large traffic volumes, and Staff anticipates most traffic will enter westbound from Southwest Boulevard which connects directly to Loop 306. The lot was previously platted, and would continue the commercial pattern of development on the north side of Green Meadow Drive, as designated in the City's Comprehensive Plan.

Planning Commission Recommendation:

On June 17, 2019, the Planning Commission recommended unanimous **APPROVAL by a vote of 4-0** of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to four conditions of approval (see below).**

The following is the complete excerpt of the draft minutes from the June 17, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the PD rezoning request. He explained that the applicant is proposing to construct an office building with the rear portion for indoor warehousing and storage. He displayed a concept plan and building elevations provided by the applicant that show the front of the building facing Green Meadow Drive will have a stucco, EIFS or similar quality finish.

Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the request is compatible with the Commercial Future Land Use in the Comprehensive Plan; will comply with all CG zoning standards including setbacks and parking; and that Staff's requirement for indoor storage only, quality building design, landscaping, and a sidewalk along Green Meadow Drive will enhance the compatibility of the surrounding neighborhood.

Chair Stribling left at 10:23 a.m.

Chair Stribling returned at 10:27 a.m.

Chair Stribling opened the meeting for public comment.

Mr. Bryan Benson, the applicant, with Clearview Custom Homes and Silver Fox Construction, spoke in support of the request. He referenced a similar project in Lubbock and indicated a need for similar projects in San Angelo. He explained that he did not know the specific users which may vary.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to the four conditions of approval as presented. The Motion passed unanimously 4-0 with Chair Stribling, and Commissioners Jackson, Smith, and Uherik all voting in favor.**

Recommendation:

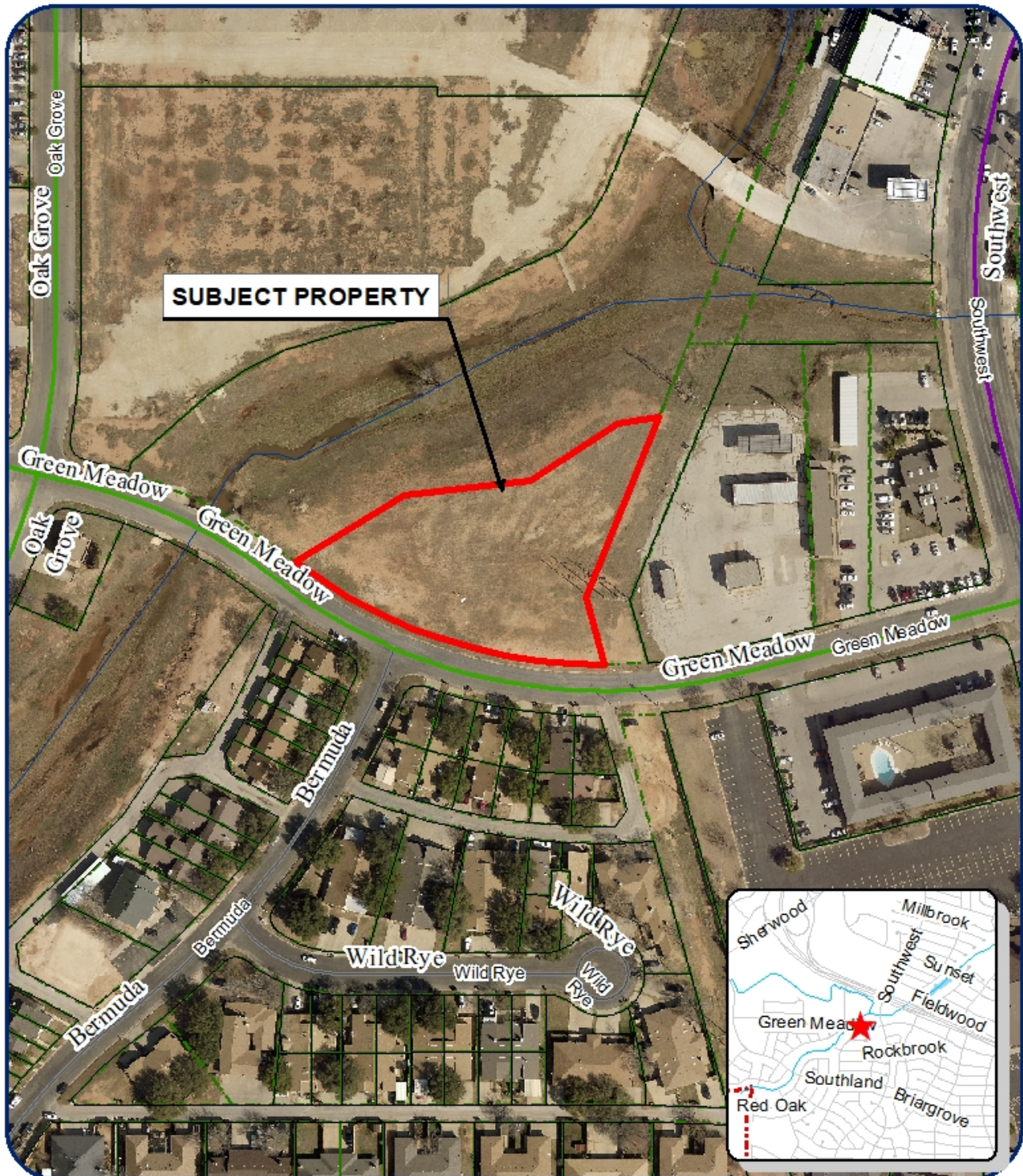
Staff's recommendation is for City Council to **APPROVE** the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to four conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the General Commercial (CG) Zoning District.
2. Overall site use shall be in accordance with the approved Concept Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.
3. Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan which includes a required sidewalk adjacent to Green Meadow Drive, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.

4. All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letters
Site Concept Plan
Sample Elevation
Zone Change Criteria Sheet
Application



Planned Development Rezoning

PD 19-06: Benson

Council District: Billie DeWitt -District 6

Neighborhood: Bonham

Scale: 1" approx. = 150 ft

3824 Green Meadow Drive

Legend

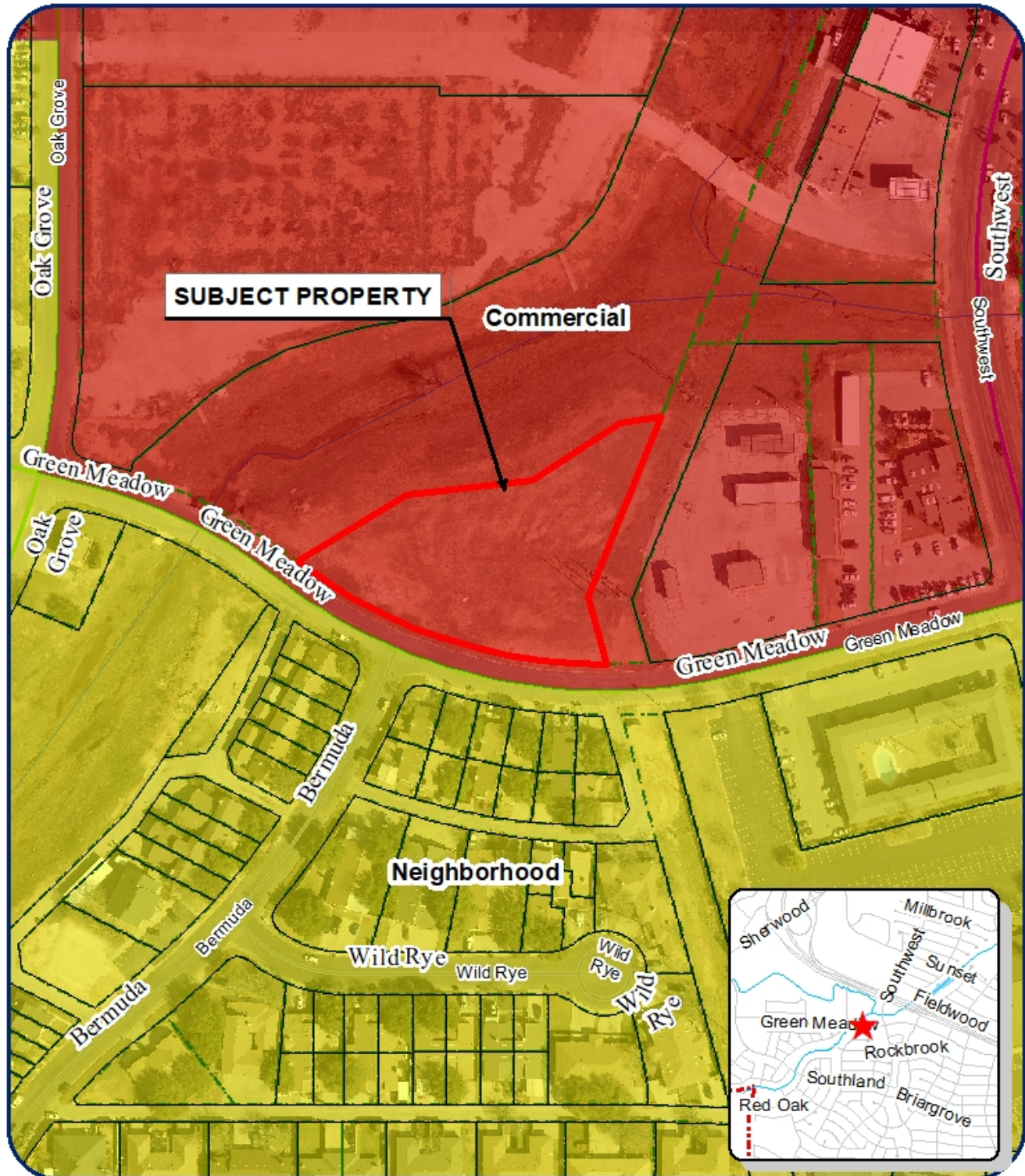
Subject Properties: —

Current Zoning: RM-1

Requested Zoning Change: N/A

Vision: Commercial





Planned Development Rezoning

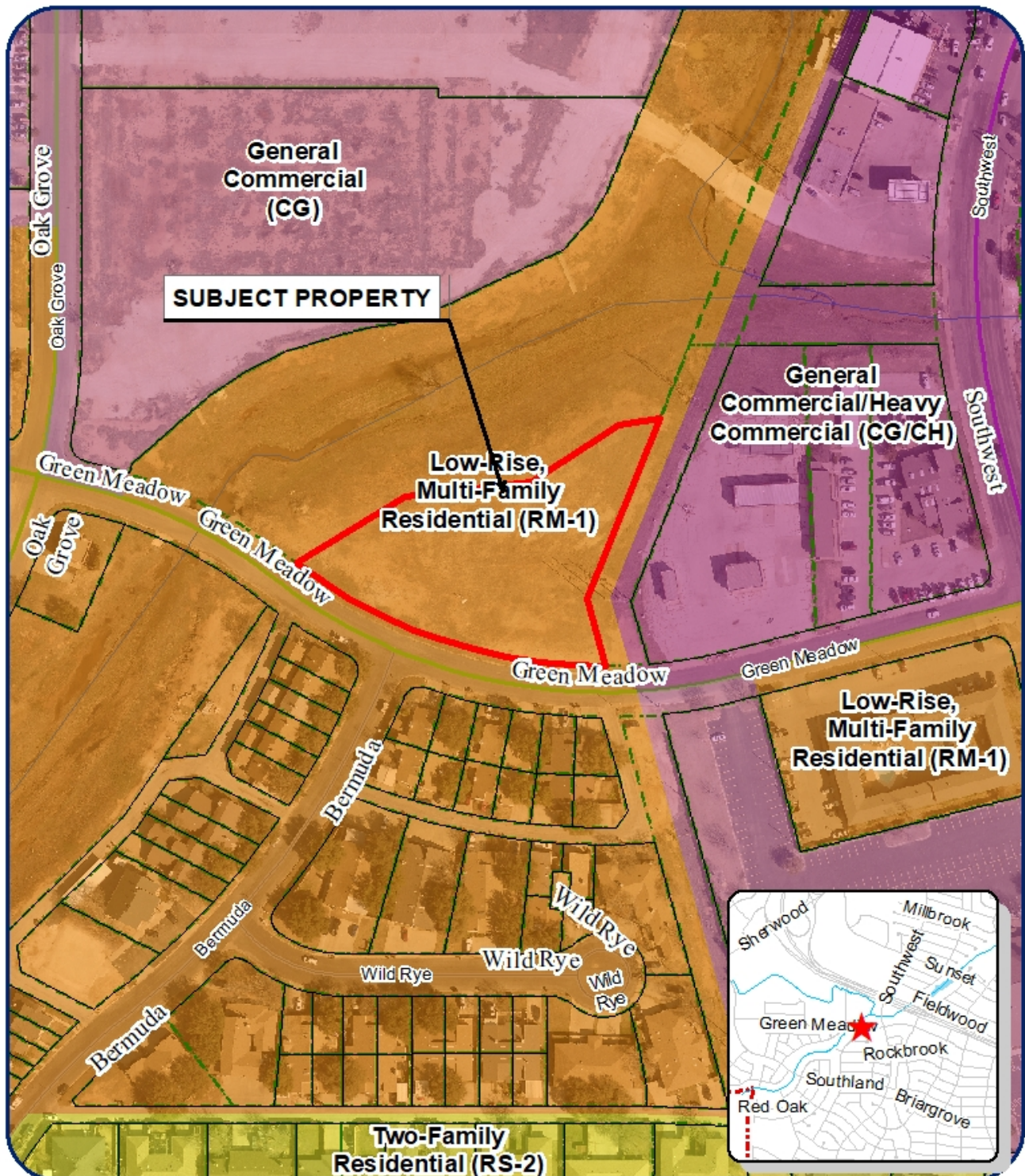
PD 19-06: Benson

Council District: Billie DeWitt -District 6
Neighborhood: Bonham
Scale: 1" approx. = 150 ft
3824 Green Meadow Drive

Legend

Subject Properties: —
Current Zoning: **RM-1**
Requested Zoning Change: **N/A**
Vision: **Commercial**





Planned Development Rezoning
PD 19-06: Benson
Council District: Billie DeWitt -District 6
Neighborhood: Bonham
Scale: 1" approx. = 150 ft
3824 Green Meadow Drive

Legend
Subject Properties: —
Current Zoning: **RM-1**
Requested Zoning Change: **N/A**
Vision: **Commercial**

N




Photos of Site and Surrounding Area

WEST



EAST



NORTH AT SUBJECT PROPERTY



IMMEDIATELY EAST AT FUTURE OFFICE/SHOP



NORTHWEST OF PROPERTY



RESIDENTIAL HOMES SOUTH OF PROPERTY



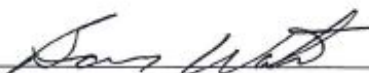
TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) _____

NAME: Bill Warren Family Trust (Barry Warren) trustee

ADDRESS: 605 S Boston
Monahans, TX 79706

SIGNATURE: 

PD19-06: Benson

Property owner number: 2A

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Principal Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒)

IN FAVOR

(☐)

IN OPPOSITION

REASON(S)

NAME: CHAD DECKER

ADDRESS: 13045 E. SARATTO RD
SAN ANGELO, TX 76905

PHONE: 325-895-0701

SIGNATURE: Chad Decker

First Replat in Block 10, Lakeview Addition

Property owner number: 17

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Principal Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us



Sample Elevation



Sec. 212. Amendments to Text or Official Zoning Map

G. Amendment Criteria. The wisdom of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or deny the proposed amendment, the City Council shall at a minimum consider the following factors.

1. Compatible with Plans and Policies. Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.

Yes, PD is consistent with future land and adjoining land use.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

PD will be mainly office and retail which is allowed and currently in the area.

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

next door to the property is an existing oil change place as well next to that is office/hair salon.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

It is current RM-1 and vacant. All other RM-1 across the street has been developed. Since Commercial property is next door we believe it is better Commercial than RM-1

5. Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

Currently is vacant land with the red Arroyo running behind the property no natural environment will be effected.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Yes per Chamber of Commerce study 2018, the number need in San Angelo is nice new office space.

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.

Yes, many communities around Texas has this concept and are used for different reasons. San Angelo will benefit from this concept.

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s): Bryan Benson
☐ Owner ☒ Representative (Notarized Affidavit Required)
Mailing Address: P.O. Box 3407 San Angelo Tx 76902
City State Zip Code
Contact Phone Number: 325 234 0085 Contact E-mail Address: bryan@clearviewcustomhomes.com
Subject Property Address: 3824 Green Meadow San Angelo Tx 76904
City State Zip Code
Legal Description (can be found on property tax statement or at www.tdmgreenland.com):
1.423 lot 1 Section 20 Being 1.423 acres, BIK 47 subd: Meadow Creek Add
Existing Zoning: RM-1 Proposed Zoning: PD Lot size: 1.423 acres
(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Vacant
*Proposed Use of Property: Office/Retail w/ type 1 storage for contractors
*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Owner Name (Print) Bryan Benson Signature BAB Company/Organization (If Applicable) _____ Date 5-17-19

Representative Name (Print) _____ Signature _____ Company/Organization _____ Date _____

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 5-17-2019

Case No.: PD 19-06

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 762.50

Receipt #: _____ Date paid: 5-17-2019

Sign Deposit \$37.50

Receipt #: _____ Date paid: 5-17-2019

Affidavit attached? ☒ Yes ☐ No ☐ N/A Applicant's signature on information sheet? ☒ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☐ No If yes, ZCI case no.: _____

River Corridor Commission? ☐ Yes ☐ No If yes, RCC meeting date: _____

Planning Commission hearing date: 6-17-2019 Date notifications due: _____

City Council hearing date: 7-16-2019 Packets due date: _____

Publication date: _____

Reviewed/Accepted by: J. Fisher

Date: 5-17-2019

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

First reading and public hearing for:

1. An ordinance for CP19-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to Industrial Future Land Use, being 8.98 acres located generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd.
2. An ordinance for Z19-09, a rezoning from General Commercial (CG) to Light Manufacturing (ML) being 8.98 acres generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd. (Presentation made by Planning and Development Services Director Jon James)

Summary/History:

A request for approval of an amendment to the Comprehensive Plan to change the Future Land Use from Neighborhood Center to Industrial on the subject property, and a request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District on the subject property.

The applicant is intending to construct a 3,200 square foot building for craft sausage preparation with a small accessory retail sales and service area. Section 310 of the Zoning Ordinance does not permit such use by right in the existing zoning district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212.G of the Zoning Ordinance.

Financial Impact:

N/A

Other Information/Recommendation:

On June 17, 2019, Planning Commission voted unanimously to recommend APPROVAL with a vote of 5-0.

Attachments:

- | | |
|------------------------|--|
| 1. Staff Report (CP/Z) | Staff Report CP 19-01 and Z 19-09 Raspberry-COSA.pdf |
| 2. Ordinance (CP) | CP-19-01_RASBERRY_ORD_DS.docx |
| 3. Ordinance (Z) | Z-19-09_RASBERRY_ORD_DS.docx |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey
Hillary Bueker
Jon James

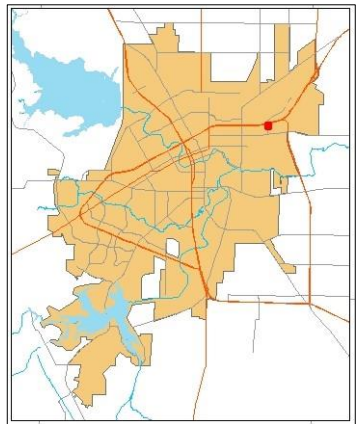
Created/Initiated
Approved
Approved

Theresa James
Brian Groves
Jon James
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

CITY COUNCIL – July 16, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP19-01/Z19-09: Raspberry/COSA	
SYNOPSIS:			
A request for approval of an amendment to the Comprehensive Plan to change the Future Land Use from Neighborhood Center to Industrial on the subject property, and a request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District on the subject property. The applicant is intending to construct a 3,200 square foot building for craft sausage preparation with a small accessory retail sales and service area. Section 310 of the Zoning Ordinance does not permit such use by right in the existing zoning district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212.G of the Zoning Ordinance.			
LOCATION:		LEGAL DESCRIPTION:	
570 Smith Blvd. at the corner of Smith Blvd. and E. Houston Harte Expressway Frontage Rd.		All of Tract 3 Blk. 1, Anne Gregory Addition, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 4 – Lucy Gonzales Paulann Neighborhood		General Commercial (GC)	Neighborhood Center
			SIZE:
			8.98 acres
THOROUGHFARE PLAN:			
<u>Smith Blvd</u> –Urban Major Collector, Required 60’ min. ROW (80’ Existing), 50’ min. pavement width (65’ Existing). <u>E. Houston Harte Expressway Frontage Rd.</u> –TXDOT ROW			
NOTIFICATIONS:			
6 notifications were mailed within a 200-foot radius on June 5, 2018. Zero response has been received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Comprehensive Plan Amendment changing the Future Land Use designation from “Neighborhood Center” to “Industrial,” and APPROVAL of a rezoning from General Commercial (CG) Zoning to Light Manufacturing (ML) Zoning			
PROPERTY OWNER/PETITIONER:			
David Currie - owner COSA/Candi & Kurt Raspberry - applicants			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The applicant originally applied for a Conditional Use for their sausage smoking processing operation. In reviewing the zoning code it became apparent that rezoning to Light Manufacturing was a better fit with what they hope to accomplish. They had been recently awarded a HEB local Texas producer contract which is taking them from 700-900 pounds of sausage a week to 3,000 pounds per week. They were a mom and pop operation but now they will be now starting with 5 employees and expanding as needed. The potential for growth makes the rezoning necessary.

In looking at the rezoning request, staff was aware that it would leave a General Commercial lot owned by Ethicon between their existing facility and the newly rezoned lot for the Raspberry's. From a comprehensive land use and zoning standpoint that very situation is one of the seven factors that must be examined and corrected when a rezoning request is considered. Staff contacted Ethicon and talked with them about the City taking the lead to zone their property to match their existing zoning so that what comes before the Planning Commission and City Council is a balanced land use approach.

The Future Land Use map for this area is incompatible for the requested zone change. However, when looking at the Comprehensive Plan and the Vision Plan for this area on the east side of Smith Blvd., the existing land use and the Future Land Use is Industrial except for the corner piece which is Neighborhood Center. In exploring the rational we see that Smith Blvd. is a major collector street that forms a natural barrier to the existing land uses on the east side of the street. The Future Land Use on the west side of Smith Blvd. is Neighborhood Center with the existing uses being high density multifamily and institutional. Those uses act as a buffer to the single family neighborhood which is about a half mile to the west. The clustering of industrial uses east of Smith Blvd. that has occurred over time is a harmonic blend of light manufacturing, outdoor storage for the industrial Concho Valley Electric and the larger Ethicon campus. Changing the Future Land Use for the corner eight plus acres to Industrial continues the clustering focus of the Comprehensive Plan which is a reasonable use for this corner area that does not need to function as a buffer area for the industrial uses on the east of Smith Blvd.

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan amendment from Neighborhood Center to Industrial would allow the clustering of industrial uses recommended by the Comprehensive Plan. There is no area on the east that needs buffering and the Neighborhood Center/Commercial area west of Smith Blvd. acts as the buffer from Industrial to the single family residential further to the west. The rezoning will allow industrial clustering of development in the area, and more specifically, allow the applicant to construct the proposed light manufacturing use.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed

development would comply with the Light Manufacturing uses. The 3,200 square foot building on the two plus acre property exceeds the minimum lot area and will allow for an industrial design that presents itself well as an entrance to the industrial area very similar to the way the Ethicon campus has developed. Any future buildings will be required to comply with all required setbacks and encouraged to follow the Ethicon example.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The property is located within an area that has mixed industrial uses. The subject parcel will be across the street from commercial uses on the west. The property to the south of the subject property is self-storage and the Concho Valley electric cooperative. A high density multifamily apartment complex is west of Smith Blvd. directly across the street from the storage units. Next to the apartments is the Tom Green Appraisal District and the St. John's Campus with the Fire Station being south of the storage units on the east side of Smith Blvd.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The zoning requested is in keeping with the density and intensity of existing uses and compatible with those uses.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* The Comprehensive Plan amendment and rezoning are anticipated to have little adverse impact on the natural environment. There may be minor air pollution due to the smoking process but the facility will be encouraged to capture as much of the smell as possible as part of the proposed improvements. Staff will be able to mitigate this during the site plan and permitting processes.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing the site to rezone to Light Industrial would be reflective of the continuing need for commercial in the area, rather than allowing a continuance of a zoning designation that has not been fully utilized in the past and is not in keeping with the existing uses.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The existing development pattern in the immediate area along E. Houston Harte Frontage Rd. is considerably Light Industrial. This parcel will keep in continuity with the adjoining lots directly adjacent to along this corridor and along Smith Blvd. to the south.

Planning Commission Recommendation:

On June 17, 2019, the Planning Commission recommended APPROVAL of a Comprehensive Plan Amendment changing the Future Land Use designation from “Neighborhood Center” to “Industrial,” and APPROVAL of a rezoning from General Commercial (CG) Zoning to Light Manufacturing (ML) Zoning on the subject property. The following is the complete excerpt of the draft minutes from the June 17, 2019, meeting for this case:

Cases CP19-01 and Z19-09 were presented concurrently as they pertain to the same properties, with two separate motions.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning. She explained that the intended use is for a sausage smoking and processing facility.

Ms. Bailey outlined Staff’s recommendation to approve both cases on the grounds that the Industrial designation and ML zoning are the appropriate designation and zoning for the intended use; that the proposed use is compatible with the existing uses along Smith Boulevard; that the uses in the area have consistently developed as industrial; that the smoke smell will be addressed at the site plan stage; and that the applicant’s new contract with HEB is necessitating construction of this use.

Chair Stribling opened public comment.

Mr. David Currie spoke in support of the requests on behalf of his son-in-law, Kurt Rasberry, the applicant. He believes that the location is appropriate for this business.

Commissioner Jackson if this was the same sausage that was sold on Airport Road.

Mr. Currie responded this was correct.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of an amendment CP19-01 to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Industrial Future Land Use, on 8.98-acres located at the southeast of East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0 with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning Z19-09 from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District, on 8.98 acres located at East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0

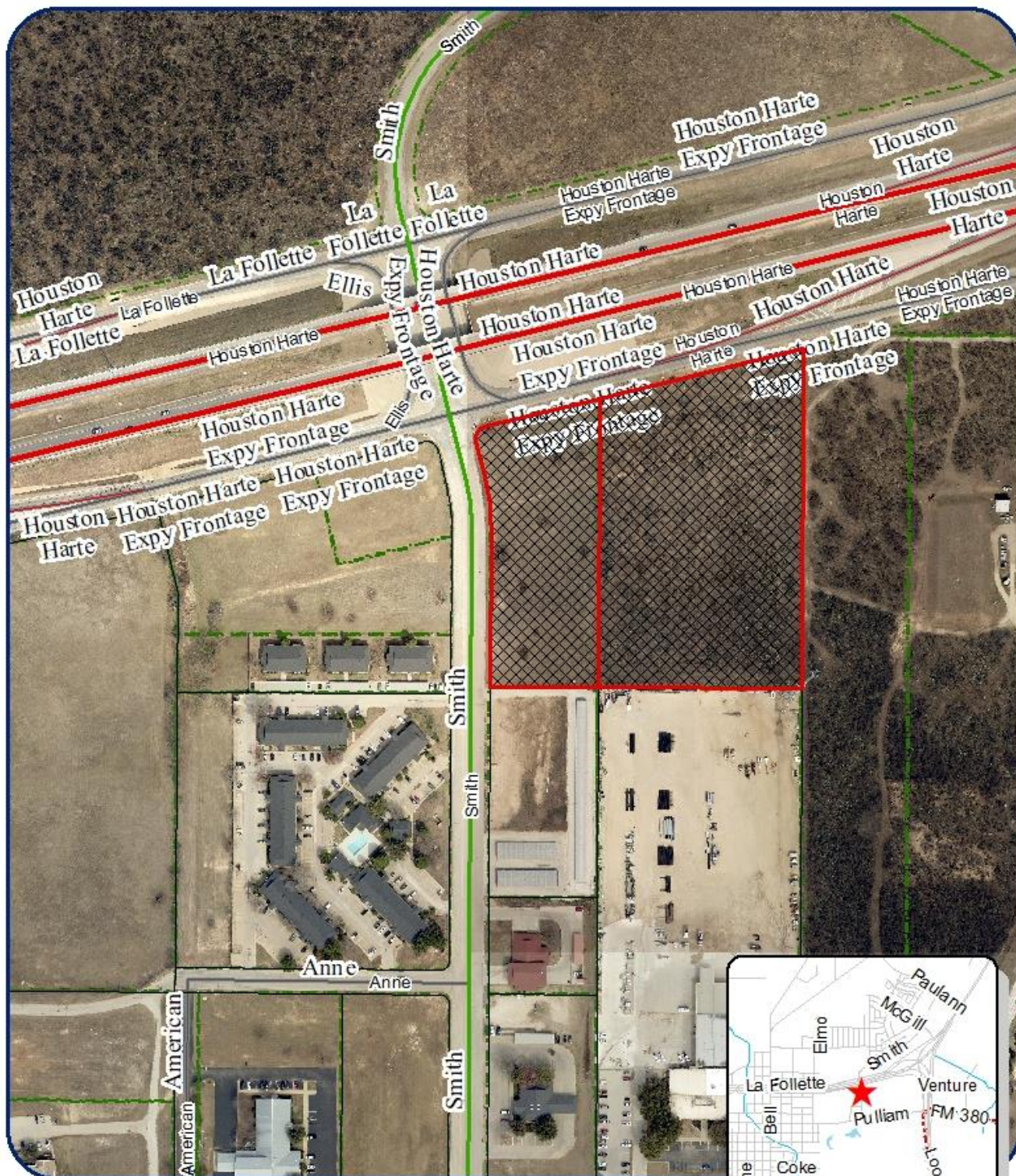
with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

Staff's recommendation:

1. **APPROVAL** a Comprehensive Plan Amendment, changing the Future Land Use designation from "Neighborhood Center" to "Industrial."
2. **APPROVAL** a Rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (LM) Zoning District.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Application
Photographs
Notification Map



Aerial map

Z19-09: Raspberry

Council District 4: Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 259 ft

Smith Blvd & Houston Hart Expressway Frontage Rd

Legend

Subject Properties:

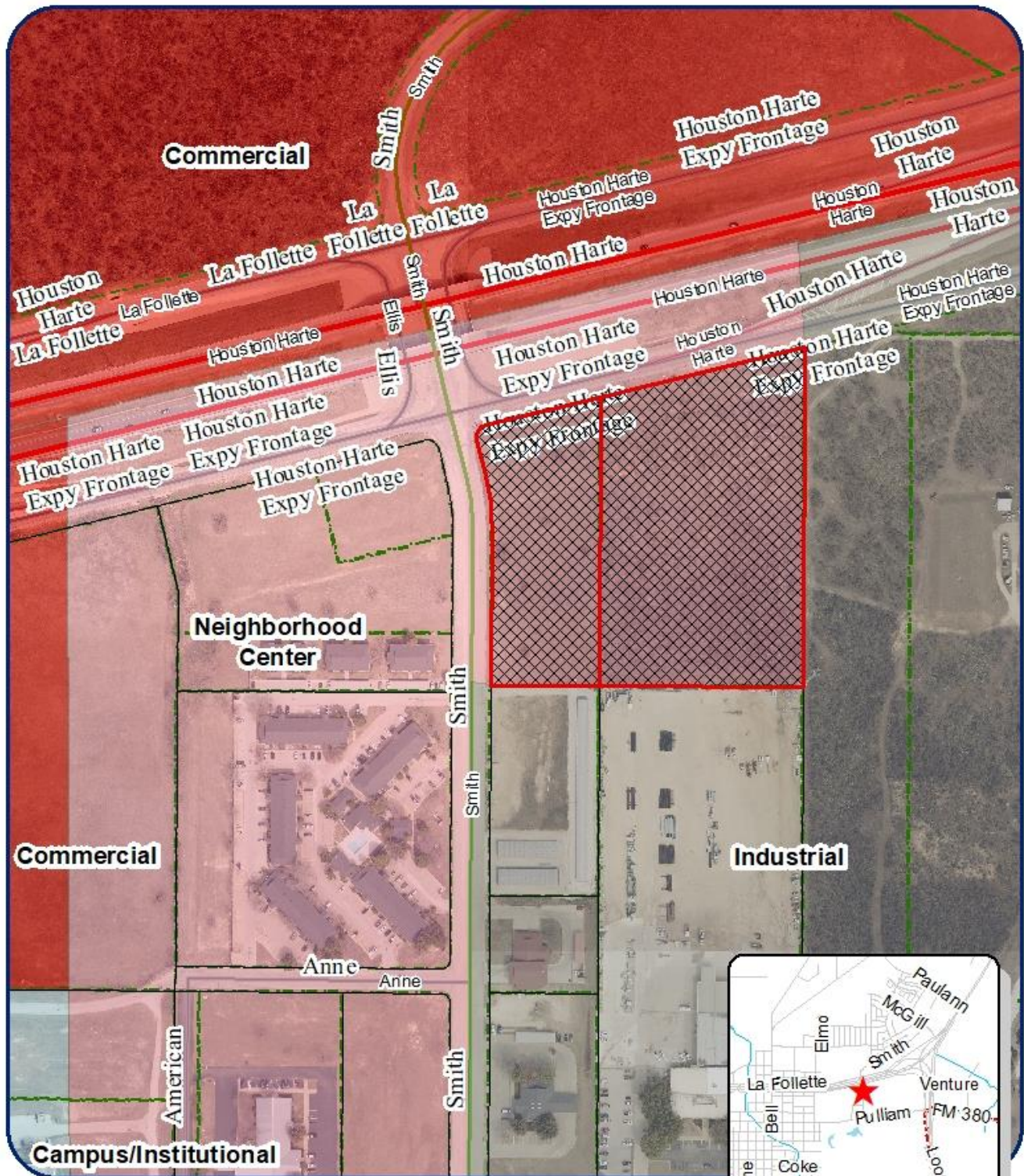
Current Zoning:

Requested Zoning Change:

Vision:

General Commercial (CG) N
Light Manufacturing
Neighborhood Center





Future Land Use

Z19-09: Raspberry

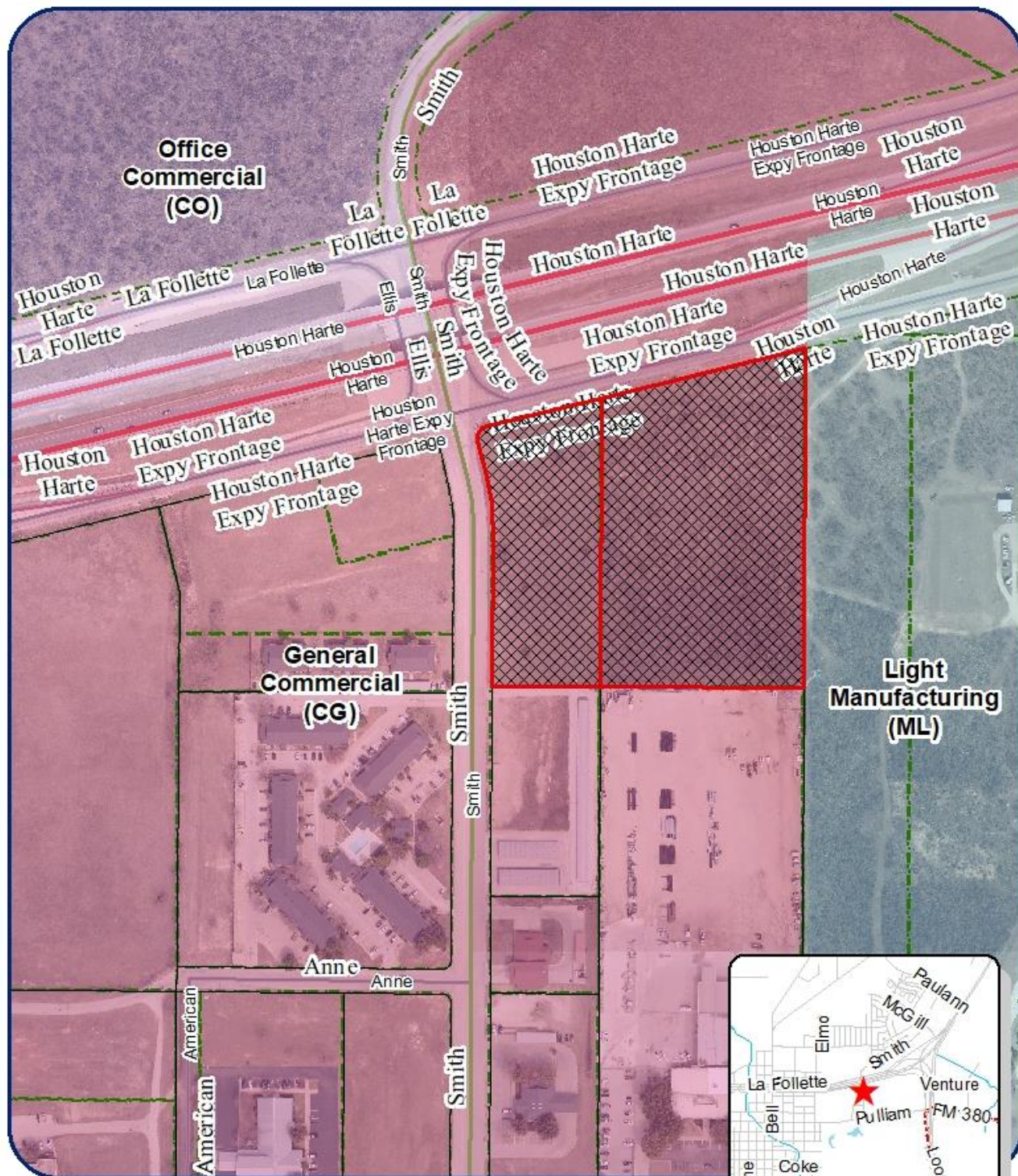
Council District 4: Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 259 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

Subject Properties:
 Current Zoning: **General Commercial (CG) N**
 Requested Zoning Change: **Light Manufacturing**
 Vision: **Neighborhood Center**





Existing Zoning map

Z19-09: Raspberry

Council District 4: Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 259 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

Subject Properties: General Commercial (CG) N
Current Zoning: Light Manufacturing
Requested Zoning Change: Neighborhood Center



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s): Drei Bruders Raspberry's Fresh Pork Sausage LLC

☐ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 11516 Little Sorrel Trl San Angelo TX 76904
City State Zip Code

Contact Phone Number: 325-234-5561 Contact E-mail Address: crasberry@wcc.net

Subject Property Address: 570 Smith Blvd. San Angelo TX 76905
City State Zip Code

Legal Description (can be found on property tax statement or at): SUBD: ANNE Gregory Addition, Bk: 1, Tract: 3, 2.8928 acres

Existing Zoning: General Commercial Proposed Zoning: Light Manufacturing Lot size: 2.89 acres

(Zoning Map available on _____)

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: 3,000 sq. ft. sausage making facility

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;

☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

☒ If approved, a zone change is applied to the property, not the property owner.

☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.

☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.

☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.

☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.

☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

Effective January 3, 2017

Section 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: _____

Development Patterns. Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.

Explanation: _____

Section 3: Applicant(s) Acknowledgement

Please initial the following:

CKR If approved, a Conditional Use is applied to the property, not the property owner.

CKR The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council

CKR Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.

CKR If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

I/We the undersigned acknowledge that the information provided above is true and correct.

Candi Raspberry Kurt Raspberry 5-7-19
Signature of licensee or authorized representative Date

Candi Raspberry Kurt Raspberry
Printed name of licensee or authorized representative

Drei Bruders Raspberry's Fresh Pork Sausage LLC
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: 19 - 07

Planning Commission date: 06 / 17 / 19

Nonrefundable application Fee: \$ _____

Receipt #: 240788 Date paid: / /

Reviewed/Accepted by: _____

Date: / /

Site Photos



Subject Property



Subject Property

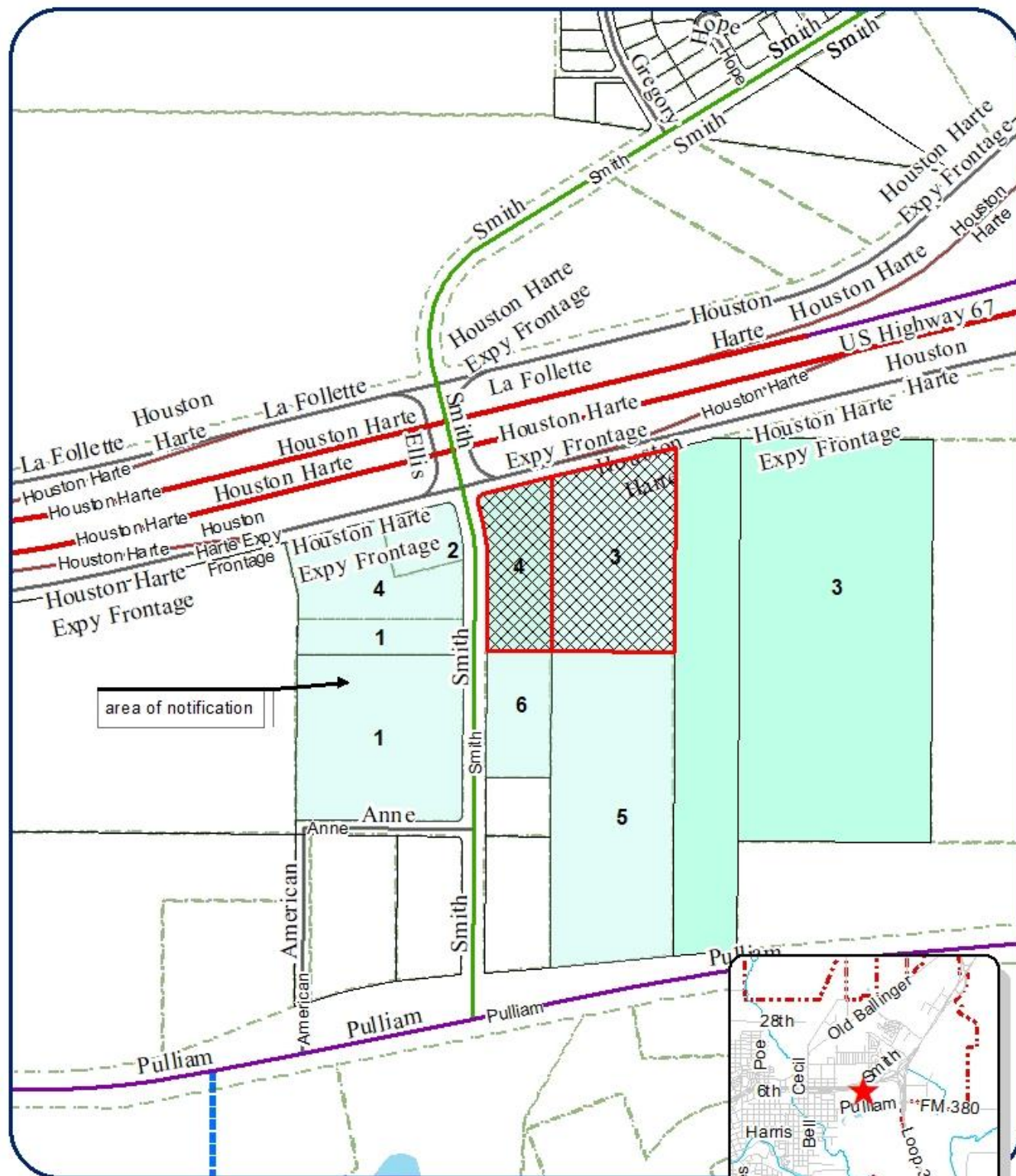
Site Photos



Storage Units south of Subject Property



Property Directly West Across From the Storage Units on Smith Blvd.



200 ft. Notification

Z19-09: Raspberry & City Sponsored

Council District 4: Lucy Gonzales

Neighborhood: Paulann

Scale: 1" approx. = 428 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

Subject Properties:

Current Zoning: **General Commercial (CG)**

Requested Zoning Change: **Light Manufacturing**

Vision: **Neighborhood Center**



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SMITH BLVD. AND E. HOUSTON HARTE EXPRESSWAY FRONTAGE RD, COMPROMISING A TOTAL OF 8.98 ACRES, FROM "NEIGHBORHOOD CENTER" TO "INDUSTRIAL;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-19-01

WHEREAS, the City Council for the City of San Angelo, Texas, in accordance with the City Charter and Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan (Vision Plan and Future Land Use Map within the San Angelo Strategic Plan adopted by City Council as updated on October 20, 2009) to guide the long-range development of the City, manage the future growth of the City and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designations of the following described parcels as outlined below:

All of Tract Three, Block 1, Anne Gregory Addition, City of San Angelo, Texas, Comprising 8.98 acres, located at the southeast quadrant of the intersection of Smith Blvd. and E. Houston Harte Expressway Frontage Rd. from “Neighborhood Center” to “Industrial;”

SECTION 2: The Director of the Planning and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **16th day of July, 2019**, and finally ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

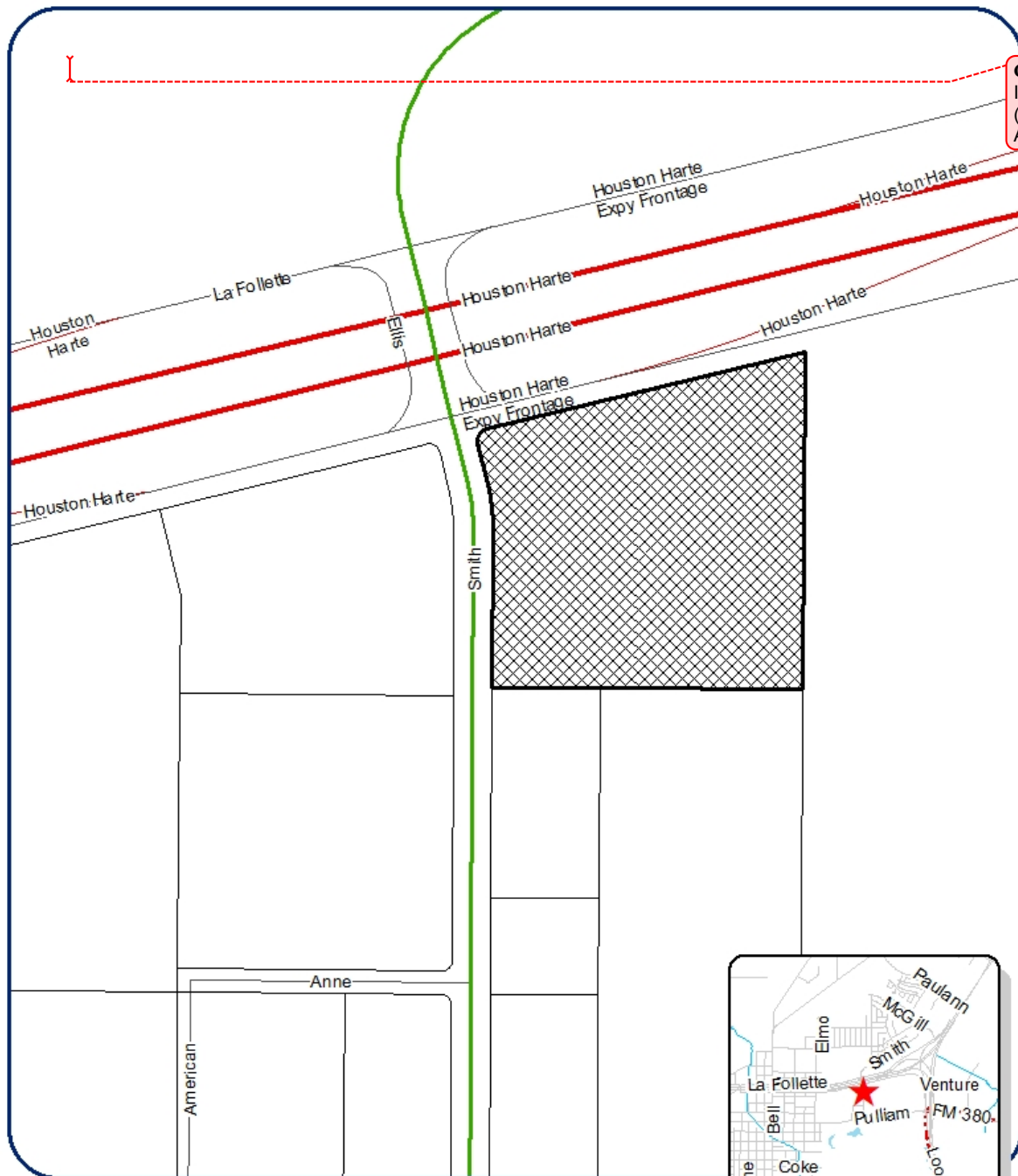
Brenda Gunter, Mayor

ATTEST:

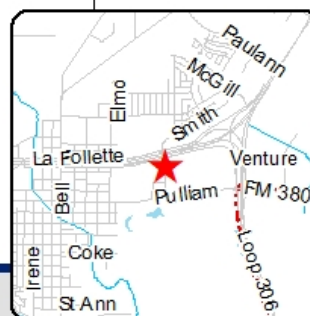
APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney



Comment [SD1]: Please add:
 (1) Exhibit "A" to top of diagram
 (2) Tract 3, Block 1 Anne Gregory
 Addition to footer of diagram.



COMPREHENSIVE PLAN AMENDMENT "A"

CP19-01/Z19-09: Raspberry/COSA

Council District 4: Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 260 ft

Legend

Subject Properties:
 Current Zoning: **General Commercial (CG)**
 Requested Zoning Change: **Light Manufacturing (ML)**
 Vision: **Neighborhood Center**



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SMITH BLVD. AND E. HOUSTON HARTE EXPRESSWAY FRONTAGE RD., **compromising 8.98 acres**, FROM GENERAL COMMERCIAL (CG) ZONING DISTRICT TO LIGHT MANUFACTURING (ML) ZONING DISTRICT PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-09: Raspberry/COSA

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Light Manufacturing (ML) Zoning District; and,

WHEREAS, on the 16th day of July, 2019, City Council held a public hearing on Z19-09, pursuant to published notice, and considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described property permanently zoned LIGHT MANUFACTURING (ML) Zoning District:

The real property generally located at the southeast quadrant of the intersection of Smith Blvd. and E. Houston Harte Expressway Frontage Rd., being Tract 3, Block 1, Anne Gregory Addition, City of San Angelo, Tom Green County, Texas, comprising 8.98 acres, shall henceforth be permanently zoned as follows: Light Manufacturing Zoning District (ML).

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning &

Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

SECTION 5 The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing on the 16th day of July, 2019, and finally PASSED, on this the 6th day of August, 2019.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

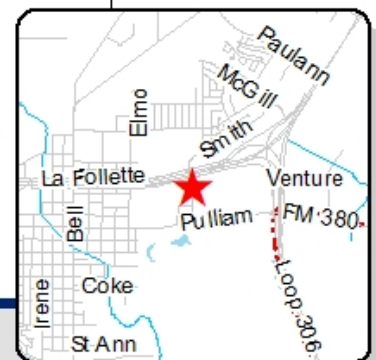
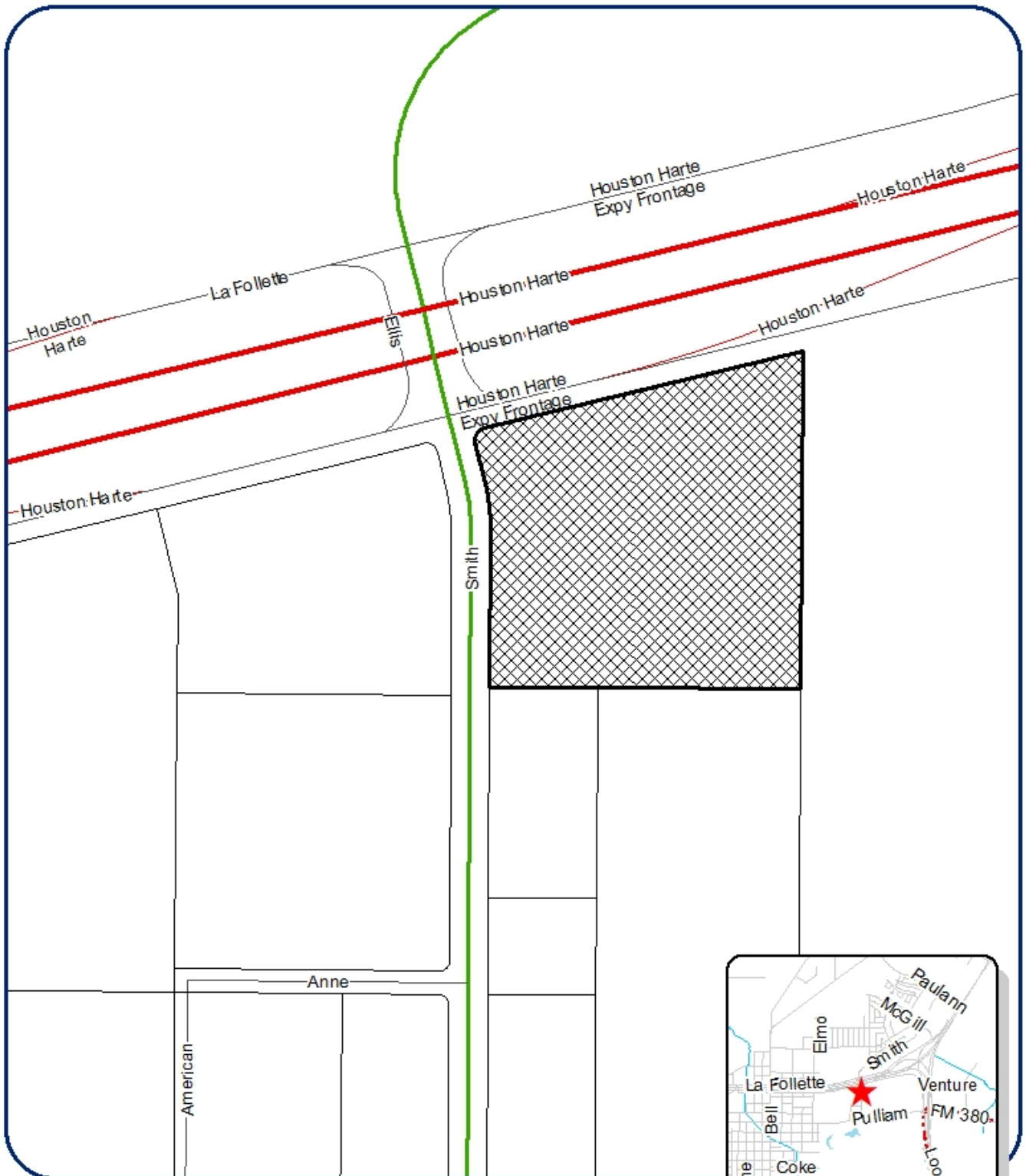
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

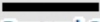


REZONING EXHIBIT "A"

CP19-01/Z19-09: Raspberry/COSA

Council District 4: Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 260 ft

Legend

Subject Properties: 
Current Zoning: **General Commercial (CG)**
Requested Zoning Change: **Light Manufacturing (ML)**
Vision: **Neighborhood Center**



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Presentation made by Planning and Development Services Director Jon James)

Summary/History:

The applicant has requested the abandonment of a 15' x 200' unpaved alley within Block 3 of the Miller VE of Garrett Addition. Reasons for the request include safety and security concerns; the alley is not maintained by the city so the adjoining property owners have maintained it for years. The applicant owns 107 and 113 S. Tyler Street which surrounds the eastern 100', half of the full length of the alley. He is requesting abandonment of the entire alley and is prepared to purchase the entire alley if abandoned.

Financial Impact:

N/A

Other Information/Recommendation:

On May 20, 2019, Planning Commission voted to recommend APPROVAL of the abandonment of the alley with a 6-0 vote.

Attachments:

- | | |
|----------------------|---|
| 1. Staff Report (AA) | City Council staff report.pdf |
| 2. Ordinance (AA) | Ordinance Concho Collision alley abandonment 1.docx |

Presentation:

Jon James

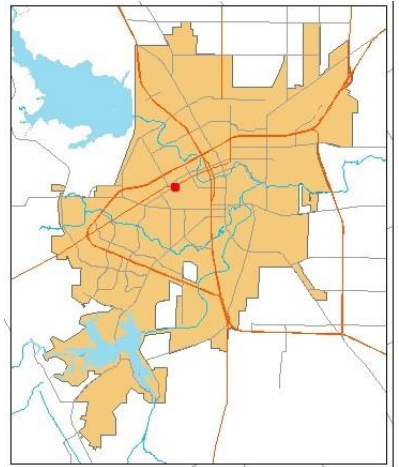
Approvals/Reviews:

Sherry Bailey	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Theresa James	Approved
Brian Groves	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

CITY COUNCIL – July 16, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		BLK. 3 Miller VE of Garrett Addition: Concho Collison	
SYNOPSIS:			
The applicant has requested the abandonment of a 15' x 200' unpaved alley within Block 3 of the Miller VE of Garrett Addition. Reasons for the request include safety and security concerns; the alley is not maintained by the city so the adjoining property owners have maintained it for years. The applicant owns 107 and 113 S. Tyler Street surrounding 15 Ft. X 100 Ft. of the easterly portion of the alley. He is requesting abandonment of the entire alley.			
LOCATION:		LEGAL DESCRIPTION:	
South of W. Beauregard Ave. & north of Colorado St., between S. Tyler St. and S. Polk St.		Being a 0.0685 acres (3,000 square feet) alley located within Block 3 of the V.E. Miller Re-subdivision of Garrett Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 5 – Lane Carter Santa Rita Neighborhood	General Commercial/Heavy Commercial (CG/CH)	Neighborhood	0.0685 acre (3,000 square feet)
THOROUGHFARE PLAN:			
N/A. Alley was approved as part of the V.E. Miller Re-subdivision of Garrett Addition, filed for record August 16, 1927 with the Tom Green County Clerk.			
NOTIFICATIONS:			
4 notifications mailed directly adjacent the proposed abandonments on May 10, 2019. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the Alley Right-of-Way Abandonment request, subject to four Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Concho Collison Jim Osborn			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information:

This alley has never been paved, over the last few years it has been seldom used. The vegetation has grown up and no one is tending to the alley. The owner of the property on both sides of the east half of the alley has submitted a request for a rezoning to Planned Development Zoning District on his property and is asking that the alley be abandoned so that he can incorporate the property into his plan. The property owners on both sides of the western half of the alley have not decided yet what they want to do. However, if they do not want to purchase their alley half the east property owner will.

Utility Comments:

City Staff circulated to all relevant municipal departments, as well as public and private utility companies. There are City services within the alley area to be abandoned. Suddenlink Communications and AEP as well as the City will require a public utility easement within the abandonment area for the existing underground utilities, AEP power poles and attached Suddenlink communication lines. The alley is required to be unobstructed (no buildings, structures, or fences allowed) and a minimum of 15 feet wide. . There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property May 3, 2019, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent land owners. A site visit confirms that the alley is unpaved (caliche or grass) and there are no rear access drives to abutting land owners or rear garages or carports.
- *Utilities:* Water and sewer lines appear to be located in the alley, although they dead end within the alley.
- *Community Impact:* The City had sent abutting alley owners public notice of the meeting. There have been no responses to date. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 12 months of approval.
- *Public Benefit:* The Planning Division is supportive of closing the entire alley and believe it would benefit all owners and not only one or a few.

Planning Commission Recommendation:

On May 20, 2019, the Planning Commission recommended APPROVAL of the Alley Right-of-Way Abandonment request. The following is the complete excerpt of the draft minutes from the May 20, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed alley abandonment for a side lot alley. She indicated that the owner's intent was to include the alley in the PD ad to make it part of the front area. She explained that the owner to the north is not interested and the one to the south is contemplating purchase of his portion.

Ms. Bailey outlined Staff's recommendation with four conditions of approval to approve the proposed alley abandonment on the grounds that there are no rear garages or carports; that an unobstructed easement will be provided to Suddenlink and AEP; that no responses have been received to date; and that closing the entire alley and not just a portion will benefit all owners.

Chair Stribling asked if the alley is purchased by the property owner if they can pave it. Ms. Bailey responded they could pave the alley but would have to ensure access for utility companies.

Chair Stribling opened the meeting for public comment.

Mr. Jim Osborn the owner and representing the applicant, spoke in support of his request. He indicated that the alley will be used for driving purposes and that they will be maintained.

Chair Stribling closed public comment.

Commissioner Smith made a Motion to recommend APPROVAL of the abandonment and vacation of a 15-foot x 400-foot unpaved alley within Block 3 of the Miller VE of Garrett Addition, being 0.137 acres, located south of West Beauregard Avenue and north of Colorado Street, between South Tyler and Polk Streets. Commissioner Jackson seconded the motion. The motion carried unanimously, 6-0.

Staff's recommendation:

APPROVE the proposed abandonment and vacation of a 15-foot wide by 200-foot long, 0.0685 acre (3,000-square foot) public alley; generally located running east and west in Block 3 bound on the north by W. Beauregard, the south by S. Colorado, on the east by S. Tyler St. and the west by S. Polk St., **subject to four Conditions of Approval:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of quit claim deed(s) officially abandoning the City's claim to the entirety of the abandoned alley shall be provided.
3. Submit, obtain approval, and official recording of a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 18 months of City Council's decision.
4. The applicant shall provide as part of the replat a minimum 15-foot, unobstructed utility easement to the satisfaction of City of San Angelo Utilities for all present and future utilities.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

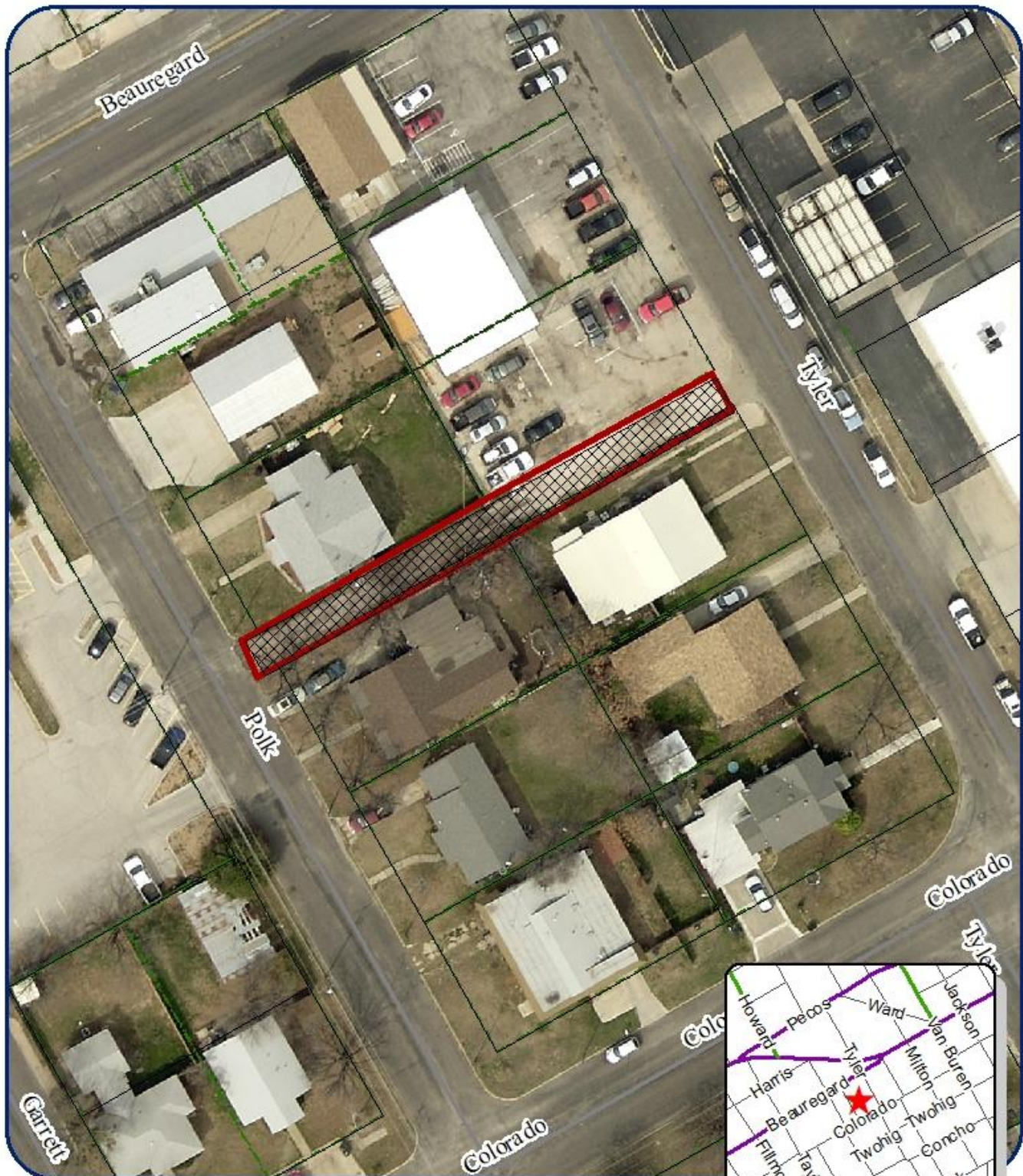
Alley Abandonment Exhibit

Application

Photos

Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition

July 16, 2019

**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Aerial**

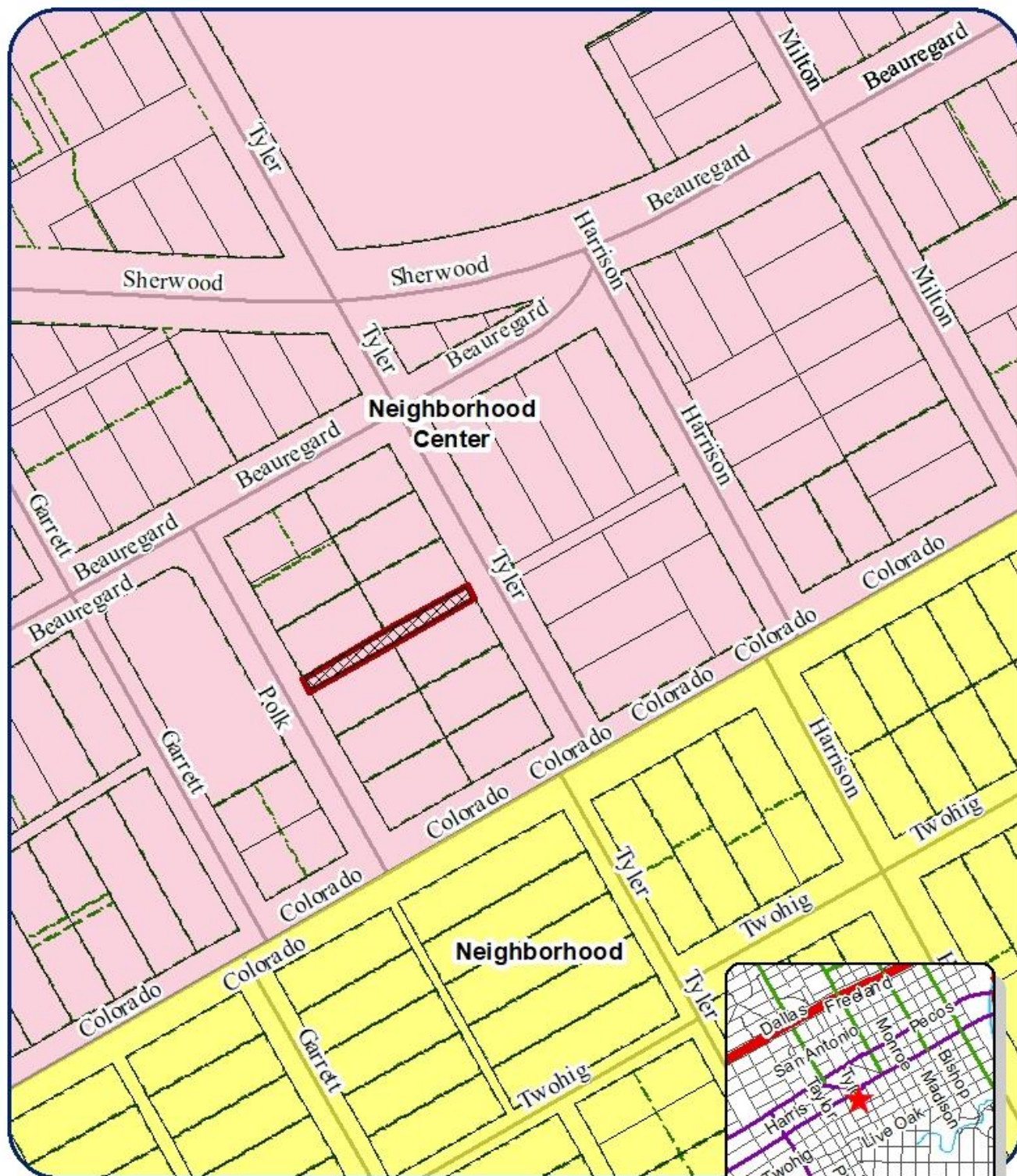
Council District 5: Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 48 ft

Between Tyler St. and Polk/Beauregard and Colorado**Legend**Subject Properties: ■Current Zoning: **General Commercial/Heavy Commercial**Requested Zoning Change: **N/A**Vision: **Neighborhood Center**

July 16, 2019

**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Zoning**

Council District 5: Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 134 ft

LegendSubject Properties: Current Zoning: **General Commercial/Heavy Commercial**Requested Zoning Change: **N/A**Vision: **Neighborhood Center****Between Tyler St. and Polk/Beauregard and Colorado**

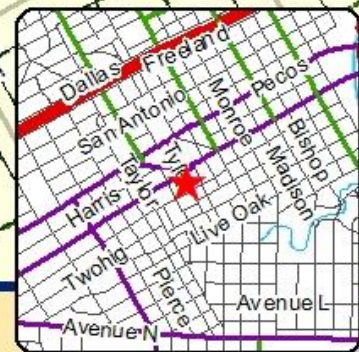
**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Zoning**

Council District 5: Lane Carter
 Neighborhood: Santa Rita
 Scale: 1" approx. = 134 ft

Between Tyler St. and Polk/Beauregard and Colorado

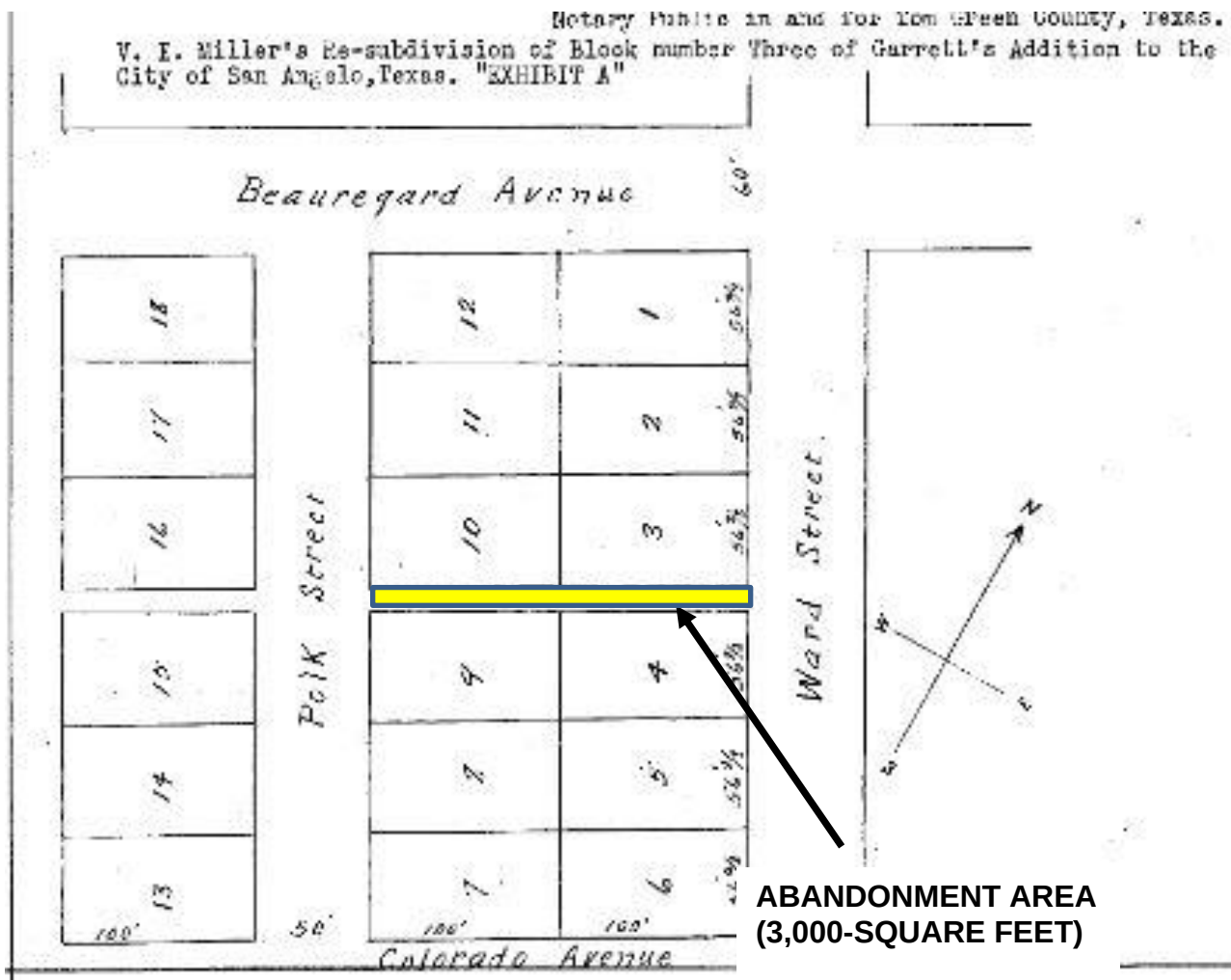
Legend

Subject Properties: █
 Current Zoning: █ General Commercial/Heavy Commercial
 Requested Zoning Change: █ N/A
 Vision: █ Neighborhood Center



Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition

July 16, 2019



Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition
July 16, 2019

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
**Application to Abandon Right-of-way for
Street(s) and/or Alley(s)**

**Section 1: Basic Information**Name of Applicant(s): Concho Collision☒ Owner☐ Representative (Affidavit Required)1909 W. BeauregardSan Angelo TX76901

Mailing Address

City

State

Zip Code

325-947-9473jim@conchocollision.com

Contact Phone Number

Contact E-mail Address

113 S. Tyler alleySan Angelo TX76901

Subject Property Address

City

State

Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com)0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADN

Lot Size: _____

Zoning: _____

Section 2: Site Specific DetailsSubdivision Name: 0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADNLots and/or Blocks Affected*: 0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADNGeneral Description of Location*: very short alley that is between properties that are owned by Concho CollisionReason for Abandonment*: between properties owned by Concho Collision

*Use attachment if necessary.

Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition
July 16, 2019

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Jim Osborn

Owner Name (Print)

Signature

Concho Collision

Company/Organization (If Applicable)

4-16-19

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 19 -- 09Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: 213260Date paid: 04 / 22 / 19

Sign Deposit \$37.50

Receipt #: 213261Date paid: 04 / 22 / 19

Affidavit attached?

☐ Yes☐ No☐ N/A

Applicant's signature on information sheet?

☐ Yes☐ No

Previous Zone Change Inquiry?

☐ Yes☐ No

If yes, ZCI case no.: ____ -- ____

River Corridor Commission?

☐ Yes☐ No

If yes, RCC meeting date: ____/____/____

Planning Commission hearing date: ____/____/____

Date notifications due: ____/____/____

City Council hearing date: ____/____/____

Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: _____

Date: ____/____/____

S. Polk Street Approach To The Alley



S. Tyler Street Approach To The Alley



AN ORDINANCE PROVIDING FOR CONDITIONAL ABANDONMENT AND VACATION OF A 15-FOOT WIDE, 200 FOOT LONG (3,000-SQUARE FOOT) 0.06887-ACRE PUBLIC ALLEY RIGHT-OF-WAY RUNNING EAST/WEST BETWEEN S. POLK STREET AND S. TYLER STREET, SOUTH OF W. BEAUREGARD AVENUE AND NORTH OF W. COLORADO STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that a 15-foot wide, 200 foot long (3,000-square foot) 0.06887 acre, public alley right-of-way running east/west between Polk and Tyler streets; south of W. Beauregard Ave. and north of W. Colorado Street; located adjacent to Lots 3 - 4, 9 - 10 within VE Miller's Re-subdivision of Block number Three, Garrett Addition to the City of San Angelo, Tom Green County, Texas, is no longer needed for public use and therefore deems it advisable to abandon said portion of alley right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public alley to the abutting property owners;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

SECTION 1: The public alley right-of-way located in the City of San Angelo, generally described to be 15-foot wide, 200 foot long (3,000-square foot) 0.0685 acre public alley right-of-way running east/west between Polk and Tyler streets; south of West Beauregard Avenue and north of South Colorado Street; located adjacent to Lots 3 - 4, 9 - 10 within VE Miller's Re-subdivision of Block number Three, Garrett Addition to the City of San Angelo, Tom Green County, Texas depicted in **Exhibit "A"**, attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public is concerned, subject to the conditions and restrictions precedent herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

4.1. Owners shall submit to the Planning Director for approval and official recording a subdivision replat of all lots adjoining the alley right-of-way to be abandoned complying with the following:

- (a) Absorbing the full width of the abandoned alleyway right-of-way adjoining lots 3, 4, 9 and 10 into one or more adjoining lots in the replat.
- (b) Reserve unto City a utility easement for the full width and length of the abandoned alley right of way.

4.2 Prior to delivery of any quitclaim deeds conveying abandoned alley right-of-way described herein the adjoining property owners must accept all of the vacated right-of-way in proportion to their interests or any combination thereof as consented to by such property owners, and depositing with the Planning Director the fees required as set forth at Subsection 4.3 hereof within 180 days of the day of adoption of this ordinance.

4.3. Remit payment for the assessment applicable under the City of San Angelo Code of Ordinances, Appendix "A", Fee Schedule for the entire abandoned areas [*Code of Ordinances, Appendix "A", Section A9.008*].

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth with respect to the entire alley the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the respective parts of abandoned rights-of-way depicted on **Exhibit “A”** to the owner of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **16th day of July, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

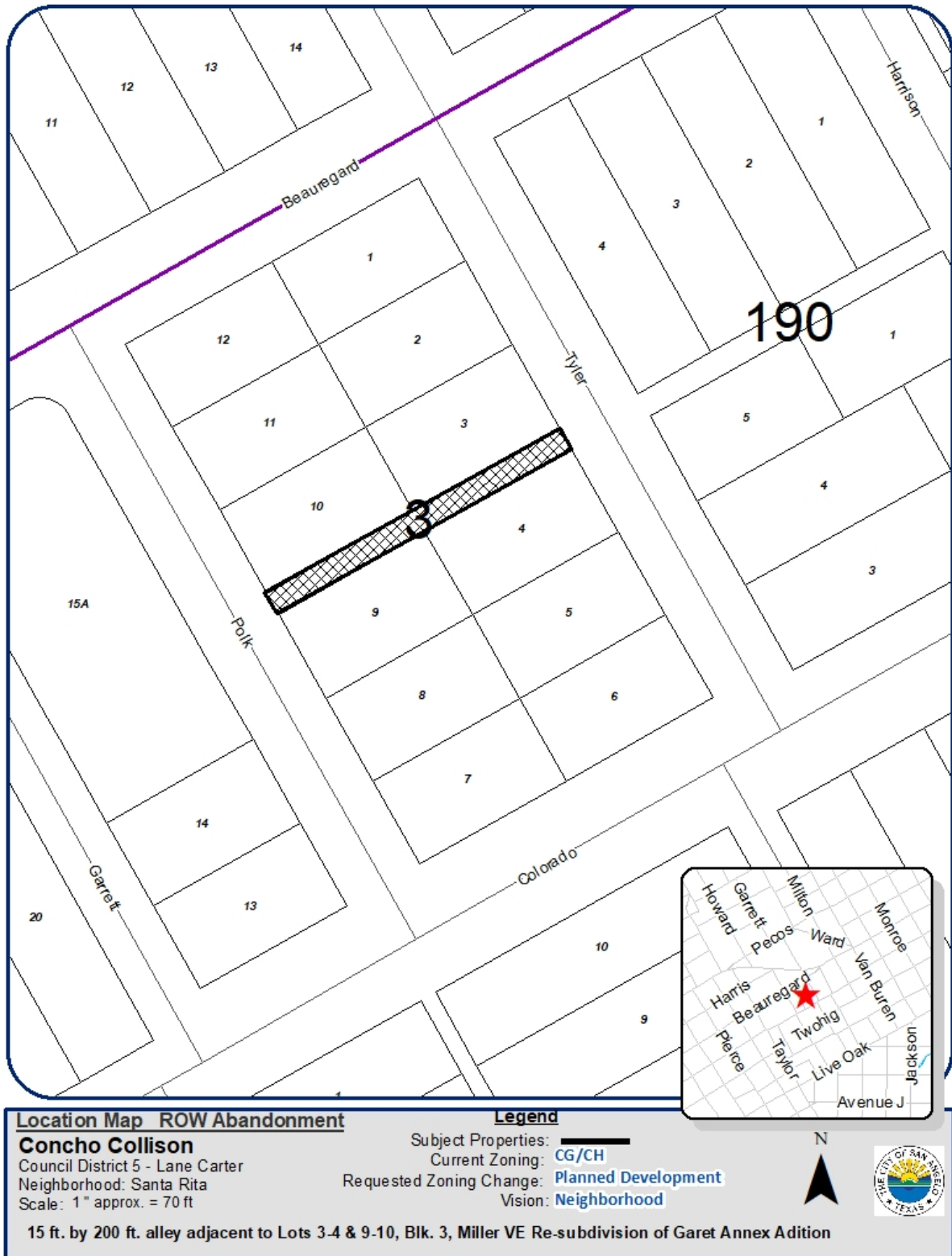
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Presentation regarding the proposed fiscal year 2020 Convention & Visitors Bureau budget (Presentation made by CVB Vice President Diann Bayes)

Summary/History:

The Convention and Visitors Bureau (CVB) will present a requested increase to their fiscal year 2020 budget. The CVB has been receiving \$865,000 per year from Hotel Occupancy Tax funds since fiscal year 2016 and will request an increase in the amount of \$147,500 for a total budget of \$1,012,500.

Financial Impact:

None at this time.

Other Information/Recommendation:

Attachments:

1. CVB Budget Requesting Increase in 2020 (002) CVB Budget Requesting Increase in 2020 (002).pptx

Presentation:

Diann Bayes

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



City Council

July 16, 2019



CVB mission

... to enhance the quality of life for the citizens of San Angelo through tourism marketing and promotion.



CVB Funding

- Fully funded by local hotel tax dollars paid by visitors to San Angelo; 7% local hotel tax
- Designated fund
 - Criteria #1: First, every expenditure must DIRECTLY enhance and promote tourism AND the convention and hotel industry.
 - Criteria #2: Every expenditure of the hotel occupancy tax must clearly fit into one of nine statutorily provided categories for expenditure of local hotel occupancy tax revenues.

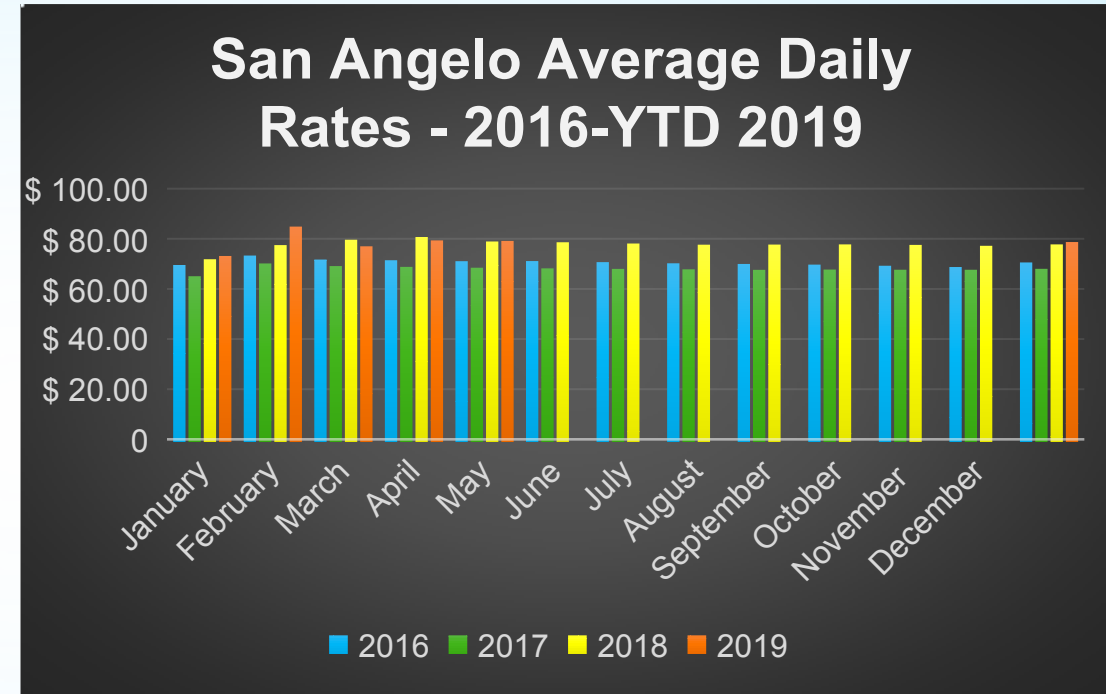
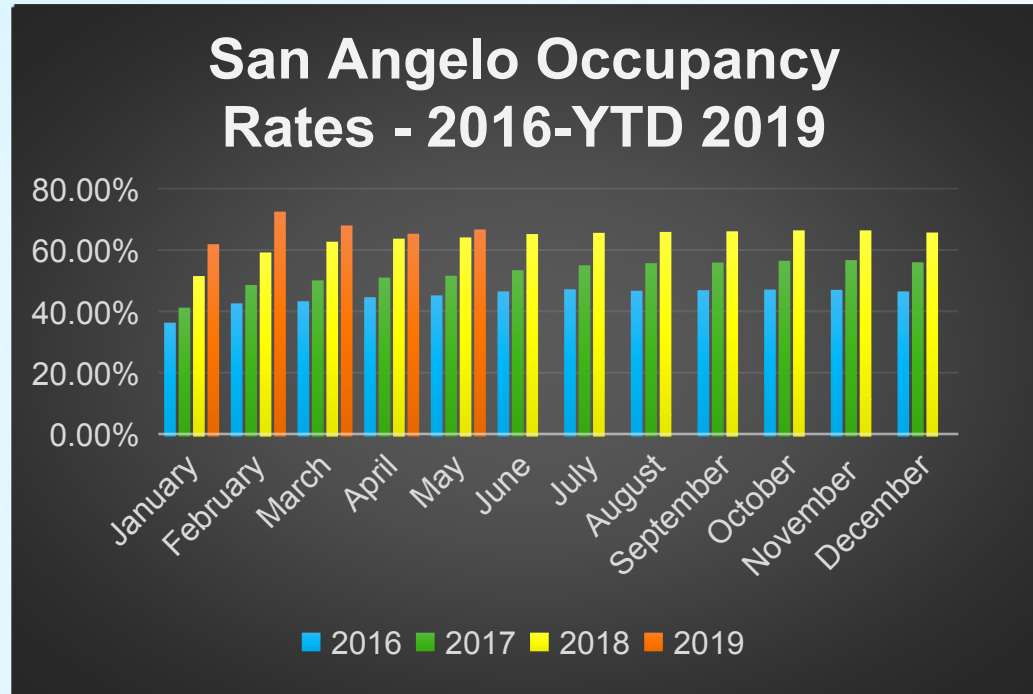


CVB Proposed Budget Request 2020

- CVB Budget – 2016-2019 - \$865,000 per year
 - No increase since 2016
- Proposed Budget for 2020 - \$1,012,635
 - 5% applied to operating expenses
 - 95% applied to Marketing/Advertising



Occupancy and ADR Comparison 2016-YTD 2019



Based on 33 properties with 2,815 rooms
Source: Smith Travel Report



CVB Sales and Servicing Activity

Based on booking history, requesting additional funds in convention servicing and visitors and travel marketing, which includes FAM and site tours and servicing for groups.

- Definite Groups/Meetings in 2017 – 82
- Definite Groups/Meetings in 2018 – 78
- Definite Groups/Meetings in 2019 YTD – 86



Social Media Efforts

Looking to increase targeted marketing on social media sites, based on success of current campaigns.

- DiscoverSanAngelo.com – 58% increase in users since 2017
- Facebook – 44% increase in likes since 2017
- Twitter – 31% increase in followers since 2017
- Instagram – 53% increase in followers since 2017
- Pinterest – 571 viewers per month on avg.; no presence prior to 2017
- YouTube – 52% increase in viewers since 2018; no presence prior to 2017
- LinkedIn – No presence prior to 2017



Print and Digital Marketing

Looking to increase frequency in 2020 in targeted publications including, but not limited to, True West Magazine, Texas Music Magazine, and bus tour publications.

- 30 print publications and six tourism websites in 2017
- 34 print publications and seven tourism websites in 2018
- 26 print publications and eight tourism websites in 2019



Public Relations

Seeking to focus greater outreach on travel media, film and music industry.

- 30 stories produced in print or online from CVB marketing efforts between 2016-2018
- Two shows aired on Texas Country Reporter between in 2018
- Provided assistance for TV shows shot in San Angelo to air on Oxygen Network (Criminal Confessions), Animal Planet (Lonestar Law), and Cooking Channel (Carnival Eats).



Meeting and Consumer Trade Shows

Looking to increase presence at targeted markets in 2020; also requires an increase in promotional items and convention/travel trade.

- San Angelo represented at seven trade shows in 2017
- Represented at 17 trade shows in 2018
- Scheduled to attend 19 trade shows in 2019



Fulfillment

Looking to increase quantity of rack cards and produce a more detailed tri-fold brochure for 2020 to include in local welcome bags, mailers and trade shows. Expected increase in printer costs and postage.

- Distributed under 30,000 brochures in 2017
- Distributed 130,000 rack cards in 2018
- Distributed 146,500 rack cards YTD in 2019



Major Accomplishments to Date

- Texas Music Friendly Designation – 2019
- Ranked #2 in True West Magazine's Top 10 Western Towns in the U.S. - 2019
- San Angelo Visitor Center and San Angelo State Park named "Best of" by American Bus Association – 2019
- Texas Film Friendly Designation – 2018
- DiscoverSanAngelo.com named Judges Choice Best Website at TACVB Annual Conference – 2018
- Seven stores named "Best of" in Texas on ShopAcrossTexas.com; one named Best of the Best – 2018
- Sales Manager named Desk & Derrick Rookie of the Year – 2018
- Vice President named to two state travel and tourism association boards – TACVB & TTIA





City Council

July 16, 2019



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Discussion and direction regarding Hotel Occupancy Tax budget allocations for fiscal year 2020 (Presentation made by Finance Director Tina Dierschke)

Summary/History:

City Council will be updated on the status of the Hotel Occupancy Tax fund and offered an opportunity to consider the budget for this fund for fiscal year 2020 as well as any allocation amounts.

Financial Impact:

Dependent on direction from City Council.

Other Information/Recommendation:

Attachments:

1. 7.16.19 HOT current and proposed allocations 7.16.19 HOT current and proposed allocations.pdf

Presentation:

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

Current & Proposed HOT Fund distribution

	Current	Requested	Proposed
San Angelo Performing Arts Center	\$50,000	\$50,000	\$50,000
Convention & Visitors Bureau	\$865,000	\$1,012,500	\$865,000
San Angelo Cultural Affairs Council (5%)	\$112,133	\$112,133	\$112,133
Downtown San Angelo	\$37,500	\$37,500	\$37,500
Fort Concho	\$50,000	\$50,000	\$50,000
Civic Events	\$1,076,475	\$1,008,050	\$1,008,050
Texas Bank Sports Complex	\$50,000	\$50,000	\$50,000
Total	\$2,241,108	2,320,183	\$2,172,683



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, City Clerk, 325-657-4211

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Presentation made by Finance Director Tina Dierschke)

Summary/History:

This proposed amendment contains the following items (additional information attached):

- Fire Department: Reimbursement from Texas Intrastate Fire Mutual Aid System for deployment to California
- Police Department: Edward Byrnes Memorial Justice Assistance Grant to purchase thermal imaging scopes

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-----------------------|-------------------------|
| 1. BA Memo - ALL | BA Memo - ALL.pdf |
| 2. Ordinance 08.06.19 | Ordinance 08.06.19.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

Memo

To: Tina Dierschke, Finance Director

From: Frank Carter, Police Chief

Date: 7/3/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for Edward Byrnes Memorial Justice Assistance Grant #3563801 for \$22,000 to purchase thermal imaging scopes.

Source of Funding:

US Department of Justice, administered by Texas Office of the Governor Criminal Justice Division.

Funding previously approved? If so, by City Manager or City Council and when?

Yes, previously approved on Resolution No. 2018-013, 2/6/2019.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Grant Revenue	0	22,000	22,000
Grant Expense	0	22,000	22,000
			0
			0
			0
			0

Additional Comments:

State Award ID#2016-DJ-BX-0161 administered by Texas Office of the Governor Criminal Justice Division. The OOG assigned Grant E3563801 to this award. The grant was awarded on 2/14/19.

Memo

To: Tina Dierschke, Finance Director

From: Brian Dunn, Fire Chief

Date: 07/08/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

This is replace funds that were used in the Texas Intrastate Fire Mutual Aid System deployment to California.

Source of Funding:

Reimbursement from Texas Intrastate Fire Mutual Aid System.

Funding previously approved? If so, by City Manager or City Council and when?

Deployment approved by City Manager in November of 2018.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue: Reimbursed Expenses		54,519	54,519
Expenses:			0
Salaries		39,841	39,841
Travel		1,797	1,797
Recruitment		2,000	2,000
Equipment Maintenance		10,881	10,881

Additional Comments:

**AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING
THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2018, AND ENDING SEPTEMBER 30, 2019, FOR REIMBURSED
EXPENSES AND GRANTS.**

WHEREAS the City of San Angelo has determined that certain budgeted amounts should be amended due to project changes and unforeseen circumstances, and

WHEREAS the resources necessary for these changes are available;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS THAT:

The City's budget for fiscal year 2018-2019 be amended by the amounts contained in Exhibit A.

INTRODUCED on the 16th day of July, 2019, and APPROVED and ADOPTED on this 6th day of August, 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Theresa James, City Attorney

City of San Angelo
Proposed Budget Amendment
Exhibit A

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General	\$54,519.00	\$54,519.00	\$-
Intergovernmental	\$22,000.00	\$22,000.00	\$-
Total	\$76,519.00	\$76,519.00	\$-

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Police Department Thermal Imaging Scopes	Justice Assistance Grant	\$22,000.00	\$22,000.00	\$-
Fire Department Reimbursement for California Wildfires	Texas Intrastate Fire Mutual Aid System	\$54,519.00	\$54,519.00	\$-
Total		\$76,519.00	\$76,519.00	\$-

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: July 16, 2019

Item type: Regular Item

Caption:

Update on Sales Tax revenue performance (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Sales Tax Revenue has performed as follows this fiscal year:

October - an increase of 1.98%
November - an increase of 13.63%
December - an increase of 21.88%
January - an increase of 4.94%
February - a decrease of 6.80%
March - an increase of 4.42%
April - an increase of 11.65%
May - an increase of 5.82%
June - an increase of 10.13%
July - an increase of 5.36%

Year to date, revenue is approximately \$1,217,678 more than budgeted.

Financial Impact:

Sales Tax revenue for fiscal year 2019 is over year-to-date budget by 6.63% and \$1,217,678 after July 2019 receipts.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------|-------------------------------|
| 1. | 10 July Sales Tax Report | 10 July Sales Tax Report.pdf |
| 2. | 10 July Sales Tax Update | 10 July Sales Tax Update.pptx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

MEMO TO CITY COUNCIL



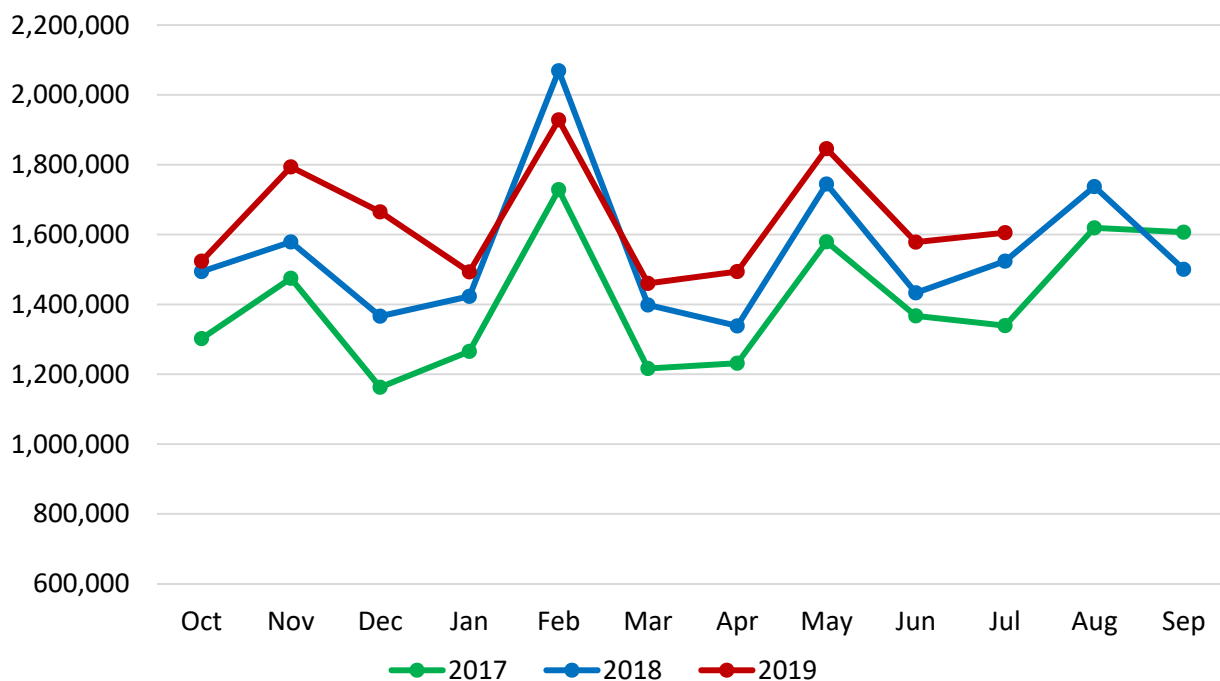
To: Mayor and City Council Members
CC: Daniel Valenzuela, Michael Dane, Rick Weise, Tina Dierschke, Ryan Gaddy
From: Kimberly Holle, Budget Manager
Date: July 10, 2019
Re: Sales Tax Collections Summary for the month ended May 31, 2018

Overview: The City of San Angelo imposes a City sales tax on all retail sales, leases and rentals of most goods, as well as taxable services. The current City rate is 1.5%. The City's portion is 1% with the remaining 0.5% allotted to the City of San Angelo Development Corporation.

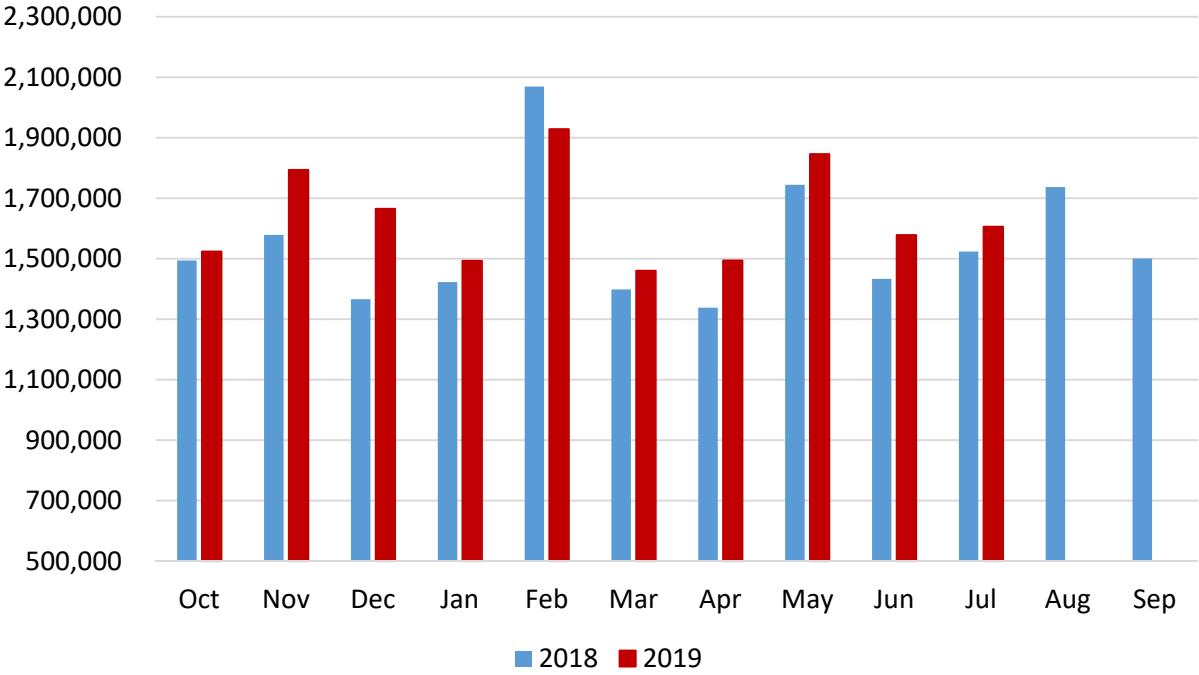
July 2019 Sales Tax Analysis

For the month, collections are up 5.36% relative to July 2018. Total year-to-date sales tax revenue for fiscal year 2018-19 is over budget by \$1,217,678. The graphs below show total collections for the fiscal year.

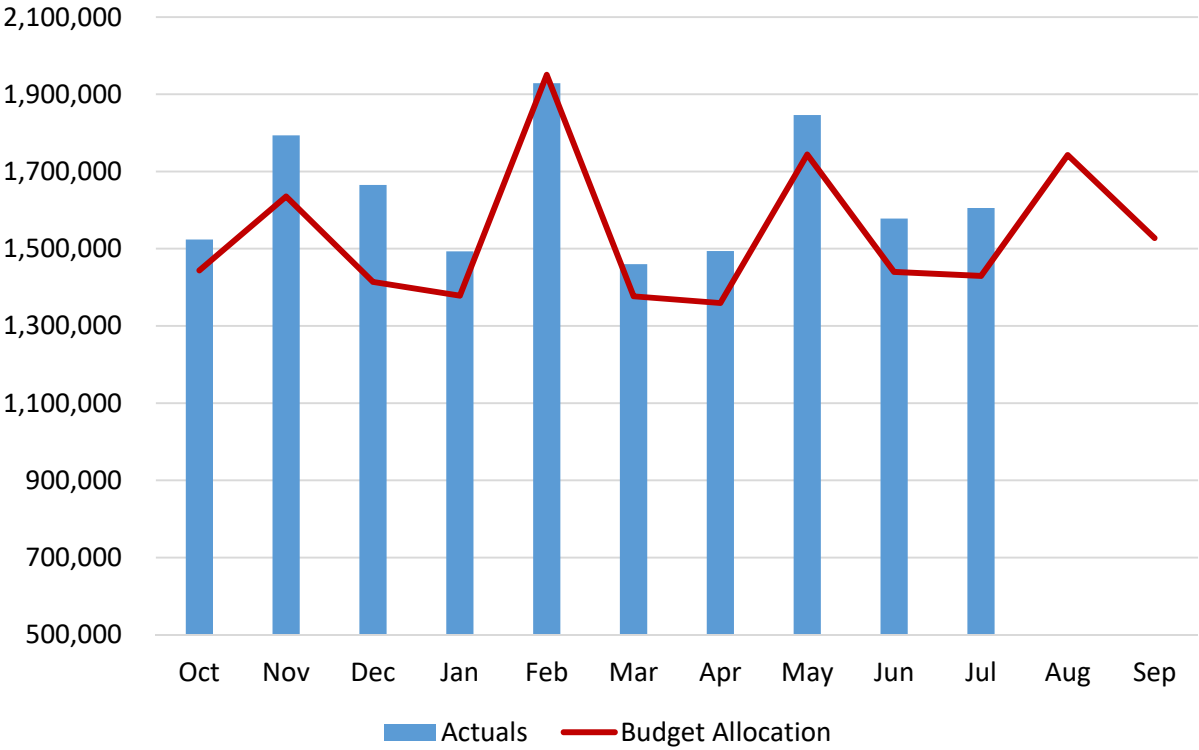
Sales Tax Trend



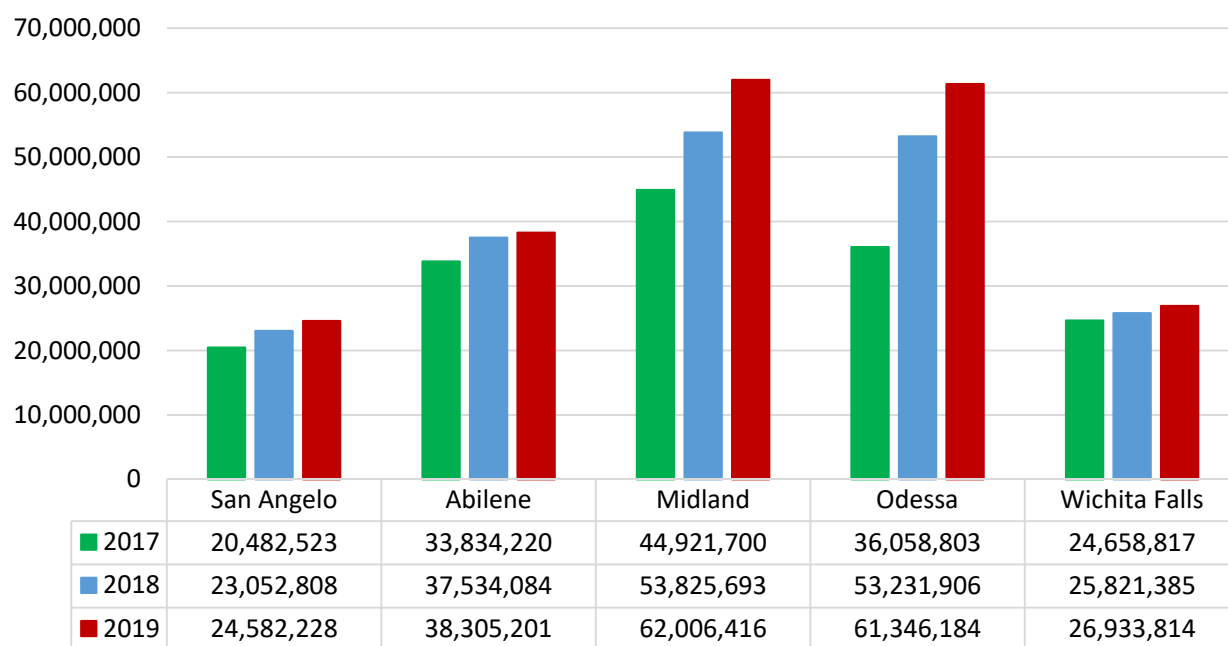
Sales Tax Current vs. Prior



Sales Tax Budget vs. Actual



Fiscal Year-to-date Collections



* This includes collections for the City of San Angelo and the San Angelo Development Corporation.

Performance for this month relative to July 2018:

San Angelo – up 5.36%

Abilene – up 5.43%

Midland – up 8.03%

Odessa – up 0.95%

Wichita Falls – up 0.19%



City Council

July 16, 2019

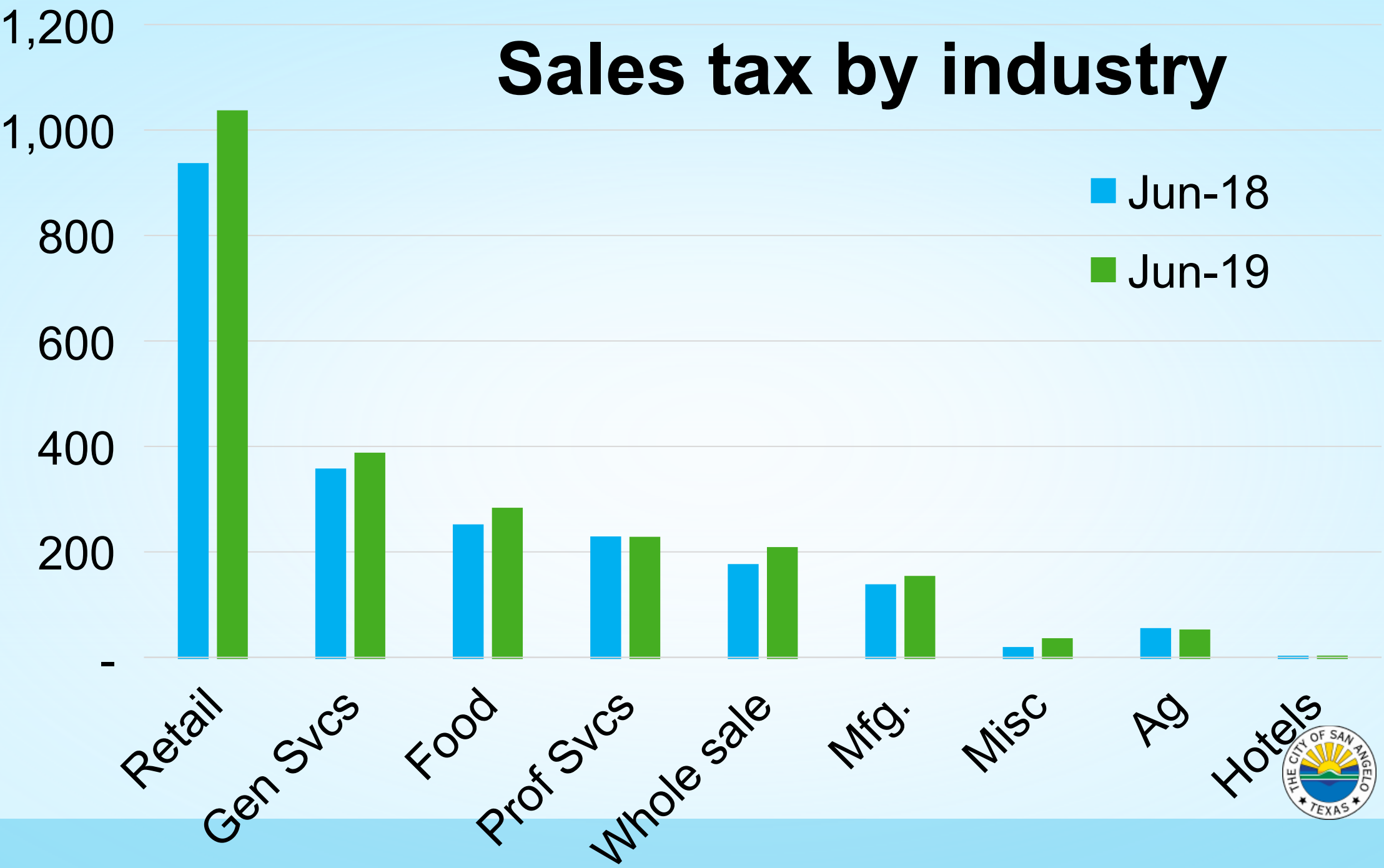


Sales tax revenue

- Up 5.36% in July compared with same month in prior year
- Over budget for revenue by \$1,217,678 year to date



Sales tax by industry





City Council

July 16, 2019

